

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

Page 1/3

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.



**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.

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**GRADING CONDITIONS:**

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

Name *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 TENTATIVE MAP DATED 11/21/06 (Revision)  
SUBDIVIDER B & C Land and Water, LLC LOCATION Agua Dulce  
ENGINEER Sikand  
GEOLOGIST & SOILS ENGINEER Gorian & Associates REPORT DATE 1/5/07, 12/11/06, 12/27/01, 11/12/01

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 1 1/4: 1. The label of 1 1/2:1 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  
Geir R. Mathisen

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 8.2  
Job Number LX001129  
Sheet 1 of 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:

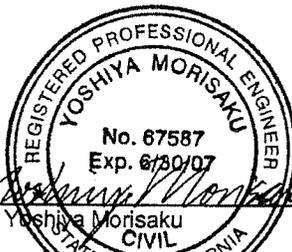
Tentative Map feasibility is recommended for approval, subject to conditions below:

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:\Yosh\50385TentTb

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.

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  
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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

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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<sup>AM</sup>  
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.



Prepared by Juan M Sarda  
tr50385w-rev1.doc

Phone (626) 458-4921

Date 01-11-2007

KF  
Jodie S.

# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040



### WATER SYSTEM REQUIREMENTS - UNINCORPORATED

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

Inspector Janina 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 #	<b>50385</b>	DRP Map Date: <b>11/21/2006</b>	SCM 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>	

Total Units  = Proposed Units  + Exempt Units

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

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

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

**Park land obligation in acres or in-lieu fees:**

ACRES:	<b>2.30</b>
IN-LIEU FEES:	<b>\$91,190</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

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

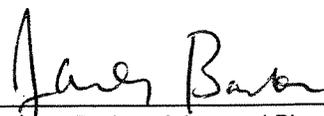
**Trails:**

**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



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



**PARK OBLIGATION WORKSHEET**

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

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

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

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

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

Total Units  = Proposed Units  + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	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:tl: Z:\Plan-Design\Tonda\My Documents\wordpro\2007DOCS\Trlrpt50385-07a

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

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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,

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

**CEQA FINDINGS OF FACT AND  
STATEMENT OF OVERRIDING CONSIDERATIONS  
FINAL SUPPLEMENTAL EIR FOR THE  
AGUA DULCE RESIDENTIAL PROJECT**

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**STATE CLEARINGHOUSE NUMBER 1991031100**

**LOS ANGELES COUNTY PROJECT NUMBER TR50385**

**Consisting of:**

**RCUP T200500171**

**RENV T200500167**

**ROAK T200500062**

**RRTM TR50385**

**LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING  
320 WEST TEMPLE STREET, ROOM 1348  
LOS ANGELES, CALIFORNIA 90012**

**APRIL 2007**

**CEQA FINDINGS OF FACT  
FINAL SUPPLEMENTAL EIR FOR THE  
AGUA DULCE RESIDENTIAL PROJECT**

**State Clearinghouse Number 1991031100  
Los Angeles County project Number TR50385**

**SECTION 1.0 - INTRODUCTION**

The Los Angeles County Department of Regional Planning (DRP) hereby certifies and finds that the Agua Dulce Residential Project Final Supplemental Environmental Impact Report, State Clearinghouse Number 1991031100 [which consists of the previous Draft Environmental Impact Report and Technical Appendices (one volume each) dated January 1993, the previous Final Environmental Impact Report dated June 1994,<sup>1</sup> the Draft Supplemental Environmental Impact Report and Technical Appendices dated January 2007, and the Final Supplemental EIR dated March 2007, collectively referred to as the “Final EIR”], has been completed in compliance with the California Environmental Quality Act (Public Resources Code §§21000 *et seq.*; “CEQA”). The DRP received, and reviewed and considered the information contained in the Final EIR. The Final Supplemental EIR addresses the Agua Dulce Residential Project, Vesting Tentative Tract Map No. 50385. The project consists of 247 single-family residential lots with open space areas, water tanks, wastewater treatment facility and associated uses. The previously recorded Phase I portion of the project includes 68 dwelling units of the eastern 68 acres of the 163 acre Agua Dulce Residential Project. As full approvals have been granted for Phase I, the current discretionary action applies to the remaining 247 units on 745 acres. Concurrently, with the adoption of these Findings, the DRP adopts a Mitigation Monitoring and Reporting Program (MMP), attached hereto as Exhibit A.

Having received, reviewed and considered the information in the foregoing CEQA documents, as well as any and all information in the administrative record, the Los Angeles County Regional Planning Commission hereby makes Findings for the Supplemental Final EIR pursuant to and in accordance with Section 21081 of the Public Resources Code as follows:

**1.1 - PROJECT BACKGROUND AND ENVIRONMENTAL IMPACT REPORT PROCESS**

B&C Land and Water, LLC, is proposing a revision to the remaining 745 acres, unrecorded portion of the project in the area of unincorporated Los Angeles County (County), California. The project site is located within the northern Los Angeles County unincorporated community of Agua Dulce, and within the Agua Dulce Community Standards District area. State Route 14 (the Antelope Valley Freeway) lies to the south/southeast. Sierra Highway is approximately a quarter of a mile to the north. Site ingress and egress will be provided from Valley Sage Road (to be developed as a part of the recorded portion of the previously approved project) and from Sierra Highway via “H” Street.

The following points outline the past approvals, how they relate to what is being requested today, and what is needed to complete the project. It is helpful to understand the past environmental work because it

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<sup>1</sup> State Clearinghouse No. 1991031100; Los Angeles County project No. 91053, VTM 50385, CUP and OTP 91053. The previous Final EIR was certified in June 1994.

remains a part of the State CEQA record and affects the options moving forward, as shown in the notes below:

- The previous Final EIR (State Clearinghouse No. 1991031100; County project No. 91053) for the Agua Dulce Residential Project was certified, and a Statement of Overriding Considerations was adopted, by the County of Los Angeles in 1994.
- The previous Final EIR identified significant impacts, many of which were fully mitigated. The list of required mitigation measures can be found in the Mitigation Monitoring Program, which is published in Section 5 of the previous Final EIR.
- The previous Final EIR disclosed that even with the implementation of project mitigation measures, significant impacts would remain in the following areas: Air Quality (Short-Term Construction and Long-Term Operations), Noise (Long-Term Operations), Educational Facilities (overcrowded conditions at local schools - although this situation has reversed itself), Library Service (see Section 3, Summary of Environmental Impacts and Mitigation Measures, previous Final EIR page 3-1). A Statement of Overriding Considerations was approved for the following issues: short-term construction air quality, long term operational air quality, operational noise, educational facilities, and library services.<sup>2</sup> That document established the decision-maker's reasoning in determining that the benefits of the project outweigh the unavoidable adverse impacts to the environment (even after mitigation).
- Following certification, part of the project was recorded, creating 68 lots (Phases I, II, and III of the 12 phases identified in the previous Final EIR). For simplicity, the 68-unit recorded portion is referred to in current documents as Phase I of the project. As of this date, no grading or improvements of any kind have been initiated for these recorded lots. In 2005, B&C Land and Water, LLC (B&C) worked with Sikand Engineering to propose a Revised Vesting Tentative Tract Map to redesign the as-yet unrecorded portion of the Agua Dulce Residential Development project. That map would allow for a total of 247 single-family lots, four open space lots, two park lots, one wastewater reclamation lot and plant, and equestrian trails. Combined with the 68 recorded lots, a total of 315 units would be permitted on the full site. The previously approved map allows 271 residential units in addition to the 68 now recorded lots, for a total of 339 units; thus, the project has been reduced by 24 units. The wastewater reclamation facility will serve the proposed project, including all recorded and as-yet unrecorded project lots, as well as 61 existing units from the nearby Sierra Colony development (which are currently on septic tanks). By utilizing a wastewater reclamation plant, the project will avoid further impacting area groundwater nitrate levels. Nitrate levels are currently high in the area due to the wide use of septic wastewater disposal systems. The project will employ a reverse osmosis system to assure high quality discharge (reclaimed) water. Reclaimed water from the wastewater reclamation plant will be utilized for irrigation on the project site, reducing the reliance on local and regional water sources.

