



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
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RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM(S) 10 a, b, c	
PUBLIC HEARING DATE March 21, 2007	

PROJECT NO. TR50385-(5)
REVISED VESTING TRACT MAP NO. 50385
CONDITIONAL USE PERMIT NO. 200500171-(5)
OAK TREE PERMIT NO. 200500062-(5)

APPLICANT B & C Land and Water LLC	OWNER B & C Land and Water LLC	REPRESENTATIVE Sikand Engineering Associates
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REQUEST
Revised Tentative Tract Map: To create 247 single family lots, four (4) open space lots, four (4) debris basin lots and one (1) water reclamation plant lot on 742 gross acres.
Conditional Use Permit: To ensure compliance with hillside management design review criteria and onsite project grading as well as permit a water reclamation plant in the A-2-1 zone.
Oak Tree Permit: To authorize the removal of two (2) oak trees.

LOCATION/ADDRESS North of 14 Freeway and Valley Sage Rd. and south of Sierra Highway, Agua Dulce	ZONED DISTRICT Soledad
ACCESS "H" Street (primary), "A" Street (secondary)	COMMUNITY Santa Clarita Valley
SIZE 742 gross acres	EXISTING LAND USE Vacant/Agricultural (see below)
SHAPE Irregular	TOPOGRAPHY Variable (flat to steeply-sloping)
EXISTING ZONING A-2-1 (Heavy Agricultural-One Acre Minimum Required Lot Area)	

SURROUNDING LAND USES & ZONING			
North: Sierra Highway and Single-Family Residences, Vacant Lots/A-2-1, A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area)		East: Single-Family Residences and Vacant Lots/A-2-1, A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area)	
South: Antelope Valley Freeway (14), Single-Family Residences and Vacant Lots/A-1-1		West: Single-Family Residences and Vacant Lots/A-2-1	

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Clarita Valley Area Plan	N1: Non-Urban 1 (1DU/5ac – 1DU/2ac) HM: Hillside Management (1DU/5ac – 1DU/2ac)	321 DU	Yes

ENVIRONMENTAL STATUS
Supplemental Environmental Impact Report (SEIR)—The SEIR will address Revised Vesting Tentative Tract Map No. 50385, which alters the previously approved but unrecorded portion of the project. A new initial study has determined potential environmental impacts as the following: 1) Water Quality (evaluate the impacts of the onsite water reclamation facility and of proposed recycled irrigation water usage), 2) Air Quality (evaluate construction emissions based on the revised project), 3) Biota (updated survey of sensitive species), 4) Sewage Disposal (update sewage treatment information, and 5) Mandatory Findings of Significance (updated impact findings for the items listed above). Of the impacts listed above, only the Air Quality impacts will remain significant after project mitigation.

DESCRIPTION OF SITE PLAN
 The proposed Revised Vesting Tentative Tract Map, dated November 21, 2006, alters the previously approved but unrecorded portion of Vesting Tentative Tract Map No. 50385 (TR50385) in order to subdivide currently undeveloped land into 247 single family lots, four (4) open space lots, four (4) debris basin lots, one (1) water reclamation lot and plant, and equestrian trails. All residential lots will be at least one (1) gross acre in size. Main access to the proposed project will be via gated entry to the north from "H" Street. The previously recorded 68 residential lots of the first phase of TR50385 on the east end of the project site will not be revised.

- KEY ISSUES**
- The major changes proposed from the approved tentative map are an onsite water reclamation plant, causing a reduction of 24 residential lots from 271 (331 approved minus 68 already recorded) to 247. The water reclamation plant will replace these 24 residential lots.
 - The proposed development density of 247 dwelling units is consistent with the land use provisions of the Santa Clarita Valley Area Plan.
 - There is approximately 3,750,000 cubic yards of grading proposed on the subject site.
 - The proposed onsite water reclamation facility will replace the previously planned individual septic systems for 68 residential lots; the previous plan also included an offsite water reclamation facility for the remaining lots.
 - The proposed project will include County multiuse trails via easements, a trail realignment, and dedication of Open Space lots (254, 255 and 256) to the County for future trail connection to TR50385-01. The water tank site and access road located within Lot No. 255 shall be converted into a separate fee lot prior to final map recordation.
 - Landscaped open space areas (including manufactured slopes), except for the County-dedicated Open Space lots, to be maintained by a Homeowner's Association.

(If more space is required, use opposite side)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

- APPROVAL
 DENIAL
- No improvements
 ___ 20 Acre Lots
___ 10 Acre Lots
___ 2½ Acre Lots
___ Sect 191.2
- Street improvements
 ___X___ Paving
___X___ Curbs and Gutters
___X___ Street Lights
- ___X___ Street Trees
___ Inverted Shoulder
___X___ Sidewalks
___X___ Off Site Paving
- Water Mains and Hydrants
- Drainage Facilities
 Water Reclamation and Sewage Treatment Facility
- Sewer
 Septic Tanks
 Other: Underground service and utility lines, postal delivery receptacles, street name signs, road striping and a traffic signal
- Park Dedication "In-Lieu Fee"
 Multiuse Trails
 Offsite Improvements (entrance gate and turnaround on "H" Street)

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

ISSUES AND ANALYSIS

Tract Map History:

May 18, 1994: Vesting Tentative Tract Map No. 50385, along with a conditional use permit and oak tree permit, was approved with 339 residential units by the Regional Planning Commission.

January 27, 2001: An amendment map was submitted by the applicant for minor changes to the approved tentative map.

May 15, 2002: TR 50385-01, the first unit of the vesting tentative tract map, recorded.

Based on other State Map Act provisions and a development moratorium (for local sewage disposal concerns), the expiration date for the approved tentative map was extended to April 18, 2007.

Prepared by: Mr. Jodie Sackett

**PROJECT NO. TR50385-(5)
REVISED VESTING TENTATIVE TRACT MAP NO. 50385-(5)
CONDITIONAL USE PERMIT CASE NO. 2005-00171-(5)
OAK TREE PERMIT CASE NO. 2005-00062-(5)**

STAFF REPORT

March 21, 2007 REGIONAL PLANNING COMMISSION PUBLIC HEARING

PROJECT OVERVIEW

The current project is proposing a major revision to Vesting Tentative Tract Map No. 50385 ("VTTM 50385"), which was approved by the Regional Planning Commission on May 18, 1994. The project was originally approved for 339 single-family residential lots, three water tank lots and five open space lots on 908 gross acres. On May 15, 2002, the first phase of VTTM 50385 recorded. This unit, directly east of the current proposed project, included 68 of the 339 approved single-family lots.

Proposed: The major changes proposed are:

- Inclusion of onsite water reclamation plant;
- Reduction of 24 residential units; and
- Inclusion of multiuse trails and trail realignment.

Revised Vesting Tentative Tract Map No. 50385 ("RVTTM 50385") proposes 247 single-family lots, four open space lots, four debris basin lots and one water reclamation plant lot on 742 gross acres. The new onsite water reclamation plant will eliminate 24 single-family lots originally proposed for the project. In addition, a multiuse trail is proposed for the project site, to be maintained by the Los Angeles County Department of Parks and Recreation ("Parks and Recreation"). The Conditional Use Permit is to ensure compliance with the requirements for hillside management design review and onsite project grading, as well as permit the water reclamation plant use in the A-2-1 zone. The Oak Tree Permit is for the removal of two oak trees on the project site.

Project issues include:

- Water Reclamation: Previously, an offsite water reclamation facility was approved for the project. The revised map proposes an onsite water reclamation facility in lieu of the previously planned septic systems for the 68 residential lots and offsite water reclamation facility.
- Trails: The proposed project will include County multiuse trails via easements, a trail realignment, and dedication of Open Space Lot Nos. 254, 255 and 256 to the County for future trail connection to the recorded TR 50385-01.
- Environmental Review: The Draft Supplemental Environmental Impact Report ("EIR") addresses the changes proposed by RVTTM 50385, which affect both the previously recorded and currently unrecorded portions of the project. A new initial study has determined potential environmental impacts to water quality, air quality, biota, sewage disposal and mandatory findings of significance. Of these impacts, only the air quality impacts will remain significant after project mitigation.

DESCRIPTION OF THE PROJECT PROPERTY

Location: The project site is located between the Antelope Valley Freeway (CA 14) to the south and Sierra Highway to the north, in the Soledad Zoned District within Agua Dulce.

Physical Features: The subject property is approximately 742 gross acres in size and comprised of 24 vacant lots. It stretches approximately 2.3 miles from west to east, and 0.98 miles from north to south. The property is irregular in shape with mild to steeply-sloping terrain. Approximately 85 percent of the subject property has zero to 50 percent slopes, and the remainder of the subject property has slopes greater than 50 percent.

