Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

CERTIFIED-RECEIPT REQUESTED

May 19, 2008

Footage #749

Elaine Chen and Michael Tapley
23965 E. Kaleb Drive
Corona, CA 92883

SUBJECT: VESTING TENTATIVE TRACT MAP NO. 53159
CONDITIONAL USE PERMIT CASE NO. 2004-00066-(5)
MAP DATE: February 21, 2006

Dear Applicant:

The Regional Planning Commission of the County of Los Angeles ("Commission") conducted a public hearing on the matter of Vesting Tentative Tract Map No. 53159 and Conditional Use Permit Case No. 2004-00066-(5) on May 14, 2008.

After considering the evidence presented, the Commission in its action on May 14, 2008, approved the project in accordance with the Subdivision Map Act and Titles 21 (Subdivision Ordinance) and 22 (Zoning Ordinance) of the Los Angeles County Code subject to the recommendations and conditions of the Los Angeles County Subdivision Committee. A copy of the approved findings and condition is attached.

The actions of the map authorize the creation of 10 single-family lots and one open space lot on 21.83 gross acres. Also authorized are the following: a) the project development within a hillside management area; b) a density-controlled development with reduced lot sizes ranging from 11,196 square feet to 25,271 square feet; and c) the Mitigation Monitoring Program.

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

- (Condition No. 8) Within five days of the approval date, remit processing fees of $1,926.75 payable to the County of Los Angeles in connection with the filing and posting of an 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.

- (Condition No. 9) Within 30 days of the vesting tentative tract map approval, as provided in the MMP, deposit the sum of $3,000 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP.

The date of the decision provided no appeal of the action taken has been filed with the Los Angeles County Board of Supervisors ("Board") within the following time period:

- In accordance with the requirements of the State Map Act, the map may be appealed within nine days following the decision of the Commission. The appeal period ends on **May 23, 2008.**

- In accordance with the requirements of the State Map Act, the Conditional Use Permit may be appealed within 14 days following the receipt of the decision.

The decision of the Commission regarding the map may be appealed to the Board. If you wish to appeal the decision of the Commission to the Board, you must do so in writing and pay the appropriate fee. The fee for appeal process is $1,548 for the applicant and $775 for non-applicant(s).

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

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

The map approval shall expire on **May 14, 2010.** If the subject revised map does not record prior to the expiration date, a request in writing for an extension of the approval, accompanied by the appropriate fee, **must be delivered in person within one month prior to the expiration date.**

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

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Bruce McClendon, FAICP
Director of Planning

Susan Tae, AICP
Supervising Regional Planner
Land Divisions Section

SMT:ACB

Attachments: 1. Findings and Conditions
2. Notice of Determination
3. Mitigated Negative Declaration

c. Subdivision Committee
Board of Supervisors
Building and Safety
Testifiers

FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
CONDITIONAL USE PERMIT CASE NO. 2004-00066-(5)

1. The Regional Planning Commission of Los Angeles County ("Commission") conducted a duly noticed public hearing in the matter of Conditional Use Permit Case No. 2004-00066-(5) on May 14, 2007. Conditional Use Permit Case No. 2004-00066-(5) was heard concurrently with Vesting Tentative Tract Map No. 53159.

2. The applicant, Equinox Properties LLC, is proposing a non-urban hillside clustered residential development of 10 single family lots and one open space lot on approximately 21.83 gross acres.

3. A Conditional Use Permit ("CUP") is required to ensure compliance with nonurban hillside management design review criteria, density-controlled development and on-site project grading in excess of 100,000 cubic yards pursuant to Sections 22.56.205, 22.56.215 and 22.24.150 of the Los Angeles County Code ("County Code").

4. Vesting Tentative Tract No. 53159 is a related request to create 10 single family residential lots and one open space lot on approximately 21.83 gross acres.

5. The proposed subdivision is a nonurban hillside project, as the subject property exhibits natural slopes of 25 percent or greater. A CUP is required for the project, since the 10 dwelling units proposed exceeds the low-density threshold of 1 dwelling unit established for the site.

6. The site is located east of San Francisquito Canyon Road and Lowridge Place, within the Castaic Canyon Zoned District of Los Angeles County.

7. The subject property is approximately 21.83 gross acres in size. It has an irregular shape and sloped topography.

8. Access is provided by Lowridge Place, a 60 to 63 foot wide dedicated street onto "A" Street, also a 60 foot wide dedicated street.

9. The project proposes 166,000 cubic yards of cut and fill grading to be balanced onsite.

10. The project site is designated as nonurban hillside development, and a minimum of 70 percent open space is required. The project provides a total of 12.19 (72 percent) of open space out of the 16.81 acres used to calculate permitted density. The eastern 5.02 acres will be open space as well, as required by recorded Tentative Tract Map Case No. 46564-04 ("TR 46564-04") . Both natural and disturbed open space will be maintained within separate open space Lot No. 11.

11. The open space Lot No. 11 includes 12.19 acres of required open space for the subject project and an additional 5.02 acres of open space as required by the underlying TR 46564 on a portion of the subject property.

FINDINGS

12. The project site is zoned A-2-2 (Heavy Agriculture-Two Acre Minimum Required Lot Area) and RPD-5,000-3.5U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-3.5 Dwelling Units Per Net Acre).

13. To the north of the property the zoning is A-2-2 and RPD-5,000-3.5U. To the east of the property the zoning is RPD-5,000-3.5U. To the south, the zoning is A-2-2. To the west of the property the zoning is A-2-2 and R-1-7,000 (Single Family Residence-7,000 Square Feet Minimum Required Lot Area).

14. The subject property has an existing single family residence to be demolished. To the north, east, south, and west of the property, the existing land use is single-family residences.

15. The proposed project is consistent with the A-2 classification as single family residences are permitted by Section 22.24.120 of the County Code.

16. The subject property is located within the N1 (Non-Urban 1-One Dwelling Unit Per Five Acres to One Dwelling Unit Per Two Acres) and HM (Hillside Management-One Dwelling Unit Per Five Acres to One Dwelling Unit Per Two Acres) land use categories of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). The Area Plan permits a maximum of 12 dwelling units on the subject property.

17. Approximately 4.71 acres (21.5 percent) of project land for the purposes of calculating density, consists of zero to 25 percent slopes, 4.95 acres (22.6 percent) of the project land consists of 25 to 50 percent slopes, and 7.15 acres (32.7 percent) of the project consists of greater than 50 percent slopes. Acreage and slopes noted here do not include 5.02 acres within the underlying map TR 46564-04.

18. Prior to the May 14, 2008 public hearing, correspondence was received from the City of Santa Clarita regarding potentially significant downstream sewer impacts to the City of Santa Clarita's sewer system and requested the addition of two mitigation measures.

19. On May 14, 2008 the Commission heard a presentation from staff as well as the applicant.

20. During the May 14, 2008 public hearing, the Commission discussed concerns regarding the open space lot regarding who will maintain it, own it, and the retirement of the property's building rights to prevent future re-subdivision.

21. The applicant stated that the eastern five acres of the project site was deed restricted open space for TR 46564 and is now included within the separate open space lot No. 11 with the intention of having a homeowner's association maintain it, and building rights will be dedicated to the County.

FINDINGS

22. The Commission required additional language that required the subdivider to dedicate all development rights to the County of Los Angeles and for the open space to be permanently reserved by an entity including a public agency or non-profit organization to the satisfaction of the Los Angeles County Department of Regional Planning.

23. The initial study for the environmental document identified sewage disposal services to have less than significant/no impact and did not require the impact to be mitigated.

24. The Commission raised concern regarding correspondence from the City of Santa Clarita and the connection of the project to their sewer system.

25. The Los Angeles Department of Public Works ("Public Works") noted that the subject project will connect directly to a county sewer system before connecting to the City of Santa Clarita's sewer system for service.

26. Public Works stated that the current sewer capacity for the City of Santa Clarita will not increase after the addition of the subject project. The sewer capacity will be the same before and after connection.

27. The Commission directed Public Works to write a letter to the City of Santa Clarita's Engineering Department regarding clarification on the impact of the subject project on the City of Santa Clarita's sewer system and to ensure future continued cooperation regarding sewer service in the area.

28. During the May 14, 2008 public hearing, the Commission also discussed the possibility of future trails within the open space Lot No. 11 and along ridgelines within the project boundaries that could provide conductivity between adjacent or nearby trails.