Providing wastewater treatment service to the Sierra Colony units is a current requirement of the Los Angeles County Department of Public Works (DPW). Previously, because of groundwater quality concerns, both the Agua Dulce Residential Project and the Sierra Colony project were to connect to a proposed wastewater reclamation facility on a proposed Rio Dulce project site to the south adjacent to Agua Dulce Canyon south of Highway 14. However, the Rio Dulce project did not move forward, and the County is seeking to ensure that the units that were slated for wastewater treatment service will still get the service. The County has required the proposed wastewater treatment facility be sized to serve the capacity typical of 400 residential units, resulting in an approximate five percent overage in sizing, to assure adequate service.

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<sup>2</sup> Final EIR for the Agua Dulce Residential Development, April 20, 1994 (Section 3, Summary of Environmental Impacts and Mitigation Measures).

- In response to the redesign efforts, DRP reviewed the new plans and the previous Final EIR to consider the type of environmental review process and document required under CEQA. State *CEQA Guidelines* §15163 establishes that a Supplemental EIR may be prepared when: 1) "any of the conditions described in the State *CEQA Guidelines* §15162 would require the preparation of subsequent analysis, and 2) only minor additions or changes would be necessary to make the previous EIR adequately applicable to the project in the changed situation." State *CEQA Guidelines* §15162 cites "new significant environmental effects or a substantial increase in the severity of previously identified significant effects," "substantial changes...with respect to the circumstances under which the project is undertaken which would require major revisions" to the previous Final EIR due to the "involvement of new significant effects," and "new information of substantial importance" showing the project would have one or more significant effects not discussed in the previous Final EIR or a substantial increase in the severity of previously identified significant effects. As the project had been reduced in size (same footprint, but 24 fewer residential units) and in general the impacts would be expected to decrease (fewer units, use of a wastewater reclamation plant to treat project wastewater, and the use of reclaimed water for irrigation), the County determined that a Supplemental EIR would be required.
- As allowed under the State *CEQA Guidelines*, a Supplemental EIR "need contain only the information necessary to make the previous EIR adequate for the project as revised." To determine what issues would be further analyzed, the County prepared an Initial Study and a Notice of Preparation (NOP), which was published and circulated from April 17, 2006 to May 17, 2006. The Initial Study and NOP determined that the following issues would require analysis in the Supplemental EIR: Groundwater Quality (groundwater quality impacts due to the on-site wastewater reclamation facility and of the proposed recycled irrigation water usage), Air Quality (construction emissions), Biological Resources (updated survey of sensitive species), Sewage Disposal (updated sewage treatment information), and Mandatory Findings (updated impact findings for the topics above). A trip generation analysis, prepared by Urban Crossroads (see Appendix A) supplements the Initial Study. The analysis of other topics addressed in the previous Final EIR is not revised herein, but would remain applicable for the project. The mitigation measures for those topics will be included as conditions of approval for the project.
- Comments in response to the NOP were received, and relevant issues incorporated into the Supplemental EIR, where warranted. In addition, prior to public circulation, a draft of the document was reviewed by relevant County Departments. The analysis in this Draft Supplemental EIR incorporates responses to comments relevant to the topics included.
- The Supplemental EIR was prepared in accordance with CEQA, as amended, and State and County Guidelines for the implementation of CEQA. The County DRP has relied on Section 15084(d)(3) of the State *CEQA Guidelines*, which allow acceptance of drafts prepared by the applicant, a consultant retained by the applicant, or any other person. The County DRP has reviewed and edited as necessary the submitted drafts to reflect its own independent judgment, including reliance on DRP staff as well as technical personnel from other departments.
- The Supplemental EIR was circulated for public review for a period of 45 days (January 31, 2007 – March 16, 2007). Comments received were included in the Final EIR, including responses to those comments.

The intended use of the CEQA documentation for this project is for all necessary project approvals, including but not limited to the following current filings:

- Revised Tentative Tract No. RTM50385, and
- Revised Conditional Use Permit No. RCUPT200500171.

## 1.2 - PROJECT FINDINGS INTRODUCTION

The Findings made by the County, pursuant to Section 21081 of CEQA, and Section 15091 of the State *CEQA Guidelines*, on the proposed consideration of the Agua Dulce Residential Project located in the community of Agua Dulce in unincorporated Los Angeles County, California are presented below. All significant impacts of the project identified in the Final Supplemental EIR are included herein and are organized according to the resource affected (air quality, biological resources, and so forth).

The Findings in this document are for the unrecorded portion of the Agua Dulce Residential Project and are supported by information and analysis from the Final Supplemental EIR, as defined above. Where applicable, these Findings note the documents that contain the substantiation for each Finding.

For each significant impact, a Finding has been made as to one or more of the following, as appropriate in accordance with Public Resources Code § 21081 and State *CEQA Guidelines* §15091:

- A. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects on the environment.
- B. Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
- C. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, making infeasible the mitigation measures or alternatives identified in the EIR.

A narrative of supporting facts follows the appropriate Finding. For many of the impacts, one or more of the Findings above have been made. Whenever Finding “C” was made, the County has determined that there will be, even after mitigation, an unavoidable significant level of impact due to the project, and sufficient mitigation is not feasible to reduce the impact to a less than significant level. Such impacts are always specifically identified in the supporting discussions. The Statement of Overriding Considerations applies to all such unavoidable significant impacts, as required by Sections 15092 and 15093 of the State *CEQA Guidelines*. The Statement of Overriding Considerations shall be supported by substantial evidence in the record.

## 1.3 - PROJECT FINDINGS ORGANIZATION

This Findings document is organized as follows:

- Section 1 - Introduction and background (this Section).
- Section 2 - Potential environmental effects of the project which are less than significant.
- Section 3 - Potential significant environmental effects of the project which have been mitigated to a less than significant level.
- Section 4 - Significant environmental effects of the project which cannot be feasibly mitigated to a less than significant level and for which a Statement of Overriding Considerations has been prepared.
- Section 5 - Cumulative environmental effects which are less than significant.
- Section 6 - Cumulative environmental effects which have been mitigated to a less than significant level.

- Section 7 - Cumulative environmental effects which cannot be feasibly mitigated to a less than significant level and for which a Statement of Overriding Considerations has been prepared.
- Section 8 - Findings Regarding the Mitigation Monitoring and Reporting Program.
- Section 9 - CEQA Guidelines Section 15091 and 15092 Findings.
- Section 10 - CEQA Section 21082.1(c) Findings.
- Section 11 - Custodian of Records.
- Section 12 - Statement of Overriding Considerations for the project.
- Exhibit A - Mitigation Monitoring and Reporting Program.

## **SECTION 2.0 - FINDINGS REGARDING POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT THAT ARE LESS THAN SIGNIFICANT**

Project environmental effects with regard to 1) Wastewater and 2) Groundwater Quality have been found to be less than significant and are presented in this section. The State *CEQA Guidelines* § 15126.4(a)(3) states that “Mitigation measures are not required for effects which are not found to be significant.” Thus, while the environmental effects in this section are less than significant, the mitigation measures identified have been proposed to address concerns raised by the public and agency requirements

### **2.1 - WASTEWATER**

#### **Less than Significant Impact**

Adequate wastewater treatment will be provided for the project at the on-site wastewater treatment facility. The proposed facility will serve the 247 project units in the proposed project (revised map for Phase II of the Agua Dulce Residential Project), plus the 68 units previously recorded in Phase I, plus 61 units in the Sierra Colony development off-site.

#### **Finding**

- A. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects on the environment.