The project site consists of sensitive juniper woodland/semi-desert chaparral, sage scrub and disturbed areas, as identified in the previous Draft EIR.

Access: Northerly access to the subject property is proposed via "H" Street, a gated 64-foot-wide private driveway and fire lane that continues offsite to the north. There is an existing offsite 82-foot-wide exclusive easement for ingress/egress and utility purposes in the proposed future location of "H" street. "H" Street connects directly to Sierra Highway, a 100-foot wide major highway. To the east, "A" Street, a proposed 64-foot-wide private and future street, leads to the subject property boundary line and connects at the boundary with Avenida Vasquez, an existing 64-foot-wide private street. Avenida Vasquez continues east, offsite, connecting with Valley Sage Road and CA 14. Within the development, there is a network of 18 private and future streets providing access to the proposed lots.

Services: Domestic water service will be provided by the Los Angeles County Waterworks District No. 36. Sewer services will be provided via annexation to the Los Angeles County Sanitation District No 26. Gas utilities will be provided by Southern California Gas Company, and electricity by Southern California Edison Company. The project is within the boundaries of the Soledad-Agua Dulce Union School District and the Antelope Valley High School District.

Water Resources: Two water tanks are proposed on one lot for domestic (potable) water and reclaimed irrigation water. The water tank lot and access road located within Open Space Lot No. 255 shall be converted into a separate fee lot prior to final map recordation.

ENTITLEMENTS REQUESTED

Revised Vesting Tentative Tract Map: The applicant requests approval of RVTTM 50385 to create 247 single-family lots, four open space lots, four debris basin lots and one water reclamation plant lot. The applicant has requested permission to phase the project by recording unit tract maps.

Conditional Use Permit: The applicant requests approval of a Conditional Use Permit ("CUP") for hillside management design review, onsite project grading and to permit the water reclamation facility in the A-2-1 zone.

Oak Tree Permit: The applicant requests approval of an Oak Tree Permit to remove two oak trees. There are 11 oak trees existing on the project site, leaving nine oaks to remain undisturbed on the site.

EXISTING ZONING

Subject Property: The 742-acre subject property consists entirely of A-2-1 (Heavy Agricultural-One Acre Minimum Required Lot Area) zoning, with the exception of a two parcels totaling 25 gross acres zoned A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area) to the north.

Surrounding Area: Surrounding zoning is as follows:

- North: A-1-1
- East: A-1-1, A-2-1
- South: A-1-1
- West: A-2-1, A-1-10000 (Light Agricultural-10,000 Square Foot Minimum Required Lot Area)

EXISTING LAND USES

Subject Property: The subject property consists of 24 vacant lots.

Surrounding Area: Surrounding land uses in all directions consist of single-family residences and vacant lots.

PREVIOUS CASE/ZONING HISTORY

Vesting Tentative Tract Map No. 50385, Conditional Use Permit No. 91053-(5) and Oak Tree Permit No. 91053-(5) were approved by the Regional Planning Commission on May 18, 1994. On January 27, 2001, an amendment map was submitted by the applicant for "minor changes" to the approved tentative map. On May 15, 2002, TR 50385-01, the first unit of the vesting tentative tract, recorded. With extensions granted by the Subdivision Map Act (§§ 66452.6(a), 66452.6(e), 66452.11, 66456.1 and 66463.5) and a development moratorium (for local sewage disposal concerns), the underlying approved map's expiration date is extended to April 18, 2007.

PROJECT DESCRIPTION

Revised Vesting Tentative Tract Map No. 50385 and Conditional Use Permit No. 2005-00171-(5) Exhibit "A", dated November 21, 2006, depict a residential subdivision of 247 single-family lots, four open space lots, four debris basin lots and one water reclamation plant lot on approximately 742 gross acres. All residential lots exceed two gross acres in size, as established by the Agua Dulce Community Standards District ("CSD"). The five public facility lots consisting of the water reclamation plant lot (27.2 acres) and four debris basin lots total 33.7 acres.

547.7 acres (73.8 percent) of the project site is designated as open space. 261.9 acres (48 percent) of natural undisturbed open space will be preserved within the residential lots, while 161.7 acres (29 percent) of natural undisturbed open space will be preserved within the four open space lots and 124.1 acres (23 percent) of disturbed open space will be preserved within the manufactured slopes of each individual lot.

The Los Angeles County Department of Public Works ("Public Works") is requiring road improvements for "H" Street, a private driveway and fire lane extending north from the project site to Sierra Highway. These improvements include grading, paving and striping, as well as the addition of left and right-turn lanes and a traffic signal at the intersection of "H" Street and Sierra Highway. Improvements for the 18 interior private and future streets required by Public Works include street name signs, postal delivery receptacles, and full curbs, gutters and sidewalks.

Grading consists of 3,750,000 cubic yards of cut and fill to be balanced on the project site, averaging 14,940 cubic yards per lot (excluding open space lots).

The project design has been reviewed by the Los Angeles County Subdivision Committee for technical feasibility and recommended project conditions are attached.

GENERAL PLAN AND AREA PLAN CONSISTENCY

The proposed project must conform to the policies and guidelines stated in the Los Angeles Countywide General Plan ("General Plan") and the Santa Clarita Valley Area Plan ("Area Plan"). VTTM 50385, originally approved by the Regional Planning Commission in 1994, was found consistent with the General Plan and Area Plan.

The subject property is depicted within the N1 (Non-Urban 1- 0.5 Dwelling Units Per Acre) and HM (Hillside Management) land use categories of the Area Plan. Approximately 633 acres (85 percent) of project land consists of zero to 50 percent slopes; these are areas that are least-impacted by project grading. The remaining 109 acres (15 percent) of subject property consists of slopes greater than 50 percent. While the proposed subdivision design limits the excessive grading of slopes by including most of the 50+ percent slopes within designated undisturbed open space areas. Where grading could not be avoided, the applicant has made an effort to contour some of the proposed graded slopes to match existing natural patterns.

Applicable General Plan Provisions

Attached are excerpts of selected applicable General Plan goals and policies.

Applicable Area Plan Provisions

Attached are excerpts of selected applicable Area Plan goals and policies.

AGUA DULCE CSD

Pursuant to Section 22.44.113 of the Los Angeles County Code ("County Code"), the applicant must meet the development standards for the CSD.

The CSD requires that each residential lot have a minimum net area of two acres. Those lots not meeting the net area requirement may be allowed to have a minimum of two gross acres, provided that each lot is at least 165 feet in both length and width. All residential lots within the proposed project have an area of at least two gross acres, but many of them fall below two net acres. Of those that have less than two net acres, there are several that do not meet the added requirement to be at least 165 by 165 feet. Due to special circumstances, in order to comply with the CSD, staff recommends that the applicant be required to adjust lot lines for those parcels not in compliance as a condition of final map approval.

CONDITIONAL USE PERMIT

Pursuant to Sections 22.56.010 and 22.56.215 of the County Code, the applicant has requested a CUP, and submitted an Exhibit "A" to demonstrate compliance with requirements of hillside management design review, onsite project grading and to permit a water reclamation plant in the A-2-1 zone.

Approximately 109 acres (15 percent) of the subject property contain slopes greater than 50 percent, and a hillside management CUP is required to protect hillside resources. As the subject property is located within a non-urban area, a minimum of 70 percent open space is required. 547.7 acres (73.8 percent) of the project site is designated as open space. 261.9 acres (48 percent) of natural undisturbed open space will be preserved within the individual lots, while 161.7 acres (29 percent) of natural undisturbed open space will be preserved within the four open space lots and 124.1 acres (23 percent) of disturbed open space will be preserved within the manufactured slopes of each individual lot, to include the four debris basin lots and the water reclamation plant lot.

The project proposes 3.75 million cubic yards of grading to be balanced onsite, which exceeds the threshold of 100,000 cubic yards allowed for a solid fill project. As grading is proposed to be balanced onsite, an approved haul route is not required.

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

Hillside Management:

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

The applicant's Burden of Proof responses are attached.

OAK TREE PERMIT

An oak tree report dated November 10, 2006 was submitted by arborist Jonathan E. Campbell of Environmental and Regulatory Specialists, Inc. ("EARS"). Of the 11 oak trees located on the property

subject to the Oak Tree ordinance as identified in the arborist's report, two are included in the associated Oak Tree Permit.

Two oak trees (identified as Tree Nos. 9 and 10 in the report) are proposed to be removed. The remaining nine oaks are not to be impacted, since the applicant is not proposing development within the "protected zones" of the remaining oak trees.