29. A concern was raised whether the environmental document addressed the future construction of trails.

30. County Counsel clarified that future trails could be constructed within the project boundaries if they will not create an increased or additional impact not taken into consideration within the environmental document or would otherwise require additional mitigation measures not included in the mitigation monitoring program adopted.

31. During the May 14, 2008 public hearing, the applicant requested clarification of a condition within the Conditional Use Permit Conditions regarding grading prior to Final Map.

FINDINGS

32. The condition discussed has been clarified to reflect the issuance of a grading permit in compliance with the approved Exhibit Map.

33. After the May 14, 2008 public hearing, the Commission, after hearing all testimony, closed the public hearing and approved Conditional Use Permit Case No. 2004-00066-(5) with modified conditions regarding open space read into the record.

34. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on biota and mandatory findings. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. Based on the Initial Study, a Mitigated Negative Declaration has been prepared for this project.

35. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program ("MMP") together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and attached Mitigation Monitoring Program.

36. Approval of this subdivision is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Vesting Tentative Tract Map No. 53159, and the MMP.

37. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

38. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General and Area Plan policies.

39. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

FINDINGS

A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan and Area Plan;

B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;

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

D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and

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

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

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

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

THEREFORE, in view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 2004-00066-(5) approved subject to the attached conditions.

DEPARTMENT OF REGIONAL PLANNING **Exhibit "A" Map Date: February 21, 2006**
CONDITIONAL USE PERMIT NO. 2004-00066-(5)

CONDITIONS:

1. This grant authorizes the use of the subject property in nonurban hillside area for 10 new single-family residential lots, density controlled development to cluster the lots on the south west portion of the lot and reduce the net size of the lots, and onsite project grading that exceeds 100,000 cubic yards in the A-2-2 and RPD-5,000-3.5U zone as depicted on the approved exhibit map marked Exhibit "A" (dated February 21, 2006) or an approved revised Exhibit "A", subject to all 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 Conditions No. 6, and until a required monies have been paid pursuant to Condition Nos. 7 and 36.

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 and provide copy to Regional Planning. 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 $1,926.75 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. If 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 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).

CONDITIONAL USE PERMIT NO. 2004-00066-(5)
Conditions

9. 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.

10. 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.

11. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 53159. In the event that Vesting Tentative Tract Map No. 53159 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.

12. The subject property shall be graded, developed and maintained in substantial compliance with the approved tentative tract map and exhibit "A" map (dated February 21, 2006) or an approved revised Exhibit "A".

13. 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 Regional Planning ("Director of Planning").

14. Open space shall comprise not less than 78.8 percent of the net area of the subject property or 17.21 acres.

15. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Regional Planning ("Director of Planning"), unless it complies with all of the

conditions of this grant including substantial conformance with the approved Exhibit "A" and compatible with hillside resources.

16. The permittee shall submit a copy of the project Conditions, Covenants, and Restrictions ("CC&Rs") to the Director of Planning for review and approval.

17. The permittee shall provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the project's CC&Rs which would require continued maintenance of the plantings for lots having planted slopes.

18. The permittee shall comply with the density-controlled development regulations of Section 22.56.205 of Title 22 of the Los Angeles County Code (Zoning Ordinance), as follow:;
    a. The total open space requirement of 17.21 acres and all commonly owned areas shall be permanently reserved by establishment of a homeowners' association, maintenance district, or other appropriate means or methods, including, but not limited to, offering or dedicating the open space lot to a public agency or nonprofit organization, to ensure to the satisfaction of Regional Planning the permanent reservation and continued perpetual maintenance of open space and required commonly owned areas.
    b. As a means to further ensure the reservation of commonly owned areas, the Commission it shall also required that:
        1. Where lots or parcels of land commonly owned are sold or otherwise separated in ownership, no dwelling unit shall be sold, conveyed or otherwise alienated or encumbered separately from an undivided interest in any commonly owned areas comprising a part of such development. Such undivided interest shall include either:
            a) An undivided interest in the commonly owned areas; or
            b) A share in the corporation or voting membership in an association owning the commonly owned area, where approved as provided in Section 22.56.205 of the County Code.
    c. All dwelling units shall be single-family residences.
    d. The following setbacks apply to the project;
        1. Front yard setbacks must be a minimum of 20 feet.
        2. Side yard setbacks must be a minimum of five feet.
        3. Rear yard setbacks must be a minimum of 15 feet.

19. The permittee shall use earth tone concrete for terrace drains and other drainage within the graded slopes.

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.

CONDITIONAL USE PERMIT NO. 2004-00066-(5)
Conditions

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 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 permittee shall develop and maintain the property in compliance with all applicable requirements of the Los Angeles County Department of Public Health ("Public Health"). Adequate water and sewage facilities shall be provided to the satisfaction of said department.

33. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden ("Forester") to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said Department.

34. Prior to the issuance of any grading and/or building permit, the permittee shall submit 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 healthy 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 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.

    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 18 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" are incorporated by this reference. The permittee shall comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Program ("MMP"). Prior to final map, record a covenant and agreement, and submit a draft copy to Regional

CONDITIONAL USE PERMIT NO. 2004-00066-(5)
Conditions

Planning for approval prior to recording, agreeing to the mitigation measures imposed by this project. As a means of ensuring the effectiveness of the mitigation measures, the permittee 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.

37. At the end of the appeal period, as provided in the MMP, the permittee shall deposit the sum of $3,000.000 with Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the MMP. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Reports.

FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
VESTING TENTATIVE TRACT MAP NO. 53159

1. The Regional Planning Commission ("Commission") of the County of Los Angeles has conducted a public hearing on the matter of Vesting Tentative Tract Map No. 53159 on May 14, 2008. Vesting Tentative Tract Map No. 53159 was heard concurrently with Conditional Use Permit Case No. 2004-00066-(5).

2. Vesting Tentative Tract Map No. 53159 is a request to create 10 single-family residential lots and one open space lot on 21.83 gross acres.

3. Conditional Use Permit Case No. 2004-00066-(5) is a related request to ensure compliance with nonurban hillside management design review criteria, density-controlled development and on-site project grading in excess of 100,000 cubic yards.

4. The site is located east of San Francisquito Canyon Road and Lowridge Place, within the Castaic Canyon Zoned District of Los Angeles County.

5. The subject property is approximately 21.83 gross acres in size. It has an irregular shape and sloped topography.

6. Access is provided by Lowridge Place, a 60 foot wide dedicated street onto "A" Street, also a 60 foot wide dedicated street.

7. The project site is zoned A-2-2 (Heavy Agriculture-Two Acre Minimum Required Lot Area) and RPD-5000-3.5U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area Size-3.5 Dwelling Units Per Net Acre).

8. To the north of the property the zoning is A-2-2 and RPD-5,000-3.5U. To the east of the property the zoning is RPD-5,000-3.5U. To the south, the zoning is A-2-2. To the west of the property the zoning is A-2-2 and R-1-7,000 (Single Family Residence-7,000 Square Feet Minimum Required Lot Area).

9. The subject property has an existing single family residence to be demolished. To the north, east, south, and west of the property the existing land use are single-family residences.

10. The proposed project is consistent with the A-2 classification as single family residences are permitted by Section 22.24.120 of the Los Angeles County Code ("County Code").

11. The subject property is within the Non-Urban 1 (N1) and Hillside Management (HM) land use categories of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles Countywide General Plan ("General Plan").

12. The proposed development is compatible with surrounding land use patterns. Single family residential development exists to the north, east, south, and west of the subject property.

13. Prior to the May 14, 2008 public hearing, correspondence was received from the City of Santa Clarita regarding potentially significant downstream sewer impacts to the City of Santa Clarita's sewer system and requested the addition of two mitigation measures.

14. On May 14, 2008 the Commission heard a presentation from staff as well as the applicant.

15. During the May 14, 2008 public hearing, the Commission discussed concerns regarding the open space lot regarding who will maintain it, own it, and the retirement of the property's building rights to prevent future re-subdivision.

16. The applicant stated that the eastern five acres of the project site was deed restricted open space for TR 46564 and is now included within the separate open space lot No. 11 with the intention of having a homeowner's association maintain it, and building rights will be dedicated to the County.

17. The Commission required additional language that required the subdivider to dedicate all development rights to the County of Los Angeles and for the open space to be permanently reserved by an entity including a public agency or non-profit organization to the satisfaction of the Los Angeles County Department of Regional Planning.

18. The initial study for the environmental document identified sewage disposal services to have less than significant/no impact and did not require the impact to be mitigated.

19. The Commission raised concern regarding correspondence from the City of Santa Clarita and the connection of the project to their sewer system.