#### **Facts Supporting the Finding**

In Agua Dulce Groundwater Basin in particular and to some degree the Santa Clara River Basin, both of which underlie the project site, groundwater contamination from past uses and from ongoing septic tank use in the area is a concern. At the time of the Final EIR, the 68-unit (now recorded) portion of the site was to operate using septic systems. The revised project, which is evaluated in the Supplemental EIR, provides for all project units, including the 68 recorded units, plus an additional 61 off-site units, to be served by a superior method of waste disposal, reducing impacts to the local groundwater basins.

Specifically, the current facility design would accommodate capacity typical for 400 units<sup>3</sup> and will utilize a membrane bioreactor and reverse osmosis or equivalent process, assuring tertiary treatment quality water, suitable for irrigation use in residential common areas. No shortfall in wastewater service would occur.

This less than significant effect is clarified and/or further reduced with the adoption of the following feasible mitigation measures:

**Wastewater Mitigation Measure A:** A wastewater reclamation facility shall be constructed to serve the 247-unit (Phase II of Tract 50385) project, the 68-unit previously recorded portion of the previous project (Phase I of Tract 50385), and 61 off-site units in Sierra Colony, for a total of 376 residences.

The project wastewater facilities plan in the Supplemental Draft EIR, considered conceptual at this point in time, provides capacity for up to 400 units and a 90-day wet weather storage capacity for the proposed project. The final design, including confirmed selection/design of treatment equipment, sizing of tank/reservoirs, layout of facilities, and design of the recycled water distribution/irrigation system, shall be determined during the detailed design phase to the satisfaction of the County DPW. As part of the detailed design phase, a detailed study shall be prepared by a qualified irrigation specialist to determine the daily/monthly water balance and irrigation demand for a normal, wet and dry year; seasonal pond storage requirements during a historic dry year; irrigation storage tank operational requirements and volumes; and any interim or special provisions necessary due to phased development. The study shall be based on the specific areas to be irrigated and the specific planting pallet to be used. Also during the detailed design phase, a Spray Irrigation Management Plan (SIMP) shall be provided verifying the capability of the proposed irrigation strategy to adequately and safely handle the effluent without causing surface runoff, slope instability, or health or other environmental impacts. The project shall comply with all County Department of Public Works (DPW), Regional Water Quality Control Board (RWQCB) and California Department of Health Services requirements.

**Wastewater Mitigation Measure B:** Final design, construction and operation of the reclaimed water distribution and irrigation system shall meet all requirements and approvals of the RWQCB, State/County Department of Health Services, and the County DPW. The reclaimed irrigation system outside the public right-of-way shall be owned and operated by the Homeowner's Association (HOA) or a landscape irrigation district. The HOA or landscape irrigation district shall maintain all reclaimed landscape areas. The developer and HOA shall enter into a user Agreement with the County to assure the continued acceptance and proper use of treated effluent for designated landscape irrigation purposes. The developer shall provide for the maintenance of the landscaped areas, recycled water irrigation system, and supplemental potable water supply funded by fees from HOA members, or establish a landscape maintenance district, subject to separate taxation and operated by the County Department of Public Works.

**Wastewater Mitigation Measure C:** The reclamation facility service area and sewer collection system service area shall be annexed to the Los Angeles County Consolidated Sewer Maintenance

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<sup>3</sup> The current wastewater facilities plan, considered conceptual at this point in time, provides capacity for 400 units, as originally proposed. The final design, including confirmed selection/design of treatment equipment, sizing of tank/reservoirs, layout of facilities, and design of the recycled water distribution/irrigation system, shall be determined during the detailed design phase to the satisfaction of DPW. The 400-unit capacity (approximately six percent overage: 24-unit excess capacity divided by the 376 units now proposed to be served) has been assumed for the purposes of the analysis in this EIR.

District. A special Zone must be formed to finance the operation, maintenance and monitoring of the treatment facility. The annexation, zone formation, and all necessary legal agreements, such as the wastewater facilities transfer agreement and reclaimed water user agreement, must be completed and approved prior to the recordation of the final tract.

## **2.2 - GROUNDWATER QUALITY**

### **Less than Significant Impact**

The project will provide of an on-site wastewater treatment facility that will assure tertiary treated water, suitable for irrigation use in the project's residential common areas. The treatment facility will be sized to serve up to 400 units, serving the 247 project units in the proposed project (revised map for Phase II of the Agua Dulce Residential Project), plus the 68 units previously recorded in Phase I, plus 61 units in the Sierra Colony development off-site, while providing a small percentage of overage capacity. Provision of the wastewater facility will avoid wastewater impacts of the on-site units to the impacted groundwater tables under Agua Dulce and will provide a beneficial impact by providing sanitary sewer service to 61 off-site units that are currently impacting groundwater quality in the area.

Use of recycled water for irrigation of common areas will reduce the project's domestic water demand, also resulting in a benefit (as compared to the previously proposed project).

### **Finding**

- A. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects on the environment.

### **Facts Supporting the Finding**

The majority of the site (247-unit Phase II of Tract 50385) lies within the Agua Dulce Watershed and Groundwater Basin, where groundwater quality is currently impacted by an excess Total Dissolved Solids (TDS, or salts including chlorides, and nitrates). The proposed project's provision of an on-site wastewater reclamation plant would assure that currently impacted groundwater would not be impacted by the project. The high quality of the proposed project's recycled water irrigation system will also assure no significant impacts to groundwater basin.

Stormwater runoff impacts would be reduced with the National Pollutant Discharge Elimination System (NPDES) requirements, which call for a Standard Urban Stormwater Mitigation Plan for the proposed project (SUSMP).

The less than significant effects are clarified and/or further reduced with the adoption of the following feasible mitigation measures:

**Groundwater Quality Mitigation Measure A:** The project will implement a SUSMP, to be reviewed and approved by the County of Los Angeles DPW, 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.

- a. Design the project for lot runoff to be infiltrated from the graded pad areas through on-site pervious soils.

- b. Vegetate slopes with native or drought tolerant vegetation to minimize erosion.
- c. Provide rip rap at the outlets of storm drains, culverts, and conduits to minimize erosion.
- d. Prepare calculations to size SUSMP device prior to outlet downstream to the satisfaction of the County DPW.
- e. 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.
- f. All catch basins and inlets shall be stenciled with "Warning! Drains to the Ocean" notes and symbols per NPDES BMP standards.
- g. Building designs shall direct rooftop runoff to the yards or vegetated areas.

**Groundwater Quality Mitigation Measure B:** The project HOA shall annually distribute to residents guidelines to be included in the CC&Rs for the maintenance of horses that include methods for the disposal of waste products from the horses.

### **SECTION 3.0 - FINDINGS REGARDING POTENTIAL SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROJECT WHICH HAVE BEEN MITIGATED TO A LESS THAN SIGNIFICANT LEVEL**

All Final EIR mitigation measures (as set forth in the Mitigation Monitoring and Reporting Program – attached as Exhibit A to these findings) have been incorporated by reference into the conditions of approval for the proposed project. These mitigation measures and conditions of approval will result in a substantial mitigation of the effects of the project such that the effects are not significant or have been mitigated to a less than significant level.

#### **3.1 - BIOLOGICAL RESOURCES**

##### **Potentially Significant Impact**

The proposed project would result in potentially significant indirect impacts to the slender mariposa lily, a sensitive species. Significant impacts to federally or state-listed threatened or endangered species would not occur.

##### **Finding**

- A. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects on the environment.

##### **Facts Supporting the Finding**

Although the sensitive slender mariposa lily was found to lie outside of the area of grading and fuel modification zones, disturbance and therefore significant impacts could occur indirectly during the grading and operational phases of the project.

The significant effects identified in the Final Supplemental EIR are mitigated to a less than significant level with the adoption of the following feasible mitigation measures:

**Biological Resources Mitigation Measure A:** 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 revegetation 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.