Mitigation measures recommended by the County Forester/Fire Warden include replacement of oak tree removals at a ratio of 2:1 for a total of four mitigation trees.

Pursuant to Section 22.56.2100 of the County Code, the applicant must meet the following burden of proof:

- A. That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property; and
- B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
- C. That in addition to the above facts, at least one of the following findings apply:
 1. That the removal or relocation of the oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
 - a. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
 - b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized; or
 2. That the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s); or
 3. That the condition of the oak tree(s) proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices; and
- D. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

The applicant's Burden of Proof responses are attached.

ENVIRONMENTAL DOCUMENTATION

In accordance with State and County California Environmental Quality Act ("CEQA") guidelines, a Draft EIR was certified for the original project. The Draft EIR concluded that certain potentially significant impacts are less than significant with implementation of the proposed mitigation measures in the Mitigation Monitoring Program. Copies of the Draft EIR were distributed to the Commission, and a copy of the Technical Appendices was available for the Commission to review.

The Draft Supplemental EIR addresses the changes proposed by RVTTM 50385, which affect both the previously recorded and currently unrecorded portions of the project. Changes proposed by the revised map include 24 fewer residential lots, an onsite wastewater reclamation facility (which will also

serve 61 offsite residential lots in the Sierra Colony residential development), a reclaimed water distribution and irrigation system and a revised grading plan to reduce the slope percentages of several proposed interior streets. A new initial study has determined potential environmental impacts as the following:

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

- Water Quality
- Biota
- Sewage Disposal
- Mandatory Findings of Significance

Identified potentially significant impacts that cannot be mitigated to less than significant, include:

- Air Quality

Detailed information regarding the mitigation measures is included in the attached Summary section as well as within the various sections of the Draft Supplemental EIR.

The formal public review period for the Draft Supplemental EIR was for a period of 45 days, from January 31, 2007 to March 16, 2007. All written comments received prior to the close of the public hearing will be considered in the Final EIR. Copies of written correspondence on the Draft EIR are attached.

COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning ("Regional Planning"), Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the Revised Vesting Tentative Tract and Exhibit "A" Maps dated November 21, 2006 and recommends approval with the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

In coordination with the applicant, notification as listed below was provided to nearby residents and the surrounding community:

- Newspaper Advertisement: On February 3, 2007, the public hearing notice was published in The Signal and La Opinion newspapers.
- Hearing Notices: On February 15, 2007, hearing notices regarding this proposal were mailed to all property owners as identified on the current Assessor's record within 1,000 feet of the subject property for an approximate total of 90 notices.
- Library Package: On February 16, 2007, project materials, including a vesting tentative tract map, exhibit "A" map, land use map, Subdivision Committee draft conditions of approval and environmental review documents were received at the Newhall Library.

- Project Site Posting: On February 16, 2007, two 3' x 5' hearing notice signs were posted at the two main entry points to the subject property: Sierra Highway (Northerly project entrance) and Valley Sage Rd. (Southeasterly project entrance), which lies adjacent to the CA 14.
- Website Posting: On February 27, 2007, a copy of the library package containing draft copies of the hearing materials was posted on the Regional Planning website.

On February 14, 2007, the proposed project was presented to the Agua Dulce Town Council ("Town Council") by the applicant. At the meeting, the Town Council recommended approval of the project. The applicant indicated to staff that they will be providing the meeting minutes prior to this Commission public hearing.

Staff also sent a letter to the Town Council on February 14, 2007, outlining the proposed project and informing them of the upcoming public hearing. A copy of the letter is attached.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

One letter of correspondence was received on February 28, 2007 from local residents. Concerns related to the proposed subdivision include the loss of undisturbed open space, loss of "natural" equestrian trails, strain on water supplies, traffic congestion, overloading of the local school system, increased air pollution and the negative aesthetic impacts of the overall subdivision and water reclamation plant. No other correspondence has been received at the time of writing.

STAFF EVALUATION

As currently designed, the project meets many of the goals and policies of the General and Area Plans. Staff feels that the following demonstrate the project's plan consistency:

1. Residential Lot Reduction: The reduction of 24 residential units decreases the overall project density, furthering the goals of the CSD by helping to retain the rural character of the local community.
2. Water Reclamation Plant: The proposed onsite water reclamation facility will promote modern methods of water conservation and irrigation. Two proposed water tanks (one for potable water and one for reclaimed water) help to promote the overall onsite water supply system, reducing dependence on surrounding resources. A water reclamation plant was originally intended offsite and has now been incorporated into this project.
3. Multiuse Trails: The proposed multiuse trails within the project site help to implement the County's Master Plan of Trails. The proposed trails connect to three different points on opposite ends of the project site, ensuring that future offsite construction of trails will allow for a contiguous and uninterrupted connection through the proposed subdivision.

FEES/DEPOSITS

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

California Department of Fish and Game:

1. A processing fee of \$2,550.00 associated with the filing and posting of a Notice of Determination with the County Clerk, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

Fire Department:

2. A cost recovery deposit of \$600.00 to cover the cost of six recommended inspections to determine compliance with the Oak Tree Permit.

Department of Regional Planning, Impact Analysis:

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

Department of Regional Planning, Land Divisions:

4. A deposit of \$1,500.00 for 10 inspections to ensure the permittee's compliance with the CUP conditions of approval.

STAFF RECOMMENDATION

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

If the Regional Planning Commission agrees with staff's evaluation above, staff recommends that the Commission close the public hearing.

Suggested Motion: "I move that the Regional Planning Commission close the public hearing, and direct staff to prepare the Final EIR, including responses to comments and the Statement of Overriding Considerations."

Suggested Motion: "I move that the Regional Planning Commission direct staff to prepare Findings and Conditions and return at a future consent date."

Attachments:

Draft Conditions
Conditional Use Permit Burdens of Proof
Oak Tree Permit Burden of Proof
Revised Vesting Tentative Tract Map No. 50385
Conditional Use Permit Case No. 2005-00171-(5) Exhibit "A" Map
Land Use Map
Correspondence
MMP

SMT:JDS
03/15/07

REVISED VESTING TENTATIVE TRACT MAP NO. 50385

Applicable General Plan Provisions

GENERAL GOALS AND POLICIES

“Direct urban development and revitalization efforts to protect natural and man-made amenities and to avoid severe hazard areas, such as flood-prone areas, active fault zones, steep hillsides, landslide areas and fire hazard areas.” (Policy 9, Page I-20)

“Conserve the available supply of water and protect water quality.” (Policy 13, Page I-20)

“Maintain a balance between increased intensity of development and the capacity of needed facilities such as transportation, water, and sewer systems.” (Policy 18, Page I-21)

“Update the existing road system in a manner consistent with the policies and strategies of the plan for resource protection and urban development.” (Policy 49, Page I-24)

“Promote the development and use of new and improved water and waste management technology.” (Policy 59, Page I-25)

AREA DEVELOPMENT PRIORITIES

“Maintain the non-urban character of the remainder of Santa Clarita Valley.” (Priority 65, Page I-32)

“Maintain non-urban hillside areas in open space and low density non-urban areas.” (Priority 66, Page I-32)

CONSERVATION AND OPEN SPACE ELEMENT

“Protect ground water recharge and watershed areas, conserve storm and reclaimed water, and promote water conservation programs.” (Policy 4, Page II-27)

“Encourage open-space easements and dedications as a means of meeting scenic, recreational and conservation needs.” (Policy 13, Page II-28)

“Manage development in hillside areas to protect their natural and scenic character and to reduce risks from fire, flood, mudslides, erosion and landslides.” (Policy 24, Page II-28)

“Develop a system of bikeways, scenic highways, and riding and hiking trails; link recreational facilities where possible.” (Policy 30, Page II-29)

LAND USE ELEMENT

“Require that new developments in non-urban areas have adequate accessibility to paved roads and water lines of sufficient capacity.” (Policy 15, Page III-13)

HOUSING ELEMENT

“Encourage housing in rural communities at densities that are supportive of and compatible with the continuation of the rural character and lifestyle.” (Policy 4, Page IV-31)

“Encourage design of residential developments that will foster security and safety and be sensitive to the natural environment.” (Policy 9, Page IV-32)

TRANSPORTATION ELEMENT

“Support traffic operation improvements for improved flow of vehicles.” (Policy 19, Page V-21)

WATER AND WASTE MANAGEMENT ELEMENT

“Continue to recover offsite costs for capital improvements necessitated by development, including required additional plant capacity, as well as other water and waste management facilities.” (Policy 14, Page VI-22)

“Encourage development and application of water conservation, including recovery and reuse of storm and waste water.” (Policy 25, Page VI-23)