20. The Los Angeles Department of Public Works ("Public Works") noted that the subject project will connect directly to a county sewer system before connecting to the City of Santa Clarita's sewer system for service.

21. Public Works stated that the current sewer capacity for the City of Santa Clarita will not increase after the addition of the subject project. The sewer capacity will be the same before and after connection.

22. The Commission directed Public Works to write a letter to the City of Santa Clarita's Engineering Department regarding clarification on the impact of the subject project on the City of Santa Clarita's sewer system and to ensure future continued cooperation regarding sewer service in the area.

23. During the May 14, 2008 public hearing, the Commission also discussed the possibility of future trails within the open space Lot No. 11 and along ridgelines within the project boundaries that could provide conductivity between adjacent or nearby trails.

24. A concern was raised whether the environmental document addressed the future construction of trails.

FINDINGS

25. County Counsel clarified that future trails could be constructed within the project boundaries if they will not create an increased or additional impact not taken into consideration within the environmental document or would otherwise require additional mitigation measures not included in the mitigation monitoring program adopted.

26. During the May 14, 2008 public hearing, the applicant requested clarification of a condition within the Conditional Use Permit Conditions regarding grading prior to Final Map.

27. The condition discussed has been clarified to reflect the issuance of a grading permit in compliance with the approved Exhibit Map.

28. After the May 14, 2008 public hearing, the Commission, after hearing all testimony, closed the public hearing and approved Vesting Tentative Tract Map No. 53159 with modified conditions regarding open space read into the record.

29. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the Area Plan, a component of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.

30. The site is physically suitable for the density and type of development proposed, since the property is relatively level, has access to a County-maintained street; will be provided with a water supply and distribution facilities to meet anticipated domestic and fire protection needs; and will have flood hazards and geological hazards mitigated in accordance with the requirements of Los Angeles County Department of Public Works.

31. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.

32. The design of the subdivision and the type of improvements proposed will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.

33. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.

34. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.

FINDINGS

35. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Resources Code.

36. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

37. This tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.

38. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on biota and mandatory findings. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. Based on the Initial Study, a Mitigated Negative Declaration has been prepared for this project.

39. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and attached Mitigation Monitoring Program.

40. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

41. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for Conditional Use Permit Case No. 2004-00066-(5) and Mitigation Monitoring Program.

42. The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, in view of the findings of fact and conclusions presented above the Vesting Tentative Tract Map No. 53159 is approved subject to the attached conditions recommended by the Los Angeles County Subdivision Committee.

DEPARTMENT OF REGIONAL PLANNING **Map Date: February 21, 2006**
VESTING TENTATIVE TRACT MAP NO. 53159

CONDITIONS:

1. The subdivider shall conform to the applicable requirements of the Los Angeles County Code ("County Code"), including the requirements of the A-2-2 (Heavy Agriculture-Two Acre Minimum Required Lot Area) zone and RPD-5,000-3.5U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-3.5 Dwelling Units Per Net Acre) zone, except as expressly modified herein and in Conditional Use Permit No. 2004-00066-(5). Also, conform to the conditions of Conditional Use Permit Case No. 2004-00066-(5) and the Mitigation Monitoring Program.

2. Existing structures shown on the tentative map are to be removed. Submit a copy of the demolition permit(s) or evidence of removal prior to final map approval.

3. The subdivider shall submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Los Angeles County Department of Regional Planning ("Regional Planning") for review prior to final map approval.

4. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee to the Los Angeles County Librarian prior to issuance of any building permit

5. The subdivider shall submit three copies of a landscape plan, which may be incorporated into a revised site plan, shall be submitted and approved by the Director of Regional Planning as required by Conditional Use Permit No. 2004-00066-(5).

6. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Regional Planning ("Director of Planning"), unless it complies with all of the conditions of this grant including substantial conformance with the approved Exhibit "A" and compatible with hillside resources.

7. A minimum of 17.21 net acres shall be required as open space within open space lot no. 11. The subdivider shall dedicate all development rights to the County of Los Angeles on the Final Map.

8. The subdivider or successor in interest shall plant at least one tree of a non-invasive species within each new residential lot for a total minimum of ten trees. 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 Regional Planning, and a bond shall be posted with the Los Angeles County Department of Public Works ("Public Works") or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.

9. Within five days of the approval date, remit processing fees of $1,926.75 payable to the County of Los Angeles in connection with the filing and posting of an 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.

VESTING TENTATIVE TRACT MAP NO. 53159
Conditions

10. Within 30 days of the vesting tentative tract map approval, as provided in the MMP, deposit the sum of $3,000 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP.

11. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of this project. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Plan ("MMP"). Record a covenant and agreement, and submit a draft copy to Regional Planning prior to recording, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project.

12. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees to attack, set aside, void or annul this tentative map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and notify the subdivider of any claim action or proceeding.

13. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay the Department of 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 subdivider or the 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 funds 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 the subdivider according to the County Code Section 2.170.010.

Except as expressly modified herein above and in Conditional Use Permit No. 2004-00066-(5), this approval shall be subject to all those conditions set forth in the CUP, attached MMP, and attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

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

TRACT NO. 53159 (Rev.)

TENTATIVE MAP DATED 02-21-2006
EXHIBIT MAP DATED 02-21-2006

The following reports consisting of 12 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.

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

TRACT NO. 53159 (Rev.)

TENTATIVE MAP DATED 02-21-2006
EXHIBIT MAP DATED 02-21-2006

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.

8. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.

9. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.

10. 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.

11. 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.

12. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

13. Provide off-site full street right of way/easement outside the boundaries of Tract 53159 to construct the off-site grading and full street improvements on "A" Street joining Lowridge Place in Tract 52302 to the satisfaction of Public Works.

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

TRACT NO. 53159 (Rev.)

TENTATIVE MAP DATED 02-21-2006
EXHIBIT MAP DATED 02-21-2006

14. 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.

JMS

Prepared by Juan M Sarda Phone (626) 458-4921 Date Rev'd 02-26-2008

tr53159L-rev2 (rev'd 02-26-2008).doc

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.LADPW.ORG

TRACT NO: 53159

TENTATIVE MAP DATE: 02/21/06
EXHIBIT MAP DATE: 02/21/06

DRAINAGE & GRADING CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

1. Provide drainage facilities to remove the flood hazard. A hydrology study for design of drainage facilities 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.

2. 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).

3. 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.

4. 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).

5. Comply with the requirements of the Drainage Concept / Standard Urban Stormwater Mitigation Plan (SUSMP) which was conceptually approved on 10/11/07 to the satisfaction of Public Works.

6. 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.

Prior to recordation of a Final Map or Parcel map Waiver:

1. 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.

2. Form an assessment district to finance the future ongoing maintenance and capital replacement of all SUSMP devices/systems. The developer shall cooperate fully with Public Works in the formation of the assessment district. SUSMP devices/systems may include, but are not limited to, catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality.

3. The developer shall deposit the first year's total assessment based on the engineers estimate as approved by Public Works. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years assessment will be collected through the property tax bill.

4. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map.

Prior to transfer of improvements:

1. Prior to the transfer of the storm drain to LACFCD, maintenance permits from the State Department of Fish and Game, the Corps of Engineers, and the State Water Resources Control Board shall be provided to the satisfaction of the Department of Public Works.

Name Yong Guo DS Date 01/28/08 Phone (626) 458-4921
YONG GUO

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
__ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 53159
SUBDIVIDER Equinox Properties, LLC
ENGINEER Land Design Consultants, Inc.
GEOLOGIST & SOILS ENGINEER Pacific Soils Engineering, Inc.

TENTATIVE MAP DATED 2/21/06 (Revised)
LOCATION San Francisquito Canyon
REPORT DATE 6/19/06, 4/13/06

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

[X] The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.

[X] 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.

[X] 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 _____ ."

[X] The Soils Engineering review dated 7/24/06 is attached.

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

[ ] This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.

[ ] The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.

[ ] Geology and/or soils engineering reports may be required prior to approval of building or grading plans.

[ ] Groundwater is less than 10 feet from the ground surface on lots _____

[ ] The Soils Engineering review dated _____ is attached.