The portions of all lots exceeding a grade of 2:1 shall be restricted against removal of vegetation or revegetated 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.

**Biological Resources Mitigation 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.

**Biological Resources Mitigation Measure C:** 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 Peirson's morning glory, California juniper, and Parish's sagebrush.

**Biological Resources Mitigation Measure D:** CC&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.

**Biological Resources Mitigation Measure E:** Discharge of firearms, including pellet and BB guns, within the project site, including open space area, shall be prohibited by the CC&Rs.

**Biological Resources Mitigation Measure F:** The use of motorized off-road vehicles and non-motorized mountain bicycles in open space areas shall be prohibited by the CC&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.

**Biological Resources Mitigation Measure G:** CC&Rs shall include a description of the sensitive slender mariposa lily, and shall encourage property owners to avoid trampling, cutting flowers, collecting, or otherwise damaging these plants or their habitat.

## **SECTION 4.0 - FINDINGS REGARDING POTENTIAL SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL**

The County has determined that, although Final EIR mitigation measures, design features included as part of the project, and conditions of approval imposed on the project will provide a substantial mitigation of the following effects, these effects cannot be feasibly or effectively mitigated to a less than significant level. Consequently, in accordance with Section 15093 of the State *CEQA Guidelines*, a Statement of Overriding Considerations has been prepared (Section 12.0) to substantiate the County's decision to accept these unavoidable substantial, adverse environmental effects because of the benefits afforded by the project.

### **4.1 - AIR QUALITY**

#### **Significant Impact**

The project will have short-term grading-phase impacts that remain significant even after mitigation. Exhaust emissions from trucks and earthmoving equipment and fugitive dust from on-site operations create potential impacts on-site and in the surrounding area, based upon South Coast Air Quality Management District (SCAQMD) thresholds.

#### **Finding**

A. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects on the environment.

C. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, making infeasible the mitigation measures or alternatives identified in the EIR.

#### **Facts Supporting the Finding**

The proposed project would result in significant construction air quality period impacts  $\text{NO}_x$  and  $\text{PM}_{10}$ . Project-related  $\text{PM}_{10}$  emissions would occur during cut-and-fill operations (fugitive dust), which are anticipated to have a significant and not fully mitigable  $\text{PM}_{10}$  impact for approximately a three month period. Significant emissions would also occur with regard to  $\text{NO}_x$  emissions from construction equipment.

The following mitigation measures will reduce but not eliminate the proposed project's significant grading-phase impacts:

**Air Quality Mitigation Measure A:** The construction program shall be limited to a maximum daily earthwork volume of 60,000 cubic yards a day.

**Air Quality Mitigation 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.

**Air Quality Mitigation Measure C:** 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.

**Air Quality Mitigation Measure D:** 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.

**Air Quality Mitigation Measure E:** 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.

**Air Quality Mitigation Measure F:** 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.

**Air Quality Mitigation Measure G:** Grading operations shall be suspended during first stage ozone episodes and when winds exceed 25 mph.

**Air Quality Mitigation Measure H:** 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.

**Air Quality Mitigation Measure I:** Construction operations affecting off-site roadways shall be scheduled by implementing traffic hours to minimize obstruction of through-traffic lanes.

**Air Quality Mitigation Measure J:** Idling trucks or heavy equipment shall be turned off if the expected duration of idling exceeds five minutes, as required by law.

**Air Quality Mitigation Measure K:** 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.

## **SECTION 5.0 - FINDINGS REGARDING POTENTIAL CUMULATIVE ENVIRONMENTAL EFFECTS WHICH ARE LESS THAN SIGNIFICANT**

### **5.1 - CUMULATIVE WASTEWATER**

#### **Less than Significant Impact**

Adequate wastewater treatment will be provided for the project at the on-site wastewater treatment facility. The proposed facility will serve the 247 project units in the proposed project (revised map for Phase II of the Agua Dulce Residential Project), plus the 68 units previously recorded in Phase I, plus 61 units in the Sierra Colony development off-site. As the project's impacts are less than significant, the project will not contribute to the cumulative septic system-related water quality issues in the area.

#### **Finding**

A. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects on the environment.

#### **Facts Supporting the Finding**

In Agua Dulce Groundwater Basin in particular and to some degree the Santa Clara River Basin, both of which underlie the project site, groundwater contamination from past uses and from ongoing septic tank use in the area is a concern. At the time of the Final EIR, the 68-unit (now recorded) portion of the site was to operate using septic systems. The revised project, which is evaluated in the Supplemental EIR, provides for all project units, including the 68 recorded units, plus an additional 61 off-site units, to be served by a superior method of waste disposal, reducing impacts to the local groundwater basins.

Specifically, the current facility design would accommodate capacity typical of up to 400 units<sup>4</sup> and will utilize a using a membrane bioreactor and reverse osmosis or equivalent process, assuring tertiary treatment quality water, suitable for irrigation use in residential common areas. No shortfall in wastewater service would occur.

### **5.2 - CUMULATIVE GROUNDWATER QUALITY**

#### **Less than Significant Impact**

The proposed wastewater reclamation system would reduce potential impacts that could occur with septic systems, and the irrigation water will be or tertiary water quality meeting RWQCB standards for discharge as irrigation water in residential subdivisions. In addition, project compliance with runoff water quality requirements, and implementation of the project SUSMP will assure less than significant project impacts to

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<sup>4</sup> The current wastewater facilities plan, considered conceptual at this point in time, provides capacity for 400 units, as originally proposed. The final design, including confirmed selection/design of treatment equipment, sizing of tank/reservoirs, layout of facilities, and design of the recycled water distribution/irrigation system, shall be determined during the detailed design phase to the satisfaction of DPW. The 400-unit capacity (approximately six percent overage: 24-unit excess capacity divided by the 376 units now proposed to be served) has been assumed for the purposes of the analysis in this EIR.

runoff water. As the project's impacts are less than significant, the project will not contribute to the cumulative septic system-related water quality issues in the area.

### **Finding**

A. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects on the environment.

### **Facts Supporting the Finding**

The majority of the site (247-unit Phase II of Tract 50385) lies within the Agua Dulce Watershed and Groundwater Basin, where groundwater quality is currently impacted by an excess Total Dissolved Solids (TDS, or salts including chlorides, and nitrates). The proposed project's provision of an on-site wastewater reclamation plant would assure that currently impacted groundwater would not be impacted by the project. The high quality of the proposed project's recycled water irrigation system will also assure no significant impacts to groundwater basin. Stormwater runoff impacts would be reduced with NPDES requirements, which call for a SUSMP for the project.

## **SECTION 6.0 - FINDINGS REGARDING POTENTIAL CUMULATIVE ENVIRONMENTAL EFFECTS WHICH HAVE BEEN MITIGATED TO A LESS THAN SIGNIFICANT LEVEL**

### **6.1 - CUMULATIVE BIOLOGICAL RESOURCES**

#### **Potentially Significant Impact**

General development in the region continues to impact sensitive species. Considering allowable planned densities within the Agua Dulce Community Standards District area, along with the CEQA review process, cumulative impacts to sensitive species are anticipated to be less than significant after mitigation. As the proposed project's impacts are less than significant after mitigation, the project will not contribute to the cumulative sensitive species issues in the area.

### **Finding**

A. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects on the environment.

### **Facts Supporting the Finding**

Although the sensitive slender mariposa lily was found to lie outside of the area of grading and fuel modification zones, disturbance and therefore significant impacts could occur indirectly during the grading and operational phases of the project.

## **SECTION 7.0 - FINDINGS REGARDING POTENTIAL CUMULATIVE ENVIRONMENTAL EFFECTS WHICH CANNOT BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL**

### **7.1 - CUMULATIVE AIR QUALITY**

#### **Significant Impact**

The project's short-term grading-phase impacts remain significant even after mitigation; these impacts contribute to cumulative air quality impacts. Individual projects will be required to mitigate construction impacts where appropriate through the CEQA process. Cumulative impacts are found significant, given the non-attainment status of the SCAQMD area.