Applicable Area Plan Provisions

LAND USE ELEMENT

“Phase development approvals, where necessary, to assure that adequate infrastructure is operational at the time demand is created.” (Policy 1.5, Page 12)

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

“Require that new development fund the entire cost of all of the infrastructure demand created by the project.” (Policy 3.2, Page 14)

“Designate areas of excessive slope (exceeding 25 percent) as “Hillside Management Areas,” with performance standards applied to development to minimize potential hazards such as landslides, erosion, excessive runoff and flooding.” (Policy 4.2, page 14)

“Encourage development of convenient services to meet the needs of Santa Clarita Valley residents including health; education; welfare... and public utilities. Such services should be expanded at a rate commensurate with population growth. Phasing of development and implementation should be timed to prevent gaps in service as the area grows...” (Policy 7.1, Page 15)

“Promote public programs to encourage conservation of natural resources.” (Policy 10.1, Page 17)

COMMUNITY DESIGN ELEMENT

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

PUBLIC SERVICES AND FACILITIES ELEMENT

“Use imported water to relieve over-drafted groundwater basins and maintain their safe yield for domestic uses outside of urban areas.” (Policy 1.2, Page 23)

ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT

“Carefully consider, in all governmental and private actions related to sewage and solid waste disposal, the potential affects on local groundwater quality.” (Policy 3.2, Page 26)

“As funding becomes available, implement the Trails Plan for the Santa Clarita Valley. Routes identified should be considered “routes for further study” and constitute a regional system. “Feeder trails” may be developed to encourage the use of and improve access to the trails system... As part of this implementation program, trail standards should be developed, including recommended signage limiting County liability, and design and signage alternatives to eliminate the use of trails by motor vehicles.” (Policy 6.1, Page 27).

“Encourage developers to accommodate trails needs within and between equestrian developments, including the construction of private feeder routes into the main trails system. The provision of local trails is particularly compatible with the hillside management and open space provisions of this plan.” (Policy 6.2, Page 27).

SAFETY ELEMENT

“Improve programs and practices for dealing with erosion, settlement and other soil-related hazards.” (Policy 3.1, Page 30).

GENERAL CONDITIONS FOR DEVELOPMENT

“Natural or Open Area Standards: A minimum of twenty-five percent (25%) of a project site shall be retained in a natural or open condition. Open space may consist of open areas in public ownership, common private ownership or private yards. Subject to approval by the Regional Planning Commission, required open areas may include: common open space for passive recreation; areas of scenic beauty; riding, hiking, and bicycle trails; areas cleared for fire suppression; and landscaped areas adjacent to streets and highways. Clearing and grading required by the County for such purposes as arterial access, and/or major utility rights-of-way may be excluded from the open area calculation.” (Condition 3, Page 44)

DRAFT CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). Also, conform to the requirements of Conditional Use Permit Case No. 2005-00171-(5), Oak Tree Permit Case No. 2005-00062-(5) the Mitigation Monitoring Program ("MMP"), and the applicable provisions of the Agua Dulce Community Standards District ("CSD").
2. Except as otherwise specified by Conditional Use Permit No. 2005-00171-(5), conform to the applicable requirements of the A-2-1 (Heavy Agricultural-One Acre Minimum Required Lot Area) zone.
3. Submit a copy of the project Conditions, Covenants and Restrictions ("CC&Rs") to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval.
4. Submit evidence that the conditions of the associated Conditional Use Permit Case No. 2005-00171-(5) and Oak Tree Permit Case No. 2005-00062-(5) have been recorded.
5. Permission is granted to adjust lot lines to the satisfaction of Regional Planning.
6. Provide at least 40 feet of street frontage at the property line for each lot fronting on a cul-de-sac and knuckle and at least 50 feet of street frontage at the property line for all other lots, except for flag lots. Provide approximately radial lot lines for each lot.
7. Dedicate to the County on the final map the right to prohibit development in the open space lots (Lot Nos. 253, 254, 255 and 256), and record an open space building restriction area over those open space lots on the final map to the satisfaction of the Los Angeles County Department of Public Works ("Public Works") and Regional Planning.
8. Convey the water tank lot and access road located within open space Lot No. 255 as a separate fee lot. Show the separate fee lot on the final map to the satisfaction of Regional Planning.
9. Number all open space lots on the final map and provide access, a minimum of 15 feet in width, to each open space lot to the satisfaction of Regional Planning.
10. Permission is granted to create additional open space lots to the satisfaction of Regional Planning.

11. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the tract's CC&Rs which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, submit a copy of the draft document to be recorded to Regional Planning.
12. No grading permit shall be issued prior the recordation of a final map, unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of Conditional Use Permit Case No. 2005-00171-(5)
13. Prior to the issuance of a grading and/or building permit, three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Director as required by Conditional Use Permit Case No. 2005-00171-(5)
14. Per Section 21.32.195 of the County Code, plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
15. Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of the Los Angeles County Subdivision Committee ("Subdivision Committee"). Each final unit map to record shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance and Conditional Use Permit Case No. 2005-00171-(5). Prior to approval of each final unit map, submit the following:
 - A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps and the expected boundaries and phasing of all future final unit maps; and
 - A summary sheet indicating the number and type of all lots shown, including open space breakdown by acreage and type, on the current and previous final maps.
16. Upon completion of the appeal period, remit processing fees (currently \$2,550.00) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

17. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Draft Supplemental Environmental Impact Report ("DSEIR") for the project are incorporated by this reference and made conditions of Revised Vesting Tentative Tract Map No. 50385. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Program. After completion of the appeal period, record a covenant and agreement, and submit a copy to Regional Planning for approval, agreeing to the mitigation measures imposed by the DSEIR for this project. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to Regional Planning as frequently as may be required by the department. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.

The reports shall be submitted in the following sequence:

- a. Prior to or concurrent with submittal of a revised Exhibit "A" to be approved by the Director of Planning prior to issuance of grading permits.
 - b. At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase.
 - c. Prior to occupancy clearances by Public Works.
 - b. Additional reports shall be submitted as required by the Director of Planning.
18. Upon completion of the appeal period, deposit the sum of \$3,000.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the Mitigation Monitoring Program.
19. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, of the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

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

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

Except as modified herein above, this approval is subject to all those conditions set forth in Conditional Use Permit Case No. 2005-00171-(5), Oak Tree Permit Case No. 2005-00062-(5), the attached MMP, and the attached reports recommended by the Subdivision Committee, which consists of the Departments of Regional Planning, Public Works, Fire Department, Parks and Recreation, and Public Health.

DEPARTMENT OF REGIONAL PLANNING

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

DRAFT CONDITIONS:

1. This grant authorizes the use of the subject property in a nonurban hillside area for 247 new single-family lots, onsite project grading and a water reclamation plant in the A-2-1 zone as depicted on the approved exhibit map marked Exhibit "A" (dated November 21, 2006) or an approved revised Exhibit "A", subject to all of the following conditions of approval.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 7, 8 and 38.
3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. The property owner or permittee shall record the terms and conditions of the grant in the office of the Los Angeles County Recorder ("County Recorder"). In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
7. Within five (5) days of the completion of the appeal period, the permittee shall remit a \$2,550.00 processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.
8. The subject property shall be developed and maintained in full compliance with the conditions of this grant, and any law, statute, ordinance or other regulation

applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles ("County") the sum of **\$1,500.00**. These monies shall be placed in a performance fund which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **ten (10) biennial inspections**. The inspections shall be unannounced.

9. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
10. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
11. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

12. This grant shall expire unless used within two years after the recordation of a final map for Revised Vesting Tentative Tract Map No. 50385. In the event that Vesting Tentative Tract Map No. 50385 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
13. The subject property shall be graded, developed and maintained in substantial compliance with the approved tentative tract map and exhibit "A" map (dated November 21, 2006) or an approved revised Exhibit "A".
14. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Planning.
15. The development of the subject property shall conform to the conditions approved for Revised Vesting Tentative Tract Map No. 50385.
16. Open space shall comprise not less than 70 percent of the net area of the subject property, and provided for this project as follows: 1) That open space shall comprise no less than 547.7 total acres (73.8 percent) proposed for the project; 2) That at least 261.9 acres shall be preserved as "natural open space" within the single-family lots as "restricted" open space; 3) That 161.7 acres are currently preserved as "natural open space" within four (4) separate open space lots; 4) That 124.1 acres are currently preserved as "manufactured open space" within the single-family lots and the water reclamation plant lot; 5) That any "shifting" of open space within the project subsequent to approval shall not result in the reduction of total dedicated open space below 547.7 total acres, to the satisfaction of Regional Planning.
17. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Planning.
18. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the tract's Conditions, Covenants, and Restrictions ("CC&Rs") which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, submit a copy of the draft document to be recorded to Regional Planning.