Prepared by _____ Geir R. Mathisen Reviewed by _____ Date 7/17/06

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4/27/05

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 GMTR
Sheet 1 of 1

Review No. 2

DISTRIBUTION:
___ Drainage
___ Grading
___ Geo/Soils Central File
___ District Engineer
___ Geologist
___ Soils Engineer
___ Engineer/Architect

Tentative Tract Map	53159
Location	San Francisquito Canyon
Developer/Owner	Equinox Properties, LLC
Engineer/Architect	Land Design Consultants
Soils Engineer	Pacific Soils Engineering, Inc. (102608)
Geologist	Same as above

Review of:
Revised Tentative Tract Map Dated by Regional Planning 2/21/06
Geotechnical and Geologic Review Sheet Dated 6/19/06, 4/13/06
Previous Review Sheet Dated 5/23/06

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

REMARKS:

1. At the grading plan stage, address potential debris flow hazards from the natural slope located along the eastern portion of the subject site. Provide recommendations as necessary.

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 TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
THE ON-SITE SOILS ARE SEVERELY CORROSIVE TO FERROUS METALS.

REGISTERED PROFESSIONAL ENGINEER
YOSHIYA MORISAKU
No. 67587
Exp. 6/30/07
Civil
STATE OF CALIFORNIA

Reviewed by Yoshiya Morisaku Date 7/24/06

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh\53159TentTa

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 and radius of 100 feet shall be maintained on "A" Street.

2. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent. If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.

3. The central angles of the right of way radius returns shall not differ by more than 10 degrees on "A" Street.

4. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.

5. Provide 25 feet of landing at a maximum grade of 3 percent on "A" Street at Lowridge Place to the satisfaction of Public Works.

6. Provide standard property line return radii of 13 feet at the intersection of "A" Street and Lowridge Place.

7. Dedicate right of way 30 feet from centerline on "A" Street plus additional right way for a standard cul-de-sac bulb.

8. Dedicate complete vehicular access on Lowridge Place.

9. Re-construct curb, gutter, base, pavement, and sidewalk along the property frontage on Lowridge Place (in the vicinity of the southwest corner of Tract 53159) to the satisfaction of Public Works.

10. Construct curb, gutter, base, pavement, and sidewalk on "A" Street. Permission is granted to use alternate section (sidewalk adjacent to the curb) on "A" Street. Construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current ADA requirements to the satisfaction of Public Works.

11. Plant street trees on "A" Street.

12. Provide the necessary off-site full street right of way/easement outside the boundaries of Tract 53159 to construct the off-site grading and full street improvements on "A" Street joining Lowridge Place in Tract 52302/LACFCD easement to the satisfaction of Public Works. If the subdivider is unable to secure the offsite easements, permission is granted to shift the pavement westerly and to modify the parkway section and sidewalk to allow construction of the roadway within the Tract boundaries to the satisfaction of Public Works.

13. Comply with the following street lighting requirements:

    a. Provide street lights on concrete poles with underground wiring on "A" Street and at the intersection of "A" Street and Lowridge Place to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

    b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

        (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.

        (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.

        (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.

    c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

d. For acceptance of street light transfer billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provide the following conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights on gated private and future street(s).

14. Underground all 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.

15. Provide and install street name signs prior to occupancy of buildings.

16. Permission is granted to vacate the excess right of way on the existing Lowridge Place cul-de-sac bulb in the vicinity of the southwesterly corner of Tract 53159 providing the adjoining property owners have the underlying ownership of the portion of street to be vacated. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.

17. 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.

18. Prior to final map approval, pay the fees established by the Board of Supervisors for the Valencia Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of final map recordation. The current applicable fee is $11,380 per factored unit and is subject to change.

Prepared by Allan Chan Phone (626) 458-4921 Date 02-13-2008
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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 53159 (Rev.) TENTATIVE MAP DATED 02-21-2006

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

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.

2. A sewer area study for the proposed subdivision (PC12007AS, dated 11-05-2007) was reviewed and approved by the County of Los Angeles. No additional mitigation measures are required within the County of Los Angeles. 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 Public Works.

3. Provide a digital copy (PDF Format) of the approved area study PC 12007AS.

4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.

5. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.

6. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.

JMS
Prepared by Imelda Ng Phone (626) 458-4921 Date Rev. 02-25-2008
Tr53159-rev2(rev'd 02-25-08).doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 53159 (Rev.)

TENTATIVE MAP DATED 02-21-2006
EXHIBIT MAP DATED 02-21-2006

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.

3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.

4. Submit landscape and irrigation plans for each open space in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

HW
Prepared by Massie Munroe Phone (626) 458-4921 Date 04-13-2006
tr53159w-rev2.doc

RP
Noashin

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 053159 Tentative Map Date 21-FEB-06, EX. A

Revised Report YES

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

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

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

☒ Fire hydrant requirements are as follows:

Install 1 public fire hydrant(s). Verify / Upgrade existing 1 public fire hydrant(s).

Install ____ private on-site fire hydrant(s).

☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
☒ Location: As per map on file with the office.
☐ Other location: ____

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

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

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

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

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

Comments: **Verification of fire flow shall be submitted to our departmnet review and approval prior to the clearance of the tentative map.**

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

By Inspector *Janna Masi* Date 26-APRIL-06

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

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 053159 Map Date 21-FEB-06, EX. A

C.U.P. RCUP T200400066 Vicinity Map Newhall North

☐ **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 150 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.

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

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

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

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

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

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

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

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

Comments: **Private driveway for lot 10 shall be a minimum width of 20' paved access.**

By Inspector: Janna Musi Date 26-APRIL-06

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

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **53159**	DRP Map Date: **02/21/2006**	SCM Date: **05/01/2006**	Report Date: **04/27/2006**
Park Planning Area # **35B**	**CASTAIC/VAL VERDE**		Map Type: **REV. (REV RECD)**

Total Units **10** = Proposed Units **10** + Exempt Units **0**

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	**0.10**
IN-LIEU FEES:	**$15,935**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $15,935 in-lieu fees.

Trails:

No trails.

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

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

By: James Barber

James Barber, Advanced Planning Section Head

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April 27, 2006 07:37:58
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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # 53159	DRP Map Date: 02/21/2006	SMC Date: 05/01/2006	Report Date: 04/27/2006
Park Planning Area # 35B	CASTAIC/VAL VERDE		Map Type: REV. (REV RECD)

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

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

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

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 10 = Proposed Units 10 + Exempt Units 0

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.36**	**0.0030**	**10**	**0.10**
M.F. < 5 Units	2.47	0.0030	0	0.00
M.F. >= 5 Units	2.24	0.0030	0	0.00
Mobile Units	2.82	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**0.10**

Park Planning Area = **35B CASTAIC/VAL VERDE**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.10	$159,353	**$15,935**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
			Total Provided Acre Credit:	**0.00**	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	**In-Lieu Fee Due**
0.10	0.00	0.00	0.10	$159,353	**$15,935**

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COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
Public Health

BRUCE A. CHERNOF, M.D.
Acting Director and Chief Medical Officer

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

Environmental Health
ARTURO AGUIRRE, Director

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

BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne Brathwaite Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

April 26, 2006

RFS No. 06-0005964

Tract No. 53159

Vicinity: Castaic Canyon

Tentative Tract Map Date: February 21, 2006 (2nd Revision)

The Los Angeles County Department of Health Services' conditions of approval for **Vesting Tentative Tract Map 53159** are unchanged by the submission of the revised map. The following conditions still apply and are in force:

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

2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #26** as proposed.

3. Existing septic systems shall be properly decommissioned.

4. Existing water wells shall be properly decommissioned under permit by this Department.

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

Respectfully,

Becky Valenti

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

STAFF USE ONLY

PROJECT NUMBER: *TR053159*
CASES: *RENVT20040074*

*** * * * INITIAL STUDY * * * ***

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *2/15/06* Staff Member: *Dean Edwards*

Thomas Guide: *4460 H2* USGS Quad: *Newhall*

Location: *Approximately1000 feet northeasterly of the intersection between San Francisquito Canyon Road and Lowridge Place, Saugus*

Description of Project: *The proposed project is a request for a Tract Map to re-subdivide parcel 5 of Tract 43171 into ten (10) single-family lots (ranging in size from 11,196 square feet to 25,271 square feet) and one (1) 749,823 square foot open space lot. 83,000 cubic yards of grading is proposed and will be balanced on the site. The three existing structures located on the site will be demolished. Ingress and egress access will be provided by proposed Street A which intersects Lowridge Place.*

Gross Acres: *21.83 acres*

Environmental Setting: *The proposed project is located east of San Francisquito Canyon Road, north of Copperhill Road, south of the Angeles National Forest and east of Seco Canyon Road in the greater Santa Clarita Valley. San Francisquito Canyon Wash is located 0.31 miles west of the project site. The surrounding land uses are single-family residences and vacant lots. The slope of the project site varies from relatively flat to over 5O percent. Undeveloped areas of the project site are currently covered with coastal scrub.*