#### **Finding**

- A. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects on the environment.
- B. Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
- C. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, making infeasible the mitigation measures or alternatives identified in the EIR.

#### **Facts Supporting the Finding**

Cumulative growth in the region is expected to continue in accordance with approved plans. The SCAQMD's Air Quality Management Plan (AQMP) incorporates land use and population projections from Los Angeles County and other jurisdictions within its boundaries. The larger, previously approved project was included in those projections. Reductions proposed as a result of the revised Tract Map will reduce projected emissions. Since the SCAQMD area remains in non-attainment, efforts to reduce even adverse but less than significant impacts are recommended. With mitigation, the proposed project will reduce grading phase air quality emissions to the extent feasible, thus reducing its share of contribution to cumulative impacts in the non-attainment air basin. Other projects in the SCAQMD must undergo CEQA review, and impacts and mitigation measures assessed as appropriate, reducing each project's level of contribution to cumulative impacts. Given the non-attainment status, cumulative impacts are deemed significant even after mitigation.

## **SECTION 8.0 - FINDINGS REGARDING MITIGATION MONITORING AND REPORTING PROGRAM**

As required by Public Resources Code §21081.6, the Los Angeles County Regional Planning Commission, in adopting these Findings, also adopts a Mitigation Monitoring and Reporting Program as prepared by the

environmental consultant under the County's direction. This Plan is designated to ensure that, during project implementation, the County, and other responsible parties will comply with the mitigation measures adopted in these Findings.

The Board hereby finds that the Mitigation Monitoring and Reporting Program, which is incorporated herein by reference and attached hereto as Exhibit A to these Findings, meets the requirements of Public Resources Code §21081.6 by providing for the implementation and monitoring of project conditions intended to mitigate potential environmental effects of the project.

The mitigation measures identified in the Mitigation Monitoring and Reporting Program are implemented to avoid or substantially lessen significant environmental effects identified in the Supplemental EIR.

## **SECTION 9.0 - CEQA GUIDELINES SECTION 15091 AND 15092 FINDINGS**

Based on the foregoing Findings and the information contained in the administrative record, the Board has made one or more of the following Findings with respect to each of the significant effects of the project.

- A. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant environmental effects on the environment.
- B. Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
- C. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, making infeasible the mitigation measures or alternatives identified in the EIR.

Based on the foregoing Findings and the information contained in the administrative record, and as conditioned by the foregoing:

- A. All significant effects on the environment due to the project have been eliminated or substantially lessened where feasible.
- B. Any remaining significant effects on the environment found to be unavoidable are acceptable due to overriding concerns as described in the Statement of Overriding Considerations (Section 12, below).

## **SECTION 10.0 - CEQA SECTION 21082.1(C) FINDINGS**

Pursuant to Public Resources Code §21082.1(c), the Board hereby finds that the lead agency has independently reviewed and analyzed the Final Supplemental EIR, and the Final Supplemental EIR reflects the independent judgment of the lead agency.

## **SECTION 11.0 – CUSTODIAN OF RECORDS**

The custodian of the documents or other material which constitute the record of proceedings upon which the Regional Planning Commission's decision is based is the County of Los Angeles Department of Regional Planning located at 320 West Temple Street, Los Angeles, California 90012.

## **SECTION 12.0 – STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE PROJECT**

The Final Supplemental EIR identified and discussed significant effects that will occur as a result of the project. With the implementation of the mitigation measures discussed in the EIR, these effects can be mitigated to less than significant levels except for unavoidable significant project impacts regarding: 1) Air Quality and Cumulative Air Quality relating to project construction impacts as identified in the findings above.

In an effort to avoid or reduce the proposed project's environmental impacts, revisions to the project have been made and conditions and mitigation measures have been imposed. The currently proposed project was modified from the previously approved project in the following ways: 1) the currently proposed project includes fewer units than the previously approved project, and 2) the currently proposed project provides an on-site wastewater treatment facility to avoid water quality impacts from the previously approved project (including the 68 recorded units and for 61 off-site units).

The Los Angeles County Regional Planning Commission hereby determines that the benefits of the project outweigh the potential unavoidable significant adverse impacts, and that the unavoidable significant adverse impacts are nonetheless acceptable, based on the following overriding considerations:

- 1) Project density has been reduced from the previously approved project, reducing environmental impacts.
- 2) Septic systems have been eliminated since the previously approved project and a wastewater treatment facility will be included to eliminate project impacts to currently impacted groundwater table.
- 3) Wastewater treatment plant capacity will additionally be provided for 61 homes off-site (in Sierra Colony), eliminating septic systems for those homes and eliminating the 61-homes' impacts to currently impacted groundwater table.
- 4) Use of imported state water project water, avoiding impacts to groundwater water quality in the Agua Dulce and Acton groundwater basin.
- 5) Water demands have been reduced since the previously approved project by providing a system to supply recycled irrigation water to project common areas from the on-site wastewater treatment facility.
- 6) Multi-purpose trails, beyond requirements of the County's regional trail system will be provided by the project.
- 7) Providing better access in the area, which will benefit the Fire Department for fire protection for wildland fires fighting in the area.
- 8) Payment of state-required school mitigation fees in the range of \$3-3.5 million.
- 9) Dedication of open space parcels to the County.

## **ATTACHMENT A – MITIGATION MONITORING AND REPORTING PROGRAM**

# ATTACHMENT A

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## 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		
			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 - 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	Enforcement Action and Responsible Agency/Agencies	Verification of Compliance		
				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> <ol style="list-style-type: none"> <li>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.</li> <li>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 lightning be of a low intensity and compatible with surrounding homes.</li> </ol> <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> <ol style="list-style-type: none"> <li>Fencing shall be two or three rail, white wood rail or white timberclad 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.</li> <li>No such fencing can encroach within the private street or public rights-of-way.</li> </ol>	<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 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>			

A. 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> 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>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> 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>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 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	Verification of Compliance			
			Enforcement Action and Responsible Agency/Agencies	Initials	Date	Remarks
<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>	Pre-Construction / Construction – Approval of grading plans by County Department of Public Works Building and Safety Division	SCAQMD and County Department of Regional Planning	Issuance of Grading Permit and field verification and sign-off by County Department of Public Works Building and Safety Division			
<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>	Pre-Construction / Construction – Approval of grading plans by County Department of Public Works Building and Safety Division	SCAQMD and County Department of Regional Planning	Issuance of Grading Permit and field verification and sign-off by County Department of Public Works Building and Safety Division			
<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>	Pre-Construction / Construction – Approval of grading plans by County Department of Public Works Building and Safety Division	SCAQMD and County Department of Regional Planning	Issuance of Grading Permit and field verification and sign-off by County Department of Public Works Building and Safety Division			
<b>Air Quality – Long-Term Operational</b>						
<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>	Pre-Construction / Verify 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 by County Department of Regional Planning and County Department of Public Works, Building and Safety Division			
<b>Cultural Resources</b>						
<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>	Pre-Construction / Verify conditions of grading plan	County Department of Public Works, Building and Safety Division	Periodic reporting by on-site monitor during grading period and acceptance of reports by County Department of Public Works Building and Safety Division			

A. Mitigation Monitoring Report Program

Mitigation Measure	Monitoring Phase and Action		Review Agency/Agencies	Enforcement Action and Responsible Agency/Agencies	Verification of Compliance	
		Action			Initials	Date
<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	Review Agency/Agencies	Verification of Compliance			
			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	Verification of Compliance			
			Enforcement Action and Responsible Agency/Agencies	Initials	Date	Remarks
<p><b>Measure:</b> CC&amp;Rs shall include a description of the sensitive slender mariposa lily, 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 County Department of 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 County Department of 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 County Department of 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 Arm 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			