Draft Conditions

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

weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

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

In addition to the review and approval by the Director of Planning, the landscaping plans will be reviewed by the staff biologist of Regional Planning and by the Los Angeles County Fire Department ("Fire Department"). Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. The landscaping plan shall be maintained in compliance with the approved landscaping plans.

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

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

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

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

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

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

36. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Draft Supplemental Environmental Impact Report ("DSEIR") for the project are incorporated by this reference and made conditions of Revised Vesting Tentative Tract Map No. 50385. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Program ("MMP"). After completion of the appeal period, record a covenant and agreement, and submit a copy to Regional Planning for approval, agreeing to the mitigation measures imposed by the DSEIR for this project. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to Regional Planning as frequently as may be required by the department. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.

The reports shall be submitted in the following sequence:

- a. Prior to or concurrent with submittal of a revised Exhibit "A" to be approved by the Director of Planning prior to issuance of grading permits.
 - b. At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase.
 - c. Prior to occupancy clearances by Public Works.
 - c. Additional reports shall be submitted as required by the Director of Planning.
37. At the end of the appeal period, as provided in the MMP, the permittee shall deposit the sum of \$3,000.00 with Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the MMP. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Reports.

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

DRAFT CONDITIONS:

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

1. This grant authorizes the removal of two (2) trees of the Oak genus identified as Tree Numbers 9 and 10 in the applicant's Oak Tree Report, subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective until the permittee and the owner of the property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") an affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions have been recorded as required by Condition No.4 and until all required monies have been paid pursuant to Condition Nos. 9 and 10.
4. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in such full compliance shall be a violation of these conditions.
7. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
8. No oak tree shall be removed until the permittee has obtained all permits and approvals required for the work which necessitates such removal.
9. Within 15 days of the completion of the appeal period, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not *de minimus* in its effect on fish and

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

10. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Fire Department a sum of \$600.00. Such fee shall be used to compensate the Los Angeles County Forester and Fire Warden ("Forester") \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with these conditions of approval.

The above fees provide for one initial inspection of temporary fencing (required to secure the protected zone of the remaining Oak trees), prior to the commencement of construction and five subsequent annual inspections until the conditions of approval have been met. The Director of Regional Planning ("Director of Planning") and the Forester shall retain the right to make regular and unannounced site inspections.

11. The term "Oak Tree Report" refers to the report on file by Jonathan E. Campbell, the consulting arborist, dated November 10, 2006.
12. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Planning and the Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that her or she agrees to report to the Director of Planning and the Forester any failure to fully comply with the conditions of this grant. The arborist shall prepare a schedule of construction activities wherein the arborist will be present on the project site to ensure compliance with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
13. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak Tree Map, Mitigation Planting Plan and Conditions of Approval.
14. The permittee shall install temporary chain-link fencing, not less than four feet in height, to secure the protected zone of the remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the Forester. The term "protected zone" refers to the area extending five feet beyond the dripline of the Oak tree (before pruning), or 15 feet from the trunk, whichever is greater.
15. The permittee shall keep copies of the Oak tree report, Oak tree map, mitigation planting plan and conditions of approval on the project site and available for review. If the conditions of approval are not present on site during a monitoring inspection of an active project, the Forester will give an immediate "Stop Work Order." This will be administered both verbally and in writing. The "Stop Work Order" will be

rescinded after the conditions of approval are present on the site and all employees associated with the project are fully aware of these conditions.

16. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of protected Oak trees or to improve their appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two inches in diameter or less accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the Forester. In no case shall more than 20 percent of the tree canopy of any one tree be removed.
17. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the Forester, a copy of which is enclosed with these conditions.

MITIGATION TREES:

18. The permittee shall provide mitigation trees of the Oak genus at a ratio of two to one (2:1) trees for Tree Numbers 9 and 10 for each tree removed for a total of four (4) 15-gallon trees.
19. Each non-Heritage Oak mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two (2) largest stems of such trees shall measure a minimum of one (1) inch in diameter one (1) foot above the base.
20. This total of four (4) mitigation trees shall consist of indigenous varieties of *Quercus turbinella*. The seed shall be grown from a local seed source and be of high-quality.
21. The permittee shall plant one acorn of the *Quercus turbinella* variety for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.
22. All required mitigation trees shall be planted within one (1) year of the permitted oak tree removals. Mitigation trees shall be planted on-site in locations approved by the project arborist in consultation with the Forester. In circumstances where on-site planting is shown to be infeasible, the mitigation trees may be planted at an off-site location approved by the Forester, or a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resources loss. The contribution shall be calculated by the consulting arborist and approved by the Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
23. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The five-year maintenance period will begin upon

receipt of a letter from the permittee or consulting arborist to the Director of Planning and the Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five (5) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

24. The project arborist shall inspect all mitigation trees on a quarterly basis for two (2) years after completion of construction. The arborist's observations shall be reported to the County Forester, including any loss of trees.
25. All mitigation oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance, once the trees have survived the required maintenance period.
26. Prior to the planting of the trees, the biologist/arborist for the permittee shall determine planting sites, prepare planting plans and specifications, and a monitoring program, all of which shall be approved by the Forester and Director of Planning.
27. All work on or within the protected zone of an oak tree shall be performed by or under the supervision of the consulting arborist.
28. Trenching, excavation, or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.
29. Installation of fencing around the perimeter of the properties shall be of wrought iron or wood post type construction wherever the fencing passes within ten (10) feet of any oak trunk. No block walls or other type of fence or wall construction which requires substantial trenching for foundations shall be located within ten (10) feet of any oak tree in order to limit damage caused by such types of construction.
30. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited. If the applicant encroaches or removes an Oak tree not specified in the Oak Tree Report all work must stop immediately. A new Oak Tree Report, which accurately identifies the project conditions must be submitted for approval through the permitting process. The applicant will be responsible to pay all associated fees for the new Oak Tree Permit.
31. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.
32. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.
33. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any oak tree. No temporary structures shall be placed within the protected zone of any oak.

34. Any violation of the conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the Notice of Correction.
35. Should any future inspection disclose that the subject property is being used in violation of any condition of this grant, the permittee shall be held financially responsible and shall reimburse the Forester for all enforcement efforts necessary to bring the subject property into compliance. The Director of Planning and the Forester shall retain the right to make regular and unannounced site inspections.
36. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional Planning Commission ("Planning Commission") or Los Angeles County Hearing Officer ("Hearing Officer") may, after conducting a public hearing, revoke or modify this grant, if the Planning Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or as to be a nuisance.
37. The permittee shall defend, indemnify and hold harmless Los Angeles County ("County"), its agents, officers, and employees from any claim, action or proceeding against the County, or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any such claim, action, or proceeding and the County shall reasonably cooperate in the defense.
38. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred by the department reach 80 percent of the amount on deposit up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.
39. The cost for collection and duplication of records and other related documents will be paid by permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

41. As a means of ensuring the effectiveness of the mitigation monitoring measures set forth in the attached Mitigation Monitoring Program ("MMP"), the permittee shall submit mitigation monitoring reports to the Director of Planning. The reports shall describe the status of compliance with the mitigation measures adopted as conditions of this grant. The reports shall be submitted and approved in the following sequence:
- a. At the time of submittal of the first final map and each final unit map submittal;
 - b. At the time of grading permit issuance, include verification and payment of applicable fees;
 - c. At the time of building permit issuance;
 - d. Additional reports as required by the Director of Planning.
42. At the end of the appeal period, as provided in the MMP, the permittee shall deposit the sum of \$3,000.00 with Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the MMP. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Reports.
43. This grant shall expire unless used within two (2) years after the recordation of a final map for Revised Vesting Tentative Tract Map No. 50385. In the event that the tentative map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
44. This grant shall terminate upon the completion of the authorized oak tree removal and the completion of all required mitigation and monitoring to the satisfaction of the Forester and Regional Planning.