Zoning: *A-2-2 Heavy Agriculture*

Community Standards District: *NA*

General Plan: *R Non-urban*

Community/Area wide Plan: *Santa Clarita Valley Plan: Hillside Management*

Major projects in area:

PROJECT NUMBER	DESCRIPTION & STATUS
03-300/PM060475	*2 single-family lots on 83 acres; Pending; Last activity 2/6/2006*
00-81/TR53189	*60 single-family lots, 3 open space lots & 3 public facility lots on 185.8 acres; Pending; Last activity 10/2/2004*
247/TR43171	*10 single-family lots on 98.6 acres; Pending; Last activity 4/8/2005*
97088/TR52302	*11 single-family lots on 22.39 acres; Approved (permit issued 9/21/1999)*
88280/TR46564	*318 single-family lots, 1 open space lot & 1 PF lot on 133 acres; Approved (permit issued 10/6/1993)*

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
- ☒ Los Angeles Region Water Quality Control Board
- ☐ Lahontan Region Water Quality Control Board
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☐

Trustee Agencies

- ☐ None
- ☒ State Fish and Game
- ☐ State Parks
- ☐

Special Reviewing Agencies

- ☒ City of Santa Clarita
- ☐ National Parks
- ☒ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mountains Area
- ☒ Sangus Union School District
- ☒ William S. Hart Union School District
- ☒ Tatavian Tribal Council
- ☐ Town Council
- ☐ Santa Monica Mountains Conservancy
- ☒ Valencia Water Company

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mountains Area
- ☐

County Reviewing Agencies

- ☒ Subdivision Committee
- ☐ DPW:
- ☒ Sanitation District
- ☐ Sheriff Department
- ☐ Fire Department Hazardous Materials Division
- ☐

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact	Less than Significant Impact with Project Mitigation	Potentially Significant Impact	
CATEGORY	**FACTOR**	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	☒	☐	☐	*Landslide and Liquefaction Zone*
	2. Flood	6	☒	☐	☐	*Slope erosion*
	3. Fire	7	☒	☐	☐	*High Fire Severity Zone*
	4. Noise	8	☒	☐	☐	
RESOURCES	1. Water Quality	9	☒	☐	☐	*Storm run-off*
	2. Air Quality	10	☒	☐	☐	
	3. Biota	11	☐	☒	☐	*Sensitive species habitat*
	4. Cultural Resources	12	☒	☐	☐	*Possible archeological resources*
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☒	☐	☐	*Trail & hillside grading*
SERVICES	1. Traffic/Access	16	☒	☐	☐	
	2. Sewage Disposal	17	☒	☐	☐	
	3. Education	18	☒	☐	☐	*District capacity*
	4. Fire/Sheriff	19	☒	☐	☐	
	5. Utilities	20	☒	☐	☐	
OTHER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	*Restrictive Use Area & density*
	4. Pop/Hous./Emp./Rec.	24	☒	☐	☐	
	5. Mandatory Findings	25	☐	☒	☐	

ENVIRONMENTAL FINDING

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

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

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

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

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: Dean Edwards Date: 11-13-07

Approved by: Paul McCarthy Date: 11-13-07

☐ This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *Source: The California Geological Survey.*
b.	☐	☒	☐	Is the project site located in an area containing a major landslide(s)? *Source: General Plan Plate 5.*
c.	☒	☐	☐	Is the project site located in an area having high slope instability? *The project site is in a Landslide Zone. Source: The California Geological Survey.*
d.	☒	☐	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *The project site is in a Liquefaction Zone. Source: California Department of Conservation Division of Mines and Geology.*
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? *The proposed use is residential.*
f.	☒	☐	☐	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? *83,000 cubic yards of grading is proposed. Grading is proposed for areas of the project site with a slope of greater than 25 percent. Source: Slope analysis*
g.	☐	☒	☐	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Building Code, Title 26 - Sections 110.2, 111 & 113
(Geotechnical Hazards, Engineering Geology and Soils Engineering Report, Earthquake Fault)

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Approval of Geotechnical Report by DPW ☐ Liquefaction Study

CONCLUSION

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

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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	*Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?*
b.	☐	☒	☐	*Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?* *Source: Federal Emergency Management Agency.*
c.	☐	☐	☒	*Is the project site located in or subject to high mudflow conditions?* *There are steep slopes located in the northern area of the project site.*
d.	☐	☐	☒	*Could the project contribute or be subject to high erosion and debris deposition from run-off?* *The slopes of the project site are eroded. The project could exacerbate the problem.*
e.	☒	☐	☐	*Would the project substantially alter the existing drainage pattern of the site or area?* *The 83,000 cubic yards or grading is proposed.*
f.	☒	☐	☐	*Other factors (e.g., dam failure)?* *There are eroded slopes and lesser drainage areas located on the project site.*

STANDARD CODE REQUIREMENTS

☐ Building Code, Title 26 – Section 110.1 (Flood Hazard)
☐ Health and Safety Code, Title 11 – Chapter 11.60 (Floodways)

☒ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

☒ Approval of Drainage Concept by DPW

CONCLUSION

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

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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *Source: The Los Angeles County Fire Department.*
b.	☐	☒	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? *Ten residences are proposed.*
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	☐	☒	☐	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Utilities Code, Title 20 – Section 20.16.060 (Fire Flow & Fire Hydrants Requirements)
☒ Fire Code, Title 32 – Sections 902.2.1 & 902.2.2.1 (Access & Dimensions)
☒ Fire Code, Title 32 – Sections 1117.2.1 (Fuel Modification Plan, Landscape Plan & Irrigation Plan)

☒ **MITIGATION MEASURES**

☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Compatible Use

Fuel modification plan required.

CONCLUSION

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

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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	☐	☒	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *The proposed use is residential.*
c.	☐	☒	☐	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	☐	☒	☐	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Environmental Protection Code, Title 12 – Chapter 12.08 (Noise Control)
☐ Building Code, Title 26 – Sections 1208A (Interior Environment – Noise)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

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

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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells? *The project proposes the use public water service.*
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system? *The project proposes the use of public sewer service.*
	☐	☐	☐	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☐	☐	☒	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? *Due to the steep slopes of the project site and the proximity to the San Francisquito Canyon Wash, project construction activities could impact the quality of water runoff to receiving bodies of water.*
d.	☐	☒	☐	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health & Safety Code, Title11 – Chapter 11.38 (Water & Sewers)
☒ Environmental Protection,Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)
☒ Plumbing Code, Title 28 – Chapter 7; Appendices G(a), J & K (Sewers & Septic Systems)

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use ☐ Septic Feasibility Study
☐ Industrial Waste Permit ☒ National Pollutant Discharge Elimination System (NPDES) Permit

CONCLUSION

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

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

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)? *Ten residences are proposed.*
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? *The proposed use is residential.*
c.	☐	☒	☐	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	☐	☒	☐	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which would exceed quantitative thresholds for ozone precursors)?
h.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit)

☐ **MITIGATION MEASURES**

☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Air Quality Report

CONCLUSION

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

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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	☒	☐	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? *Grading of 8.89 acres and fuel modification actions on 2.69 acres of existing natural and naturalized communities represent contributions to cumulatively significant loss and degradation of wildlife habitat in the local area and region.*
c.	☒	☐	☐	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site? *Several drainages on the site are tributary to San Francisquito Creek.*
d.	☒	☐	☐	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? *The site contains coastal sage scrub and streambeds. A Streambed Alteration Agreement with the California Dept. of Fish and Game will be required.*
e.	☒	☐	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)? *The site contains one Coast Live Oak; no impacts are proposed to this tree.*
f.	☒	☐	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? *One federally threatened California Gnatcatcher was reported on the site in 2006, but focused surveys in 2006/2007 did not refind this species. Two non-listed sensitive plants and 12 non-listed wildlife species occur, or potentially occur, on the site.*
g.	☐	☒	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☒ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ ERB/SEATAC Review ☐ Oak Tree Permit

See page 26.