4. Mitigation Monitoring Report Program

Mitigation Measure	Monitoring Phase and Action		Review Agency/Agencies	Enforcement Action and Responsible Agency/Agencies	Verification of Compliance		
	during construction by County Department of Public Works Building and Safety Division		Building and Safety Division	County Department of Public Works Building and Safety Division	Initials	Date	Remarks
<p>accordance with all applicable Federal, State, and local regulations.</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 change 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><b>Measure:</b> Gas company personnel must be on-site during any construction or excavating within the SCGC right-of-way.</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>				

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 - Safety to coordinate with SCGC personnel	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 roadway 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>Works, Building and Safety to coordinate with SCGC personnel</p> <p>Pre-Construction - Safety to coordinate with SCGC personnel</p> <p>Verify before final map recordation of any phases adjacent to the gas line</p>	<p>Works, Building and Safety</p> <p>County Department of Public Works, Land Development Division, County Department of Regional Planning</p>	<p>Works, Building and Safety</p> <p>Approval by County Department of Public Works, Land Development Division, County Department of Regional Planning</p>						
<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>									
	<p>Pre-Construction/Construction - Verify before recording final maps and confirm during site inspection</p> <p>Construction - Verify plans at plan check/confirm during site inspections.</p> <p>Pre-Construction/Construction - Verify plans at plan check</p>	<p>California Department of Conservation, and County Department of Public Works, Land Development Division</p> <p>County Department of Public Works, Division of Building and Safety</p> <p>County Department of Public Works, Land Development Division</p>	<p>Final sign-off by California Department of Conservation and County Department of Public Works, Land Development Division</p>						
			<p>On-going monitoring during grading by County Department of Public Works, Division of Building and Safety</p> <p>Plan sign-off and construction monitoring 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		
			Enforcement Action and Responsible Agency/Agencies	Initials	Date
<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
<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>		

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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 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			

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Mitigation Measure	Monitoring Phase and Action	Review Agency/Agencies	Verification of Compliance		
			Enforcement Action and Responsible Agency/Agencies	Initials	Date
<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		

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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> 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>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> 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>			

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Mitigation Measure	Monitoring Phase and Action	Review Agency/Agencies	Enforcement Action and Responsible Agency/Agencies	Verification of Compliance	
				Initials	Date
<p><b>Measure:</b> Recommendations contained in the project <u>Drainage Concept and Hydrology Study</u>, subject to the approval of the County Department of Public Works, will be implemented to control soil erosion.</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> At the time of construction, additional foundation design information shall be required to determine and size the appropriate foundation system.</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> The project CC&amp;Rs shall include provisions relative to home site landscaping, irrigation, maintenance and grading to enhance erosion control.</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>		
<p><b>Measure:</b> Homeowners' Association formation records and Department of Real Estate "white papers" will include specific reference to the gas line, its size location and capacity, and list in full the requirements and recommendations of the Southern California Gas Company (SCGC) for development in proximity to the easement for all residential development lots within 500 feet of the easement. Additionally, the "white papers" will inform potential homeowners that SCGC has the right to build two additional pipelines within the easement in the future.</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>		
<p><b>Measure:</b> The 15-foot building setback from the SCGC easement shall be established during the planning and development phase of the residential lots adjacent to the easement. Review of grading and street plans by SCGC shall be completed prior to grading and construction within and adjacent to the easement.</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>		
<p><b>Measure:</b> Grading activities will be balanced on-site.</p>	<p>Verify plans at plan check and during site inspections</p>	<p>County Department of Public Works, Land Development Division</p>	<p>Plan approval by County Department of Public Works, Land Development Division</p>		
<p><b>Measure:</b> The site shall have geologic hazards mitigated in accordance with the requirements of the Department of Public Works.</p>	<p>Pre-construction/ Construction - Verify plans at plan</p>	<p>County Department of Public Works, Land Development and</p>	<p>Plan approval by County Department of Public Works, Land</p>		

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Mitigation Measure	Monitoring Phase and Action	Review Agency/Agencies	Enforcement Action and Responsible Agency/Agencies	Verification of Compliance	
				Initials	Date
Remarks					
	check/confirm during site inspection	Materials Engineering Divisions	Development and Materials Engineering Divisions, Site inspection by County Department of Public Works, Division of Building and Safety		
<b>Land Use</b>					
<b>Measure:</b> Every lot in the proposed project shall comply with the Agua Dulce Community Standards District, in order to preserve the rural character of the area.	Pre-construction - Verify on final map at plan check, condition of map approval	County Department of Regional Planning and County Department of Public Works, Building and Safety Division	Plan approval by County Department of Regional Planning and County Department of Public Works, Building and Safety Division		
<b>Measure:</b> The CC&Rs for the project shall require that there be a maximum of 4 hoofed animals on each lot.	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		
<b>Noise</b>					
<b>Measure:</b> Construction activities shall be limited from 7:00 a.m. to 7 p.m. Monday through Saturday, as required by the County Noise Control Ordinance.	Pre-Construction - Verify plans at plan check	County Department of Regional Planning and County Department of Public Works, Building and Safety Division	Plan approval by County Department of Regional Planning and County Department of Public Works, Building and Safety Division		
<b>Measure:</b> The applicant or landowner shall construct 6-foot soundwalls at the project's boundaries for Lots 1, 2, 3, and 68 of previously recorded Tract 50385-01 (for the 68-unit portion of the project). These barriers should be constructed from natural masonry materials or other suitable solid materials. In addition, CC&Rs for these lots shall require double-paned windows and wall and attic insulation for all habitable structures.	Pre-Construction - Verify plans at plan check	County Department of Regional Planning and County Department of Public Works, Building and Safety Division	Plan approval by County Department of Regional Planning and County Department of Public Works, Building and Safety Division		
<b>Public Services and Utilities – Law Enforcement and Fire Protection</b>					
<b>Measure:</b> Proposed residences shall be equipped with adequate lighting, standard safety features (secure parking areas, secure doors/windows with locks, etc), and any additional safety	Pre-Construction - Verify plans at plan check	County Department of Regional Planning and County Department of Public	Plan approval by County Department of Regional Planning and County Department of		

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Mitigation Measure	Monitoring Phase and Action	Review Agency/Agencies	Enforcement Action and Responsible Agency/Agencies	Verification of Compliance	
				Initials	Date
measures seen fit to maintain effective law enforcement for the project area.		Works, Land Development Division	Public Works, Land Development Division		
<p><b>Fire Protection</b></p> <p><b>Measure:</b> This property is located within the area described by the County Forester and Fire Warden as Fire Zone 4. The developer shall comply with all applicable code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, and brush clearance on all land shown on the map to be recorded.</p>	Pre-Construction - Verify plans at plan check	County Department of Regional Planning and County Department of Public Works, Land Development Division	Plan approval by County Department of Regional Planning and County Department of Public Works, Land Development Division		
<p><b>Measure:</b> Fire flows of 1,250 gallons per minute at 20 pounds per square inch residual pressure for a 2-hour duration will be provided as required.</p>	Pre-Construction - Verify plans at plan check	County Department of Regional Planning and County Department of Public Works, Land Development Division	Plan approval by County Department of Regional Planning and County Department of Public Works, Land Development Division		
<p><b>Measure:</b> All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction. Is the installation of a fire hydrant is required where grading of natural slopes about the hydrant, a retaining wall shall be constructed to ensure adequate access to the hydrant.</p>	Pre-Construction - Verify plans at plan check	County Department of Regional Planning and County Department of Public Works, Land Development Division	Plan approval by County Department of Regional Planning and County Department of Public Works, Land Development Division		
<p><b>Measure:</b> Access shall comply with Section 10.207 of the Fire Code which requires all-weather access. All-weather fire access will be provided by the internal roadway system.</p>	Pre-Construction - Verify plans at plan check	County Department of Regional Planning and County Department of Public Works, Land Development Division	Plan approval by County Department of Regional Planning and County Department of Public Works, Land Development Division		
<p><b>Measure:</b> Fire Department access shall be extended to within 150 feet of any portion of habitable structures to be built.</p>	Pre-Construction - Verify plans at plan check	County Department of Regional Planning and County Department of Public Works, Land Development Division	Plan approval by County Department of Regional Planning and County Department of Public Works, Land Development Division		
<p><b>Measure:</b> 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.</p>	Pre-Construction - Verify plans at plan check	County Department of Regional Planning and County Department of Public Works, Land Development Division	Plan approval by County Department of Regional Planning and County Department of Public Works, Land Development Division		
<p><b>Measure:</b> When topography dictates, turnarounds shall be provided for driveways that extend over 150 feet.</p>	Pre-Construction - Verify plans at plan check	County Department of Regional Planning and County Department of Public Works, Land Development Division	Plan approval by County Department of Regional Planning and County Department of Public Works, Land Development Division		