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

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

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

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

19. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
20. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
21. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

-HW

Prepared by Henry Wong

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Phone (626) 458-4915

Date 01-11-2007



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

TRACT MAP NO. 50385

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

DRAINAGE CONDITIONS

1. Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
2. Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
3. A hydrology study for design of drainage facilities/delineation of flood hazard is required. Hydrology study must be submitted and approved prior to submittal of improvement plans. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
4. Show the Los Angeles County Flood Control District (LACFCD) right of way on the final map. A permit will be required for any construction affecting the right of way or facilities. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
5. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
6. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
7. Contact the Corps of Engineers to determine if a permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
8. Comply with the requirements of the revised drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 01/09/07 to the satisfaction of Public Works.
9. Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; comply with NPDES, SWMP, and Standard Urban Stormwater Mitigation Plan (SUSMP) requirements.
10. Prior to recordation of the final map, form an assessment district to finance the future ongoing maintenance and capital replacement of SUSMP devices/systems identified on the latest approved Drainage Concept. The developer shall cooperate fully with Public Works in the formation of the assessment district, including, without limitation, the preparation of the operation, maintenance, and capital replacement plan for the SUSMP devices/systems and the prompt submittal of this information to Land Development Division. The developer shall pay for all costs associated with the formation of the assessment district. SUSMP devices/systems shall include but are not limited to catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality.

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

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ADDING 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.

e *Lizbeth Cordova*
LIZBETH CORDOVA

Date 01/09/2007 Phone (626) 458-4921

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

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

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

Prepared by  Reviewed by _____ Date 1/8/07
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 Aqua 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:

1. At the grading plan review stage, provide information, analyses, and/or recommendations for the following
 - a. *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.
 - b. *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.
 - c. *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.
2. 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:

1. 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.
2. PER THE SOILS ENGINEER, THE ROCKFALL HAZARD IDENTIFIED IN THE 12/11/06 REPORT, SHALL BE REMOVED AT THE GRADING STAGE.



Reviewed by Yoshiya Morisaku 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.

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.

HCW
Name Allan Chan
tr50385r-rev'd-rev1.doc

Phone (626) 458-4915

Date 01-11-2007

November 21, 2006

TO: Dennis Hunter
Land Development Division

Attention Suk Chong

FROM: Bill Winter
Traffic and Lighting Division

William Winter

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

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

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

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

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

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

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

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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.

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

 Prepared by Allen Ma
tr50385s-rev1.doc

Phone (626) 458-4921

Date 01-11-2007

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

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



Prepared by Juan M Sarda
tr50385w-rev1.doc

Phone (626) 458-4921

Date 01-11-2007

Jodie S.

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040



WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Division 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.

Notes: WATER tank pad to provide A MINIMUM access width of 20'

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

Prepared by Janna Masi Date JANUARY 11, 2007



FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 50385

Map Date NOVEMBER 21, 2006 Ex. A

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.

Notes: 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.

Director: Janna Masi

Date JANUARY 11, 2007

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



PARK OBLIGATION REPORT

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

Total Units = 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:	2.30
IN-LIEU FEES:	\$91,190

Conditions of the map approval:

The park obligation for this development will be met by:

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

rails:

omments:

Trails report pending

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

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

James Barber

James Barber, Advanced Planning Section Head



DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

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

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

$$(P)\text{people} \times (0.003)\text{Goal} \times (U)\text{units} = (X)\text{acres obligation}$$

$$(X)\text{acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

- 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 **247** = Proposed Units **247** + Exempt Units **0**

	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 =				2.30

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

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

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
one					
Total Provided Acre Credit:				0.00	

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	\$91,190



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:

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

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

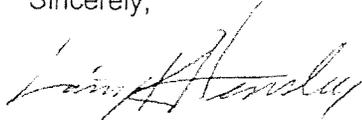
4. The Developer shall submit a cost estimate for the construction of the trails with the rough grading plans. An electronic copy (Autocad 2005) of the rough grading plans shall also be submitted in a burned CD or DVD with the cost estimate.
5. After approval of the trail alignments on the rough grading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

Mr. Jodie Sackett
January 25, 2007
Page 3

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

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

Sincerely,



Larry R. Hensley
Chief of Planning

LH:KS:fls: Z:\Plan-Design\Tonda\My Documents\wordpro\2007DOCS\Trlrpt50385-07a

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



COUNTY OF LOS ANGELES
Public Health



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

BOARD OF SUPERVISORS

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

Gloria Molina
First District

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

Yvonne B. Burke
Second District

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

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

January 9, 2007

RFS No. 06-0033960

Tract Map No. 50385

Vicinity: Agua Dulce

Revised Tract Map Date: November 21, 2006 ((1st 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

HILLSIDE MANAGEMENT AND SIGNIFICANT ECOLOGICAL AREAS – BURDEN OF PROOF

A. HILLSIDE MANAGEMENT AREAS (Section 22.56.215 F.1):

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

The project has been located and designed to create a cluster development to minimize environmental impacts and create large open space lots. The project has been designed in accordance with regulations and requirements of the subdivision code and will be reviewed by the Department of Public Works and other public agencies. All the mitigation measures will be incorporated in the Environmental Impact Report.

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

The project has been designed with special consideration for the existing environmental setting of the subject site. The project has minimized grading for roads, streets, and storm drains consistent with public health and safety. In addition, the project design of cluster development to minimize the environmental impacts also minimizes grading to the degree possible to preserve land forms and other natural features. Contour grading techniques to present a rounded or undulating appearance blending with the natural terrain of the site are also utilized in the project's design.

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

The proposed project will provide additions to the existing circulation system by providing bridge and thoroughfare contributions to County for infrastructure and transportation project from the adjacent developed areas. The subject project the sewer will be served by the proposed water reclamation plant on site. The Environmental Impact Report for this project documents that all the service providers have the capacity to serve the project (water, gas, etc).

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

The proposed single family development is designed to utilize contour grading to present a rounded and undulating appearance blending with the natural terrain thereby minimizing the impact to the existing topography. The design of the project also preserves large open space areas in order to keep the hillside character in order to preserve, enhance and restore the native habitats of the area. The proposed large single family lots with equestrian trails are compatible and consistent with the surrounding development. This will enhance and benefit the surrounding community.

MINOR MODIFICATION

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
 - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed single family development has been designed majority portion of flat surface in order to minimize environmental Impacts by creating large open space lots in order to enhance the natural environment. The design of this subdivision is being reviewed by the Department of Public Works, all geologic, soil and flood issues will be mitigated as a condition of development of this project. The Environmental impact report will document all mitigation measures which will be Incorporated into the project. In addition, all ordinances and standards to protect the health, peace, comfort and enjoyment of persons residing in the surrounding areas will be maintained and enhanced.

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

The 742 acre site is more than adequate to accommodate the development features required by ordinance to integrate the proposed use with the surrounding areas. The project development plan proposed 70 percent of the open space. The proposed single family lots are two and above acres minimum.

- C. That the proposed site is adequately served:
 - 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - 2. By other public or private service facilities as are required

A Access to the project site will be Sierra Hwy from the North and Antelope Valley in the South East corner. The public works traffic study conditions, Guidelines and mitigation measures and surrounding circulation requirements Will be implemented to this project.

B The proposed water reclamation plant on the site will serve this development. The water line connection to this project is from Red Roover Street along Antelope Valley freeway. The environmental impact documents that state That all the service facilities have the ability to serve the proposed project.

REQUEST FOR OAK TREE PERMIT

BURDEN OF PROOF:

~~A. The proposed construction and proposed use of the subject property will be accomplished without endangering the health of the remaining trees by the use of the following protective measures:~~

1. Fencing around trees within 200' of grading.
2. Deadwooding and/or pruning (only if necessary).
3. Watering (only if necessary).
4. Fertilization (only if necessary).
5. Grading near dripline done manually with hand tools if necessary.

In addition to the above protective measures, it is noted that the remaining trees will be protected from major impact due to the location of these trees. Their proximity to the grading and/or construction should be out of range of any significant impact to their health.

B. The removal of the proposed scrub oak trees will not result in soil erosion through the diversion of increased flow of surface waters because the trees in question are not of a significant size and/or type that their absence would create such impact that either diversion or increased flow would result from their removal. In addition to this, the topography of the subject property precludes any major impact on surface water by the fact that there is very little surface water to impact in this area of Agua Dulce.

C. 2. The oak trees proposed for removal interfere with utility services and streets within the subject property and no reasonable alternative to such interference exists other than removal of the trees. The existing topography, street location and grading constraints, as indicated on the tentative tract map, make it both impractical and infeasible to retain the two scrub oak trees at their present location.

CHAPTER 1

Executive Summary

1.1 Summary of Project Description

Project Location and Overview

Los Angeles County certified the previous Final EIR for Agua Dulce Residential project and approved the project in 1994 for 339 single-family residential lots along with open space lots and water tank lots on 908 acres.¹ Subsequently, a 68-unit (approximately 163-acre) portion of the project was recorded. Currently, the project applicant, B&C Land and Water, LLC, is proposing a revision to the remaining 745-acre, unrecorded portion of the project. The current proposal for the unrecorded portion of the site is for 247 single family-residential lots, open space lots (unchanged from before) and two water tank lots (one for potable water and the other for irrigation water). 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. Shady Lane and Vallejo Vista also connect to Sierra Highway and provide access into the rural residential community near the site (these streets are not a part of the project).