CONCLUSION

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

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

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity? *The project site has lesser drainage courses on it.*
b.	☐	☒	☐	Does the project site contain rock formations indicating potential paleontological resources?
c.	☐	☒	☐	Does the project site contain known historic structures or sites?
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☒ Cultural Resources Records Search (Quick Check)

☒ Native American Heritage Commission Sacred Land Files Search

☒ **OTHER CONSIDERATIONS**

☐ Project Design

☐ Phase 1 Archaeology Report

CONCLUSION

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

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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? *The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.*
b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? *The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.*
c.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ Project Design

CONCLUSION

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

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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? *The project site is designated Grazing Land by the Farmland Mapping and Monitoring Program.*
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? *The project site is zoned Heavy Agriculture.*
c.	☐	☒	☐	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ Project Design

CONCLUSION

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

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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? *The project site is not near a scenic highway.*
b.	☐	☐	☒	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? *The Castaic Lake Trail is located 0.18 miles west of the project site.*
c.	☐	☒	☐	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features? *The project site is developed with three structures.*
d.	☐	☒	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☒	☐	☐	Other factors (e.g., grading or landform alteration)? *Extensive grading (83,000 cubic yards) that includes hillside areas is proposed.*

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Visual Report ☐ Compatible Use

CONCLUSION

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

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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)? *Ten residences are proposed.*
b.	☐	☒	☐	Will the project result in any hazardous traffic conditions?
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	☐	☒	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded? *Ten residences will not create enough traffic to exceed the threshold of 50 peak hour vehicles or 150 peak hour trips.*
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Project Design ☐ Traffic Report

☐ **OTHER CONSIDERATIONS**

☐ Consultation with DPW Traffic & Lighting Division

CONCLUSION

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

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

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant? *The expected average waste water flow from the project site is 2,600 gallons per day. The project site is served by Santa Clarita Valley Joint Sewerage System which has a design capacity of 28.1 million gallons a day and currently processes an average flow of 20.8 mgd. Source: Sanitation Districts letter 04/18/07.*
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site? *The expected average waste water flow from the project site is 2,600 gallons per day. The project site is served by the Bouquet Canon Relief Trunk Sewer line that has a capacity of 12.4 million gallons a day. It conveyed a peak flow 2.6 mgd when last measured. Source: Sanitation Districts letter 04/18/07.*
c.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Utilities Code, Title 20 – Division 2 (Sanitary Sewers and Industrial Waste)
☒ Plumbing Code, Title 28 – Chapter 7 (Sanitary Drainage)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create capacity problems at the district level?
b.	☐	☒	☐	Could the project create capacity problems at individual schools that will serve the project site? *It is unlikely that 10 residences will generate enough students to create capacity problems at individual schools.*
c.	☐	☒	☐	Could the project create student transportation problems?
d.	☐	☒	☐	Could the project create substantial library impacts due to increased population and demand?
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ State of California Government Code – Section 53080 (School Facilities Fee)
☒ Planning & Zoning Code, Title 22 - Chapter 22.72 (Library Facilities Mitigation Fee)

☐ **MITIGATION MEASURES**

☐ Site Dedication

☐ **OTHER CONSIDERATIONS**

CONCLUSION

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

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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? *The project area is served by Fire Station 111 located approximately 3.73 miles away which is less than the DMS threshold of 6 miles. The Santa Clarita Sheriff's station which is located approximately 5.80 miles away is serves the project site.*
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Revenue & Finance Code, Title 4 – Chapter 4.92 (Fire Protection Facilities Fee)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

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

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

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? *The project proposes the use of public water service.*
b.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)?
e.	☐	☒	☐	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code, Title 28 – Chapters 3, 6 & 12
☐ Utilities Code, Title 20 – Divisions 1, 4 & 4a (Water, Solid Waste, Garbage Disposal Districts)

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ Project Design

A will-serve letter from the local water purveyor is required.

CONCLUSION

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

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

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

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

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

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

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site? *There are no tanks proposed for the project site.*
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? *Residences are located within 500 feet of the project site but they should not be adversely affected by the project.*
d.	☐	☒	☐	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? *The project site is not listed in Department of Toxic Substances Control database.*
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? *The project site is not near an airport or airstrip.*
i.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Toxic Clean-up Plan

☐ **OTHER CONSIDERATIONS**

CONCLUSION

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

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

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Can the project be found to be inconsistent with the plan designation(s) of the subject property? *The Santa Clarita Valley Plan land use designation is Hillside Management. Source: Land Division Section.*
b.	☒	☐	☐	Can the project be found to be inconsistent with the zoning designation of the subject property? *The project site is zoned A-2-2Heavy Agriculture which allows 1 dwelling unit per 2 acres. All proposed lots except Lot 11 are smaller than two acres.*
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☐	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☐	☐	Other?
d.	☐	☒	☐	Would the project physically divide an established community?
e.	☒	☐	☐	Other factors? *Proposed Lot 10 is located in a Restricted Use Area (TR43171)*

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

Revised Slope Density Analysis required.

CONCLUSION

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

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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing? *The project would add ten residences to the local housing stock.*
d.	☐	☒	☐	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

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

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

MANDATORY FINDINGS OF SIGNIFICANCE

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

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? *The project has potential to impact two non-listed plant species of high sensitivity: Slender Mariposa Lily and Plummer's Mariposa Lily. If future surveys show either species to be present in an area proposed for impacts, mitigation will consist of translocation to a protected area.*
b.	☐	☒	☐	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. *Preservation of 10.25 acres of unmodified natural open space on the project site under an open space management plan, restoration of graded slopes, and restrictions on fuel modification actions will offset the project's relatively small contributions to cumulatively significant loss and degradation of wildlife habitat, and loss of habitat for moderately sensitive species.*
c.	☐	☐	☒	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? *Proposed development in Restricted Use Area, High Fire Hazard Severity Zone, Landslide Zone and Liquefaction Zone.*

CONCLUSION

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

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

PROJECT MITIGATION MEASURES
DUE TO ENVIRONMENTAL EVALUATION

Project: TR053159/ RENVT20040074

The Department of Regional Planning (DRP) staff has determined that the following mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of $3000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

1. Botanical Survey, Translocation of Any Populations Found

   Before a grading plan is issued for this project, evidence shall be presented to the County of Los Angeles Department of Regional Planning that the following course of action has been completed:

   Between 1 May and 30 June of a spring following a rainy season with no less than 80% of mean rainfall (as measured in or near the site), a biologist or botanist approved by the Department of Regional Planning shall conduct a survey to determine the presence or absence of the Slender Mariposa Lily (*Calochortus clavatus* var. *gracilis*) and Plummer's Mariposa Lily (*Calochortus plummerae*). If spring 2008 follows another winter with rainfall of less than 80% of the local mean, a legitimate survey may still be conducted so long as the approved biologist or botanist is able to demonstrate to the Department of Regional Planning that both species flowered in the general project vicinity no more than seven days before or after the survey.

   If the course of action specified in the paragraph above proves infeasible, the applicant may retain a specialist approved by the Department of Regional Planning—one who can attest to having seen wild populations of the two species in question—to conduct a detailed evaluation of the areas proposed for grading and fuel modification and to then issue an opinion regarding the relative likelihood of these species occurring there based on detailed examination of the habitats present. If the specialist concludes that the potential for occurrence in areas proposed for disturbance is low, this would support a finding of no significant impact for the species in question. Otherwise, the course of action specified in the paragraph above will be required in order to avoid a finding of significant impacts after mitigation.

   If either sensitive species is found, the populations shall be characterized in detail, a report describing these populations shall be submitted to the Department of Regional Planning within 14 days of discovery, and a translocation plan shall be prepared by a specialist familiar with current methods used in comparable bulb translocation efforts. At minimum, the plans shall include maps of planting areas, three years of maintenance and monitoring, success criteria, and allowances for contingency in case any part of the translocation effort fails to satisfy the success criteria.

2. Resource Management Plan

Before a grading plan is issued for this project, the applicant shall prepare a Resource Management Plan covering the preserved portion of the project site (10.25 acre) for review and approval by the Department of Regional Planning. The plan shall be incorporated into the CC & R's for the tract and shall contain at least the following elements:

- Goals and Objectives
- Permitted and Prohibited Uses
- Biological Monitoring Protocols and Reports
- Sensitive Species and Habitats Management
- Exotic Plant and Animal Management
- Management of Habitat Restoration Areas
- Plan Implementation Schedule
- Responsible Parties
- Funding
- Enforcement and Penalties
- Trespass Remediation
- Contingencies
- Plan Update Requirements

Unless otherwise approved by the Department of Regional Planning, the tract's Homeowners Association shall be the long-term owner of the mitigation site and shall be responsible for its ongoing maintenance in perpetuity.