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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> Fire Department and County approved street signs and building address numbers will be installed prior to occupancy.</p>	Pre-Construction - Verify plans at plan check	Works, Land Development Division County Department of Regional Planning and County Department of Public Works, Land Development Division	Public Works, Land Development Division			
<p><b>Measure:</b> Plant species selected to control erosion between structures and hazardous vegetation shall be fire resistive. Due to the wildland fire hazard surrounding the project, the Fire Department does not recommend using highly flammable and heavy fuel volume eucalyptus, pine, juniper, or cypress plant species. Because of severe climatic conditions, plants selected for the site should also be frost resistant.</p>	Pre-Construction - Verify plan compliance	County Fire Department and County Department of Public Works, Building and Safety Division	Review and approval of landscape plans by County Fire Department and County Department of Public Works, Building and Safety Division			
<p><b>Measure:</b> Open space and/or buffer areas shall be managed to maintain fire safety and provide erosion and runoff control. Low maintenance, low-growing plants should be used in buffer areas to reduce the threat of wildland fire entering into the project.</p>	Pre-Construction - Verify plan compliance	County Fire Department and County Department of Public Works, Building and Safety Division	Review and approval of landscape plans by County Fire Department and County Department of Public Works, Building and Safety Division			
<p><b>Measure:</b> The Homeowners' Association shall develop a plant palette which will consist of native species and fire-retardant species, to be placed in a transitional zone between the native vegetation and the project boundaries.</p>	Pre-Construction - Verify plan compliance	County Fire Department and County Department of Public Works, Building and Safety Division	Review and approval of landscape plans by County Fire Department and County Department of Public Works, Building and Safety Division			
<p><b>Measure:</b> Brush clearance shall comply with the County Fire Code, Division V, Section 11.501 through Section 11.529.</p>	Pre-Construction - Verify plan compliance	County Fire Department and County Department of Public Works, Building and Safety Division	Review and approval of landscape plans by County Fire Department and County Department of Public Works, Building and Safety Division			
<p><b>Measure:</b> The CC&amp;Rs shall include a covenant that homes shall use tile roofs and stucco facades for fire prevention. The CC&amp;Rs for the project shall require that the roofs of all residential buildings shall be covered with a minimum of 80 percent with concrete or clay tile. The CC&amp;Rs shall prohibit the use of wood roofs on residential buildings.</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			

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Mitigation Measure	Monitoring Phase and Action	Review Agency/Agencies	Enforcement Action and Responsible Agency/Agencies	Verification of Compliance		
				Initials	Date	Remarks
<p><b>Educational Facilities</b></p> <p><b>Measure:</b> The proposed project will pay valid and applicable state law authorized school impact fees.</p>	Pre-Construction – payment of standardized fees	County Department of Public Works, Building and Safety Division	Acceptance of fees by County Department of Public Works, Building and Safety Division			
<p><b>Measure:</b> The proposed project was reduced by the applicant from the originally approved 339 units to 315 units (68 now recorded in Phase I and 247 in Phase II), and will be developed at a density consistent with the general and area plans, the County Subdivision and Zoning Code including the Agua Dulce Community Standards District.</p>	Pre-Construction - Verify plan compliance	County Department of Regional Planning and County Department of Public Works, Building and Safety Division	Review and approval of plans by County Department of Regional Planning and County Department of Public Works, Building and Safety Division			
<p><b>Library Services</b></p> <p><b>Measure:</b> The project will pay current County Library Fees at the time of issuance of Building Permit.</p>	Pre-Construction – Payment of standardized fees	County Department of Public Works, Building and Safety Division	Acceptance of fees by County Department of Public Works, Building and Safety Division			
<p><b>Parks and Recreation</b></p> <p><b>Measure:</b> To help alleviate demand for local park facilities, the proposed project will designate hiking and riding trails on open space lots of the proposed project, as well as on portions of the natural gas pipeline easement.</p>	Pre-Construction - Verify plan compliance	County Fire Department and County Department of Public Works, Building and Safety Division	Review and approval of landscape plans by County Fire Department and County Department of Public Works, Building and Safety Division			
<p><b>Water Supply</b></p> <p><b>Measure:</b> Implementation of on-site water conservation measures to help reduce water consumption on the project site, including the following:</p> <ul style="list-style-type: none"> <li>• Installation of low-flow faucets and low-flush toilets in all residential development on-site.</li> <li>• Use of a reclaimed water system, using discharge from the on-site wastewater treatment facility.</li> </ul>	Pre-Construction/ Construction - Verify plan compliance and implementation	County Department of Regional Planning and County Department of Public Works, Building and Safety Division	On-site inspection during construction by County Department of Public Works, Building and Safety Division			
<p><b>Solid Waste Disposal</b></p> <p><b>Measure:</b> If instituted for the area, the project shall comply with a County residential recycling program. If not available, the Homeowner's Association shall provide to owners a list of nearby recycling locations. The proposed development shall institute a program for on-site collection of recyclable materials such as newspaper, aluminum, glass, PET plastic containers, and cardboard. On an annual basis, the Homeowners' Association shall contact the Los Angeles County Waste Management</p>	Pre-Construction - Review of approved CC&Rs. Verify prior to recordation of final map	County Department of Public Works, Waste Management Division				