Project Construction and Design Features

The proposed project consists of 247 single-family residential lots, four open space lots (Lots 253, 254, 255, and 256), four basins (Lots 248, 249, 250, and 251), an on-site water treatment facility (Lot 252), two park lots, one water tank lot (domestic water and recycled water tank site on pad 3459 located between open spaces Lots 254 and 255), equestrian trails, and a private or public internal street network. All project residential lots will meet the lot area requirements of the Agua Dulce Community Standards District, which specify each lot shall have a net area of not less than two acres, unless in a hillside area (25 percent slope or more), in which lots may be not less than two gross acres if they meet minimum specified dimensions (i.e., lots

¹ State Clearinghouse No. 1991031100; Los Angeles County Project No. 91053, VTM 50385, CUP and OTP 91053.

must be at least: 165 feet in width, 165 feet in length, have at least 50-foot front yards and 25-foot side yards).²

The project will include the establishment of a Homeowners Association (HOA), which will maintain Covenants, Conditions, and Restriction (CC&R's) governing maintenance and design issues. The HOA will be responsible for maintaining the common areas and some of the smaller facilities, including the open space lots, equestrian trails, and some of the smaller on-site drainage structures. The Los Angeles County Department of Public Works (DPW) Flood Control Division will maintain the larger drainage structures.

Wastewater Disposal and Reclaimed Water Distribution

An on-site wastewater reclamation facility will utilize a state-of-the-art process, which will discharge recycled water meeting regulatory water quality standards for irrigation use. The facility will serve 376 lots (the 247 proposed lots in Phase II, the 68 recorded lots in Phase I, and 61 off-site lots in the Sierra Colony subdivision), reducing the number of septic systems that would otherwise be utilized in the area. Reclaimed water from the facility will be recycled from the facility and used to irrigate some of the larger slopes on residential lots, as well as the open space lots, reducing project water demands. A recycled water storage tank will be provided in the water tank lot in the southwestern portion of the site. Initially (currently estimated at two years), the facility would be privately operated) by the project HOA, which would contract with a service provider licensed and approved by the County. After this initial period, the DPW would take over operation and maintenance. Operation of the disposal and distribution systems will be subject to Regional Water Control Board permit discharge requirements.

Grading and Construction Program

The 68-unit recorded portion was recorded as Phase I of Tract 50385, and the remaining portion of the site will be addressed in Phase II of Tract 50385. Construction of the entire project is anticipated to occur over an approximate six-year period. The wastewater reclamation facility, which can begin operation with a service area of 50 homes, would begin as soon as Phase II of Tract 50385 is approved and recorded. Development of the homes will begin in June 2008, with buildout estimated for June 2014. Construction of the recorded portion of the site could occur at any time; however, as connection to the wastewater reclamation plant is now proposed, this Supplemental EIR assumes that portion will be constructed within the same timeframe as Phase II of Tract 50385. Project site grading and the instillation of utilities are anticipated to occur within the first year. Grading for the project, in the amount of 3.75 million cubic yards of earth, will be balanced on-site. Construction of homes will occur in 20 to 50-unit increments.

² Los Angeles County Planning and Zoning Code Section 22.44.113.C1. The modified size allowances in hillside areas are permitted by the Code when such a design will result in both reduced grading and service system impacts and a better project design.

Open Space and Landscape Plan

The landscape plan for roadway entries, along roads, and residential lots will include a mix of native and non-native, non-invasive plants, and will adhere to the Agua Dulce Community Standards District landscape guidelines.

Surrounding Land Uses

Existing Surrounding Land Uses

The area surrounding the site is predominately rural residential in character, with much of the land area remaining undeveloped in and around the community of Agua Dulce. The Agua Dulce Airpark is located further to the west (the project site is not directly under the flight path for the airport), and Vasquez Rocks County Park is located further to the southwest. Neighborhood-serving commercial uses are located approximately three miles by road to the west, on Agua Dulce Canyon Road, and approximately seven miles by road to the east, on Santiago Road.

Summary of Environmental Impacts and Mitigation Measures

The Supplemental EIR evaluation addresses the following environmental topics: Groundwater and Water 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), and Sewage Disposal (updated sewage treatment information). A summary of impacts, mitigation measures and significance conclusions on these topics is provided in **Table 1.1**, at the end of this section.

The analysis of other topics addressed in the previous Final EIR are not revised herein, but would remain applicable for the project. The mitigation measures for those topics will be included in the Mitigation Monitoring Program and in the conditions of approval for the project.

Areas of Controversy and Issues to be Resolved

The primary area of discussion and controversy on this project is the potential for impacts to groundwater quality from the wastewater treatment facility. Consistent with CEQA, this Supplemental EIR evaluates and discloses potential significant impacts relating to changes in the project since the previous Final EIR, and determines ways in which significant effects can be avoided or reduced by assuring regulatory compliance and imposing project mitigation measures.

SUMMARY OF AGUA DULCE RESIDENTIAL PROJECT IMPACTS AND MITIGATION MEASURES
TABLE 1.1

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Air Quality (Construction Period) The proposed project would result in significant construction air quality period impacts NOx and PM₁₀.</p>	<p>Significant</p>	<p>Measure 4A.1: The construction program shall be limited to a maximum daily earthwork volume of 60,000 cubic yards a day.</p> <p>Measure 4A.2: The proposed project shall comply with SCAQMD established minimum requirements for construction activities to reduce fugitive dust and PM₁₀ 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>Measure 4A.3: 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 roadways shall also be prohibited.</p> <p>Measure 4A.4: 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 watering again at the end of each day.</p> <p>Measure 4A.5: 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>Measure 4A.6: 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>Measure 4A.7: Grading operations shall be suspended during first stage ozone episodes and when winds exceed 25 mph.</p> <p>Measure 4A.8: 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>Measure 4A.9: Construction operations affecting off-site roadways shall be scheduled by implementing traffic hours to minimize obstruction of through-traffic lanes.</p> <p>Measure 4A.10: Idling trucks or heavy equipment shall be turned off if the expected duration of idling exceeds five minutes, as required by law.</p>	<p>Significant</p>

**TABLE 1.1
SUMMARY OF AGUA DULCE RESIDENTIAL PROJECT IMPACTS AND MITIGATION MEASURES (CONT.)**

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Air Quality (Construction Period) (cont.)</p> <p>Cumulative Air Quality Impacts - Although cumulative growth in the region is expected to continue in accordance with approved plans, and such plans are incorporated in the South Coast Air Quality Management District's (SCAQMD) Air Quality Management Plan (AQMP) projections, given the non-attainment status of the South Coast Air Basin, after mitigation given the area's non-attainment status.</p> <p>Biological Resources (Sensitive Species)</p> <p>The proposed project would result in potentially significant impacts to sensitive species, though significant impacts to federally or State-listed threatened or endangered species would not occur.</p>	<p>Significant</p>	<p>Measure 4A.11: On-site heavy equipment used during grading and construction shall be equipped with diesel particulate filters unless it is demonstrated that such equipment is not available or its use is not cost-competitive.</p>	<p>Less Than Significant</p>
<p>Measure 4B.1: 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</p> <p>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.</p> <p>Measure 4B.2: 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>	<p>Less Than Significant</p>		

SUMMARY OF AGUA DULCE RESIDENTIAL PROJECT IMPACTS AND MITIGATION MEASURES (CONT.)
TABLE 1.1

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
Biological Resources (Sensitive Species) (cont.)		<p>Measure 4B.3: 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. Vegetation 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>	
		<p>Measure 4B.4: 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.</p>	
		<p>Measure 4B.5: Discharge of firearms, including pellet and BB guns, within the project site, including open space area, shall be prohibited by the CC&Rs.</p>	
		<p>Measure 4B.6: 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.</p>	
		<p>Measure 4B.7: 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.</p>	
		<p>Cumulative Biological Resource Impacts - 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.</p>	

TABLE 1.1
SUMMARY OF AGUA DULCE RESIDENTIAL PROJECT IMPACTS AND MITIGATION MEASURES (CONT.)