3. Runoff Management Plan

Before a grading plan is issued for this project, the applicant shall prepare a Runoff Management Plan for review and approval by the Department of Regional Planning. The plan shall address at least the following items:

- In order to prevent contaminated wastewater from entering downstream habitats, designated areas shall be set aside for equipment washing and small batch mixing of concrete or other chemicals. These designated areas shall be lined with an impermeable liner. All washings or residue shall be collected and properly disposed of following construction.
- A complete Storm Water Pollution Prevention Plan SWPPP shall be prepared and implemented. Monitoring of the SWPPP measures shall take place monthly during the summer and weekly during the winter, and SWPPP measures shall be checked after each rain event. Monitoring report shall be prepared and presented to the County bi-annually,

or more frequently if the County determines that measures are not being adequately implemented.

- In order to prevent downstream impacts from residential runoff, RMP shall call for capture, diversion, and treatment of the first 0.75 inch of rainfall before this water is released into the San Francisquito Creek natural watershed. This will limit pollution in San Francisquito Creek and further downstream into the Santa Clara River, mitigating the project's potentially significant impacts on the Unarmored Three-spine Stickleback, Arroyo Toad, and other aquatic species.
- The RMP will address the following additional items:
  1. Direct rooftop runoff to the yards or vegetated areas.
  2. Lot runoff shall be infiltrated from the graded pad areas through onsite permeable soils in natural canyons and drainages.
  3. Use permeable materials, where feasible, for private sidewalks, private driveways, and private parking lots.
  4. Convey runoff from the tops of slopes and stabilize disturbed slopes with landscaping per County standards.
  5. Revegetate slopes with locally indigenous, drought-tolerant plants to minimize erosion.
  6. Infiltrate the runoff from off-site tracts through on-site debris basin bottoms.
  7. Use biofilters such as a swale or a vegetated strip, where feasible. A swale is a vegetated channel that treats concentrated flow. A street strip (e.g., a parkway) treats flow and is placed parallel to the contributing surface.
  8. Street runoff shall be collected into catch basins with filtration units that remove floating debris, solids, and soluble/insoluble pollutants; such as deflection separator units, oil/water separators, and/or media filters prior to outlet onto natural alluvial areas for infiltration.
  9. All catch basins and inlets shall be stenciled with "Warning! Drains to Ocean" notes and symbols per NPDES BMP standards, as approved by the Department of Public Works.
  10. Utilize riprap at the outlets of storm drains, culverts, and conduits to minimize erosion.

4. Upland Restoration Plan

Before a grading plan is issued for this project, the applicant shall prepare an upland restoration plan for review and approval by the Department of Regional Planning. This plan shall specify that all manufactured slopes that abut natural open space areas, and all temporarily impacted areas shall be revegetated solely with appropriate, locally-indigenous species. Plantings should emphasize local coastal sage scrub associations to the extent feasible, but may include other native plant communities depending on such factors as soils, aspect, and fuel modification requirements. The plans submitted for approval should be

prepared by a native plant restoration specialist with demonstrated experience. The restoration effort shall include salvaging and stockpiling of topsoil from all intact native plant communities within the grading limits for later use in the restoration effort. At minimum, the plans shall include, maps of planting areas, use of topsoil salvaged from the project site, proposed planting palettes, the types of propagules to be used (i.e., container plants, seeds), planting rates, maintenance requirements, success criteria, and allowances for contingency in case any part of the restoration effort fails to satisfy the success criteria.

5. Fuel Modification Plans

Prior to the issuance of a grading permit, a landscape plan shall be prepared for review and approval by the Department of Regional Planning. The intent of the landscape plan will be to reduce the long term loss of native habitat and the potential for invasive species establishment. The landscape plan shall (1) limit irrigation to within Fuel Modification Zone A, (2) utilize only locally indigenous plant species and varieties on all graded slopes that abut preserved natural open space areas (to be accomplished under Mitigation Measure 4). Vegetation within non-irrigated Fuel Modification zones shall be thinned selectively (i.e., no wholesale clearing) so that elements of native vegetation remain. The trimming of native shrubs shall be rotated from year to year so that individual plants are able to recover from pruning and "rest" before being pruned again. Fuel modification activities shall be accomplished by manual means, including hand-held powered equipment. Mowers, disking, other large machinery, or herbicides shall not be used.

6. Streambed Alteration Agreement

Before a grading plan is issued for this project, the applicant shall submit to the Department of Regional Planning a copy of a valid Streambed Alteration Agreement negotiated with the California State Department of Fish and Game pursuant to Sections 1601 through 1603 of the State Fish and Game Code. The Agreement shall cover all proposed impacts to streambed resources associated with project implementation. The Department of Regional Planning may verify that all required actions specified in the Agreement are properly executed, and may notify the California Department of Fish and Game if any potential violations are observed.

7. Biological Monitors and Minimization of Wildlife Mortality

Before a grading plan is issued for this project, the applicant shall retain one or more biologists approved by the Department of Regional Planning to serve as biological monitor(s). The monitor's duties will be (1) to conduct surveys before and during construction as described in this measure, (2) to ensure that impacts to biological resources outside of grading limits are avoided or minimized, and (3) to report to the Department of Regional Planning within seven days the results of all required surveys as well as any steps taken to protect biological resources.

During the warm spring/summer period before initiation of grading and topsoil salvage, approved biologists shall attempt to capture and relocate all reptiles within the impact area, relocating them to appropriate native habitat areas within the San Francisquito Creek

watershed. It is assumed that a two-person team can adequately salvage the reptiles on approximately 13 acres per day.

During the warm spring/summer period before initial grubbing and topsoil salvage, approved biologists shall conduct one night of surveys for special-status mammal species within the limits of disturbance. The biologist will trap for Southern Grasshopper Mice and Desert Woodrats and check burrows for Black-tailed Jackrabbits. Any native wildlife species captured shall be transported to appropriate native habitat areas within the San Francisquito Creek watershed.

If any project-related activities are undertaken between February 1 and August 31that could potentially disrupt the nesting of any native bird species, an approved biologist shall survey the project area no more than three days prior to commencement of disturbance and confirm that the proposed activities are unlikely to cause the failure of any nests of native bird species within or outside the project boundaries. Disturbance is defined as any activity that physically removes and/or damages vegetation, any action that may cause disruption of nesting behavior such as noise exceeding 90dB from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property within 300 feet of disturbance areas (500 feet for raptors). If an active nest is discovered on-site or can be reasonably deduced to exist immediately adjacent off-site (in cases where access to adjacent properties is prevented), the approved biologist shall demarcate an area to be avoided by construction activity until the active nest is vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing.

During initial grubbing and clearing of the site, an approved biologist shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat. The monitor shall be authorized to stop specific construction activities in order to prevent potential violations of local, state, federal laws, or mitigation measures.

8. Prohibition against the Use of Anticoagulants

   Anticoagulants shall not be used for rodent control.

9. Restrictions and Testing of Project Lighting

   To reduce the potentially adverse effects of night lighting on surrounding open space areas, the following measures would be implemented: (1) street lighting only at intersections; (2) low-intensity street lamps; (3) low elevation lighting poles; and (4) by internal silvering of the globe or external opaque reflectors directing the light away from open space areas. The degree to which these measures are utilized shall be dependant upon the distance of the light source from the urban edge. Use of private sources of illumination around homes shall be restricted to eliminate the use of arc lighting adjacent to open space areas. Once lighting has been installed, a County-approved biologist will conduct a field inspection to confirm that

light spillage into preserved open space areas has been minimized to the maximum extent feasible without compromising public safety or other critical night-lighting requirements. The biologist will report the findings of the lighting test to the Department of Regional Planning no more than seven days after completing the test.

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

As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Planning Commission will be on the project as mitigation measures.

Applicant

11-14-07
Date

[ ] No response within 10 days. Environmental Determination requires that these changes/conditions be included in the project.