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Mitigation Measure	Monitoring Phase and Action	Review Agency/Agencies	Enforcement Action and Responsible Agency/Agencies	Verification of Compliance		
				Initials	Date	Remarks
<p>Division for the location and dates(s) of County-sponsored "Hazardous Materials Round-ups," and shall distribute the information to each homeowner in the development. Also on an annual basis, existing literature from the State Department of Health Services, County Department of Health Services, and/or County Sanitation Districts regarding non-toxic alternatives to household hazardous materials shall be distributed to all homeowners.</p>	Construction - Verify implementation	County Department of Public Works, Building and Safety Division	On-site inspection during construction by County Department of Public Works, Building and Safety Division			
<p><b>Measure:</b> The contractor shall attempt to minimize and/or recycle compostable waste products generated during project construction. Vegetation cleared from the site and untreated wood scraps will be taken to composting facilities for chipping and reused as compost or mixed wood composite products.</p>	Pre-Construction/ Construction - Verify plan compliance and implementation	County Department of Regional Planning and County Department of Public Works, Building and Safety Division	On-site inspection during construction by County Department of Public Works, Building and Safety Division			
<p>Energy - Natural Gas and Electricity</p> <p><b>Measure:</b> All residential units constructed by the applicant within the project site shall adhere to the State Title 24 energy standards, which set forth energy conservation requirements.</p>	Pre-Construction/ Construction - Verify plan compliance and implementation	County Department of Regional Planning and County Department of Public Works, Building and Safety Division	On-site inspection during construction by County Department of Public Works, Building and Safety Division			
<p><b>Measure:</b> The applicant shall consult with Southern California Edison concerning energy conservation programs and appliances that could be incorporated into the project during construction in accordance with the California Administrative Code, Title 20, Chapter 2, Subchapter 4, Article 4.</p>	Pre-Construction/ Construction - Verify plan compliance and implementation	County Department of Regional Planning and County Department of Public Works, Building and Safety Division	On-site inspection during construction by County Department of Public Works, Building and Safety Division			
<p><b>Measure:</b> All residential units constructed by the applicant within the project site shall adhere to the State Title 24 energy standards, which set forth energy conservation requirements.</p>	Pre-Construction/ Construction - Verify plan compliance and implementation	County Department of Regional Planning and County Department of Public Works, Building and Safety Division	On-site inspection during construction by County Department of Public Works, Building and Safety Division			
<p><b>Measure:</b> The applicant shall consult with Southern California Edison concerning energy conservation programs and appliances that could be incorporated into the project during construction in accordance with the California Administrative Code, Title 20, Chapter 2, Subchapter 4, Article 4.</p>	Pre-Construction/ Construction - Verify plan compliance and implementation	County Department of Regional Planning and County Department of Public Works, Building and Safety Division	On-site inspection during construction by County Department of Public Works, Building and Safety Division			
<p>Wastewater</p> <p><b>Measure:</b> A wastewater reclamation facility shall be constructed to serve the 247-unit (Phase II of Tract 50385) project, the 68-unit previously recorded portion of the previous project (Phase I of Tract 50385), and 61 off-site units in Sierra</p>	Pre-construction/ Construction - Verify plans at plan check/confirm during site inspection	County Department of Public Works, Building and Safety Division	Plan approval by County Department of Public Works, Land Development Division,			

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Mitigation Measure	Monitoring Phase and Action	Review Agency/Agencies	Enforcement Action and Responsible Agency/Agencies	Verification of Compliance		
				Initials	Date	Remarks
<p>Colony, for a total of 376 residences. The project wastewater facilities plan in the Supplemental Draft EIR, considered conceptual at this point in time, provides capacity for 400 units and 90-day wet weather storage capacity for the project. The final design, including confirmed selection/design of treatment equipment, sizing of tank/reservoirs, layout of facilities, and design of the recycled water distribution/irrigation system, shall be determined during the detailed design phase to the satisfaction of the County Department of Public Works (DPW). As part of the detailed design phase, a detailed study shall be prepared by a qualified irrigation specialist to determine the daily/monthly water balance and irrigation demand for a normal, wet and dry year; seasonal pond storage requirements during a historic dry year; irrigation storage tank operational requirements and volumes; and any interim or special provisions necessary due to phased development. The study shall be based on the specific areas to be irrigated and the specific planting pallet to be used. Also during the detailed design phase, a Spray Irrigation Management Plan (SIMP) shall be provided verifying the capability of the proposed irrigation strategy to adequately and safely handle the effluent without causing surface runoff, slope instability, or health or other environmental impacts. The project shall comply with all County DPW, Regional Water Quality Control Board (RWQCB) and California Department of Health Services requirements.</p>	<p>Pre-construction/ Construction - Verify plans at plan check/confirm during site inspection</p>	<p>County Department of Public Works, Division of Building and Safety</p>	<p>Site inspection by County Department of Public Works, Division of Building and Safety</p>			
<p><b>Measure:</b> Final design, construction and operation of the reclaimed water distribution and irrigation system shall meet all requirements and approvals of the RWQCB, State/County Department of Health Services, and the County DPW. The reclaimed irrigation system outside the public right-of-way shall be owned and operated by the Home Owners Association (HOA) or a landscape irrigation district. The HOA or landscape irrigation district shall maintain all reclaimed landscape areas. The developer and HOA shall enter into a user Agreement with the County to assure the continued acceptance and proper use of treated effluent for designated landscape irrigation purposes. The developer shall provide for the maintenance of the landscaped areas, recycled water irrigation system, and supplemental potable water supply funded by fees to HOA members, or establish a landscape maintenance district, subject to separate taxation and operated by a governmental agency.</p>	<p>Pre-construction/ Construction - Verify plans at plan check/confirm during site inspection</p>	<p>County Department of Public Works, Division of Building and Safety</p>	<p>Plan approval by County Department of Public Works, Land Development Division, Site inspection by County Department of Public Works, Division of Building and Safety</p>			
<p><b>Measure:</b> The reclamation facility service area and sewer collection system service area shall be annexed to the Los Angeles County Consolidated Sewer Maintenance District. A special Zone must be formed to finance the operation, maintenance and monitoring of the treatment facility. The annexation, zone formation, and all necessary legal agreements,</p>			<p>Plan approval by County Department of Public Works, Land Development Division, Site inspection by County Department of</p>			

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
such as the wastewater facilities transfer agreement and reclaimed water user agreement, must be completed and approved prior to the recordation of the final tract.			Public Works, Division of Building and Safety			
<b>Traffic, Circulation, and Access</b>						
<p><b>Measure:</b> At the appropriate time, the proposed project shall contribute a pro-rata share of the cost of widening the northbound approach at the intersection of Agua Dulce Canyon Road and Sierra Highway to provide a separate left-turn lane. The applicant shall work with the Traffic and Lighting Division to determine the proposed project's proportionate share.</p>	Pre-Construction – Condition of tentative map, payment before recordation of the appropriate phase of the final map	County Department of Public Works, Traffic and Lighting Division and Land Development Division	Payment of fees verification by County Department of Public Works, Traffic and Lighting Division and Land Development Division			
<p><b>Measure:</b> At the appropriate time, the proposed project shall contribute a pro-rata share of the cost of installing a traffic signal at the intersection of Agua Dulce Canyon Road and Sierra Highway when warranted. The applicant shall work with the Traffic and Lighting Division to determine the proposed project's proportionate share.</p>	Pre-Construction – Condition of tentative map, payment before recordation of the appropriate phase of the final map	County Department of Public Works, Traffic and Lighting Division and Land Development Division	Payment of fees verification by County Department of Public Works, Traffic and Lighting Division and Land Development Division			
<p><b>Measure:</b> The proposed project shall be solely responsible for the following mitigation measures:</p> <ul style="list-style-type: none"> <li>• Construction of "H" Street from the project boundary to Sierra Highway.</li> <li>• A westbound left-turn pocket and an eastbound right-turn pocket shall be provided on Sierra Highway at the "H" Street intersection.</li> <li>• The northbound approach at the intersection of "H" Street and Sierra Highway shall be widened to provide a separate left-turn lane.</li> <li>• A left-turn pocket shall be provided on Escondido Canyon Road at the eastbound approach to the Puritan Mine Road intersection.</li> <li>• A left-turn pocket shall be provided on Puritan Mine Road at the southbound approach to the Escondido Canyon Road intersection.</li> <li>• Detailed striping plans for the above measures shall be provided to and approved by the County Traffic and Lighting Division.</li> <li>• A traffic signal at the intersection of "H" Street and Sierra Highway shall be installed when warranted.</li> </ul>	Pre-Construction - Condition of tentative map, construction prior to implementation of the appropriate phase of the final map	County Department of Public Works, Traffic and Lighting Division	Completion of improvement to be verified by County Department of Public Works, Traffic and Lighting Division and Land Development Division and Division of Building and Safety prior to issuance of Building Permits for appropriate phase of the map			
<p><b>Measure:</b> If a funding mechanism is established, the applicant shall contribute a pro-rata share of the cost for widening Sierra Highway to four lanes between Santa Clarita and Palmdale.</p>	Pre-Construction – Condition of tentative map, payment before	County Department of Public Works, Traffic and Lighting Division	Payment of fees verification by County Department of Public			

A. 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
	recording of the appropriate phase of the final map	and Land Development Division	Works, Traffic and Lighting Division and Land Development Division			