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Wastewater</p> <p>The current Tract 50385 Phase II³ as well as the un-built, yet recorded Tract 50385 Phase I, and 61 off-site units in the Sierra Colony development (a total of 276 units) would be served by the proposed project's on-site wastewater treatment facility; however based on previous designs, the current facility design would accommodate capacity typical for 400 units. The facility 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.</p>	<p>Less Than Significant</p>	<p>Measure 4C.1: 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 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>Less Than Significant</p>
		<p>Measure 4C.2: 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>	

³ Currently, Phase I of Tract 50385 refers to the 68 previously recorded units, which were referred to as "initial phase of the project" (previous Draft EIR pg. 4-24) and "first phase" (previous Draft EIR pg. 4-27), and clarified as Phases I, II, and III of the twelve phases originally planned for the project. Currently, Phase II of Tract 50385 refers to the remainder of the project (271 units at the time of the previous Final EIR, now reduced to 247 units).

**TABLE 1.1
SUMMARY OF AGUA DULCE RESIDENTIAL PROJECT IMPACTS AND MITIGATION MEASURES (CONT.)**

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
Wastewater (cont.)			
<p>Measure 4C.3: 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, 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.</p>			
<p>Cumulative Wastewater Impacts - As the proposed wastewater reclamation facility will reduce potential impacts that could occur with septic systems, the project does not contribute to the cumulative septic system-related water quality issues in the area. Project design and mitigation measures will ensure that project water treatment and recycled water usage meet all standards and requirements of the law, as regulated and enforced by Los Angeles RWQCB, and that the project will not further degrade water quality in the currently impacted Agua Dulce Groundwater Basin. Further, the recycled water usage will reduce water demand for the project site, which is an improved water demand impact on a project and cumulative project level. Future projects in the area will also be reviewed against County and RWQCB requirements.</p>			
Groundwater Quality			
<p>The majority of the site (247-unit portion) lies within Agua Dulce Watershed and Groundwater Basin, where groundwater quality is currently impacted (total Dissolved Solids, or salts including chlorides, and nitrates). The 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.</p>	Less Than Significant	<p>Measure 4D.1: 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"> 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 National Pollutant Discharge Elimination Standards (NPDES) Best Management Practice (BMP) standards. g. Building designs shall direct rooftop runoff to the yards or vegetated areas. 	Less Than Significant

SUMMARY OF AGUA DULCE RESIDENTIAL PROJECT IMPACTS AND MITIGATION MEASURES (CONT.)

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
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<p>Groundwater Quality (cont.)</p> <p>Cumulative Groundwater Quality Impacts - The proposed wastewater reclamation system will reduce potential impacts that could occur with septic systems, and the irrigation expected from the use of septic systems. In addition, project compliance with runoff water quality requirements, and implementation of the project SUSMP will assure less than Future projects in the area will require regulatory compliance and mitigation.</p>	<p>Measure 4D.2: 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>	<p>Significance After Mitigation</p>
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Mr. Rick Kuo,
Dept. of Regional Planning
County of Los Angeles
Impact Analysis Section
Room 1348
320 West Temple Street
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Mr. Jodie Sackett

Dept. of Regional Planning
County of Los Angeles
Room 1382
320 West Temple Street
Los Angeles, CA 90012

SUBJECT: Project No. TR50385, Revised Vesting Tentative Tract Map No. 50385, Conditional Use Permit Case No 2005-00171-(5), Oak Tree Permit Case No. 2005-00062-(5)

Gentlemen:

My husband and I are coming up on 24-year residents of Agua Dulce. We moved out here from the SFV in 1983 for the open space, solitude, beauty, peace and quiet this little community offers us. Once again I read we are threatened by yet another infringement of these wonderful qualities, namely Project No. TR50385. This development will seriously impact not only our own property but that of everyone who lives in Agua Dulce because it will:

- negatively impact the aesthetic value and view of the beautiful open valley where the development is planned
- destroy the beautiful mountains that currently exist in that valley
- cause major traffic congestion over and above what Sierra Highway and the 14 freeway must currently endure.
- cause additional traffic and safety hazards from more motor vehicles
- create unwanted and unhealthful air pollution due to increase of cars
- force us to have a water reclamation plant in our midst that we don't want
- cause tremendous property congestion due to 247 single family dwellings going in
- cause great strain on water supplies to existing homes, and cause those of us who want to stay on wells to be forced to submit to having and paying for county water
- cause environmental damage to an already overbuilt country environment
- cause a tremendous overload on our current school system
- create too much congestion for our current roads
- create an eye sore in the pristine valley where the project is intended
- add additional and unnecessary cost to tax payers for increased utility resources
- force residents of Agua Dulce to accept this huge development which we don't want
- create potential liability hazards by forcing equestrians to ride alongside houses where there are hazards (not limited to) like loose or barking dogs that scare our horses
- destroy the natural equine trails that now exist and that we've ridden for nearly a quarter of a century. We came out here to enjoy the natural trails not to wind around houses like people must do in Simi Valley and the San Fernando Valley in order to enjoy riding their horses.

Our property is located just ½ mile west of the proposed development off the gas road, and we are seriously concerned about the impact it will have on our own property as well as the tiny valley in which we reside. We, like so many others who now live in Agua Dulce, moved from high density communities to enjoy riding our horses and walking our dogs without fear of man-made hazards, be free from traffic on trails we've used for a quarter century, to enjoy fresh and unpolluted air, to enjoy lots of free space around our properties, and freedom from congestion.

This huge development will put a huge strain on our tiny community. This community should only allow building of individual private and custom homes. The development of this magnitude belongs in a community where there is unlimited space to build like in Palmdale or Lancaster.

First it was the prison in 1983 then it was overdevelopment with the Larwin development, then the airport expansion, then CEMEX, then the possibility of ugly transmission towers that would have certainly ruined the esthetic value of our precious community, now this humungous and unsightly, imposing development. **This must stop!!!**

Sincerely,



Gail and George MacDonald

cc: Supervisor Michael Antonovich
Agua Dulce Town Council
Agua Dulce Civic Association
Country Journal



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

February 14, 2007

Bruce W. McClendon FAICP
Director of Planning

Agua Dulce Town Council
33201 Agua Dulce Canyon Rd., Box #8
Agua Dulce, California 91350

D.R.P. FILE 2007

**SUBJECT: Revised Vesting Tentative Tract Map No. 50385
Project No. TR50385-(5)
Conditional Use Permit No. 2005-00171-(5)
Oak Tree Permit Case No. 2005-00062-(5)
North of 14 Freeway and Valley Sage Rd. and south of Sierra Highway
Agua Dulce**

Dear Council Members:

This letter is being sent to inform you of a proposed subdivision project, Revised Vesting Tentative Tract Map No. 50385-(5), with Conditional Use Permit No. 2005-00171-(5) and Oak Tree Permit Case No. 2005-00062-(5). **The subject project is scheduled for a Public Hearing before the Regional Planning Commission of Los Angeles County on March 21, 2007.**

Project Description: This project is a revision to a previously recorded map, TR50385, which was approved by the Regional Planning Commission on May 18, 1994. The project was previously approved for 339 single-family residential lots, 3 public facility lots (water tanks), and five (5) open space lots on 908 gross acres. On May 15, 2002, a separate unit of TR50385 recorded, TR50385-01. This unit included 68 of the 339 approved single-family lots.

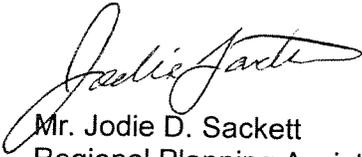
Proposed Changes: The current proposal is for 247 single-family lots, four (4) debris basin lots, one (1) water reclamation plant lot and four (4) open space lots on 742 gross acres. The new onsite water reclamation plant will eliminate 24 single-family lots originally proposed for the project. In addition, a multiuse trail is proposed for the project site, to be maintained by the Los Angeles County Department of Parks and Recreation. The Conditional Use Permit is for hillside management design review, onsite project grading, and the water reclamation plant. The Oak Tree Permit is for the removal of three (3) oak trees on the project site.

The proposed project meets the provisions of the Countywide General Plan, Zoning Ordinance, and Agua Dulce Community Standards District. Preliminary public hearing materials can be reviewed at the Newhall Library, 22704 W. 9th Street, Newhall, California 91321, **beginning February 20, 2007**. Materials can also be viewed at the Department of Regional Planning website: www.planning.lacounty.gov/case.htm. If you would like to view original case materials or speak in person, our offices are located at the Hall of Records, 320 W. Temple St., Rm. 1382, Los Angeles, 90012. Our office hours are Monday through Thursday, 7:30 a.m. to 6:00 p.m. We are closed on Fridays.

If you have any questions regarding this project, please feel free to contact me at (213) 974-6433, or via e-mail at jsackett@planning.lacounty.gov.

D.R.P. FILE COPY

Sincerely,



Mr. Jodie D. Sackett
Regional Planning Assistant II
Land Divisions Section

JDS:jds

c: Department of Regional Planning (file copy)
Jagadeesh Jyothi, SIKAND Asso. (e-copy)