Staff

Date

MITIGATION MONITORING PROGRAM
PROJECT TR053159/ RENVT20040074

	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Biota					
1	Between 1 May and 30 June of a spring following a rainy season with no less than 80% of mean rainfall (as measured in or near the site), a biologist or botanist approved by the Department of Regional Planning shall conduct a survey to determine the presence or absence of the Slender Mariposa Lily (Calochortus clavatus var. gracilis) and Plummer's Mariposa Lily (Calochortus plummerae). If spring 2008 follows another winter with rainfall of less than 80% of the local mean, a legitimate survey may still be conducted so long as the approved biologist or botanist is able to demonstrate to the Department of Regional Planning that both species flowered in the general project vicinity no more than seven days before or after the survey. If the course of action specified in the paragraph above proves infeasible, the applicant may retain a specialist approved by the Department of Regional Planning—one who can attest to having seen wild populations of the two species in question—to conduct a detailed evaluation of the areas proposed for grading and fuel modification and to then issue an opinion regarding the relative likelihood of these species occurring there based on detailed examination of the habitats present. If the specialist concludes that the potential for occurrence in areas proposed for disturbance is low, this would support a finding of no significant impact for the species in question. Otherwise, the course of action specified in the paragraph above will be required in order to avoid a finding of significant impacts after mitigation. If either sensitive species is found, the populations shall be characterized in detail, a report describing these populations shall be submitted to the Department of Regional Planning within 14 days of discovery, and a translocation plan shall be prepared by a specialist familiar with current methods used in comparable bulb translocation efforts. At minimum, the plans shall include maps of planting areas, three years of maintenance and monitoring, success criteria, and allowances for contingency in case any part of the translocation effort fails to satisfy the success criteria.	Conduct Botanical Survey & Relocate Any Populations Found	Prior to issuance of grading permit	Applicant	Department of Regional Planning
2	The Resource Management Plan shall be incorporated into the CC & R's for the tract and shall contain at least the following elements: • Goals and Objectives • Permitted and Prohibited Uses • Biological Monitoring Protocols and Reports • Sensitive Species and Habitats Management • Exotic Plant and Animal Management • Management of Habitat Restoration Areas • Plan Implementation Schedule • Responsible Parties • Funding • Enforcement and Penalties • Trespass Remediation • Contingencies	Submit & Implement Resource Management Plan	Prior to issuance of grading permit	Applicant	Department of Regional Planning

	• Plan Update Requirements Unless otherwise approved by the Department of Regional Planning, the tract's Homeowners Association shall be the long-term owner of the mitigation site and shall be responsible for its ongoing maintenance in perpetuity.				
3	The Runoff Management Plan shall address at least the following items: • In order to prevent contaminated wastewater from entering downstream habitats, designated areas shall be set aside for equipment washing and small batch mixing of concrete or other chemicals. These designated areas shall be lined with an impermeable liner. All washings or residue shall be collected and properly disposed of following construction. • A complete Storm Water Pollution Prevention Plan SWPPP shall be prepared and implemented. Monitoring of the SWPPP measures shall take place monthly during the summer and weekly during the winter, and SWPPP measures shall be checked after each rain event. Monitoring report shall be prepared and presented to the County bi-annually, or more frequently if the County determines that measures are not being adequately implemented. • In order to prevent downstream impacts from residential runoff, RMP shall call for capture, diversion, and treatment of the first 0.75 inch of rainfall before this water is released into the San Francisquito Creek natural watershed. This will limit pollution in San Francisquito Creek and further downstream into the Santa Clara River, mitigating the project's potentially significant impacts on the Unarmored Three-spine Stickleback, Arroyo Toad, and other aquatic species. • The RMP will address the following additional items: 1. Direct rooftop runoff to the yards or vegetated areas. 2. Lot runoff shall be infiltrated from the graded pad areas through onsite permeable soils in natural canyons and drainages. 3. Use permeable materials, where feasible, for private sidewalks, private driveways, and private parking lots. 4. Convey runoff from the tops of slopes and stabilize disturbed slopes with landscaping per County standards. 5. Revegetate slopes with locally indigenous, drought-tolerant plants to minimize erosion. 6. Infiltrate the runoff from off-site tracts through on-site debris basin bottoms. 7. Use biofilters such as a swale or a vegetated strip, where feasible. A swale is a vegetated channel that treats concentrated flow. A street strip (e.g., a parkway) treats flow and is placed parallel to the contributing surface. 8. Street runoff shall be collected into catch basins with filtration units that remove floating debris, solids, and soluble/insoluble pollutants; such as deflection separator units, oil/water separators, and/or	Submit & Implement Runoff Management Plan	Prior to issuance of grading permit	Applicant	Department of Regional Planning

	media filters prior to outlet onto natural alluvial areas for infiltration. 9. All catch basins and inlets shall be stenciled with "Warning! Drains to Ocean" notes and symbols per NPDES BMP standards, as approved by the Department of Public Works. 10. Utilize riprap at the outlets of storm drains, culverts, and conduits to minimize erosion.				
4	The Upland Restoration Plan shall specify that all manufactured slopes that abut natural open space areas, and all temporarily impacted areas shall be revegetated solely with appropriate, locally-indigenous species. Plantings should emphasize local coastal sage scrub associations to the extent feasible, but may include other native plant communities depending on such factors as soils, aspect, and fuel modification requirements. The plans submitted for approval should be prepared by a native plant restoration specialist with demonstrated experience. The restoration effort shall include salvaging and stockpiling of topsoil from all intact native plant communities within the grading limits for later use in the restoration effort. At minimum, the plans shall include, maps of planting areas, use of topsoil salvaged from the project site, proposed planting palettes, the types of propagules to be used (i.e., container plants, seeds), planting rates, maintenance requirements, success criteria, and allowances for contingency in case any part of the restoration effort fails to satisfy the success criteria.	Submit & Implement Upland Restoration Plan	Prior to issuance of grading permit	Applicant	Department of Regional Planning
5	The intent of the landscape plan will be to reduce the long term loss of native habitat and the potential for invasive species establishment. The landscape plan shall (1) limit irrigation to within Fuel Modification Zone A, (2) utilize only locally indigenous plant species and varieties on all graded slopes that abut preserved natural open space areas (to be accomplished under Mitigation Measure 4). Vegetation within non-irrigated Fuel Modification zones shall be thinned selectively (i.e., no wholesale clearing) so that elements of native vegetation remain. The trimming of native shrubs shall be rotated from year to year so that individual plants are able to recover from pruning and "rest" before being pruned again. Fuel modification activities shall be accomplished by manual means, including hand-held powered equipment. Mowers, disking, other large machinery, or herbicides shall not be used.	Submit & Implement Landscape Plan	Prior to issuance of grading permit	Applicant	Department of Regional Planning
6	The Streambed Alteration Agreement shall cover all proposed impacts to streambed resources associated with project implementation. The Department of Regional Planning may verify that all required actions specified in the Agreement are properly executed, and may notify the California Department of Fish and Game if any potential violations are observed.	Submit Streambed Alteration Agreement	Prior to issuance of grading permit	Applicant	Department of Regional Planning
7	The applicant shall retain one or more biologists approved by the Department of Regional Planning to serve as biological monitor(s). The monitor's duties will be (1) to conduct surveys before and during construction as described in this measure, (2) to ensure that impacts to biological resources outside of grading limits are avoided or minimized, and (3) to report to the Department of Regional Planning within seven days the results of all required surveys as well as any steps taken to protect biological resources. During the warm spring/summer period before initiation of grading and topsoil salvage, approved biologists shall attempt to capture and relocate all reptiles within the impact area, relocating them to appropriate native habitat areas within the San Francisquito Creek watershed. It is assumed that a two-person team can adequately salvage the reptiles on approximately 13 acres per day.	Employ Biological Monitors and Minimize Wildlife Mortality	Prior to issuance of grading permit	Applicant	Department of Regional Planning

	During the warm spring/summer period before initial grubbing and topsoil salvage, approved biologists shall conduct one night of surveys for special-status mammal species within the limits of disturbance. The biologist will trap for Southern Grasshopper Mice and Desert Woodrats and check burrows for Black-tailed Jackrabbits. Any native wildlife species captured shall be transported to appropriate native habitat areas within the San Francisquito Creek watershed. If any project-related activities are undertaken between February 1 and August 31that could potentially disrupt the nesting of any native bird species, an approved biologist shall survey the project area no more than three days prior to commencement of disturbance and confirm that the proposed activities are unlikely to cause the failure of any nests of native bird species within or outside the project boundaries. Disturbance is defined as any activity that physically removes and/or damages vegetation, any action that may cause disruption of nesting behavior such as noise exceeding 90dB from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property within 300 feet of disturbance areas (500 feet for raptors). If an active nest is discovered on-site or can be reasonably deduced to exist immediately adjacent off-site (in cases where access to adjacent properties is prevented), the approved biologist shall demarcate an area to be avoided by construction activity until the active nest is vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing. During initial grubbing and clearing of the site, an approved biologist shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat. The monitor shall be authorized to stop specific construction activities in order to prevent potential violations of local, state, federal laws, or mitigation measures.				
Mitigation Compliance					
3.	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP