



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

**CERTIFIED-RECEIPT  
REQUESTED**

March 8, 2010

Elaine Chen  
733 Sharon Road  
Arcadia, CA 91007

**SUBJECT: PPROJECT NO. TR53159-(5)  
VESTING TENTATIVE TRACT MAP NO. 53159  
CONDITIONAL USE PERMIT CASE NO. 200400066  
MAP DATE: May 6, 2009**

Dear Applicant:

A public hearing on Vesting Tentative Tract Map No. 53159 and Conditional Use Permit Case No. 200400066 was held by the Los Angeles County Board of Supervisors on June 17, 2008, August 26, 2008, September 23, 2008 and October 28, 2008.

After considering the evidence presented, the Board of Supervisors in their action on February 23, 2010, **APPROVED** the vesting tentative tract map and conditional use permit in accordance with the Subdivision Map Act, and Title 21 (Subdivision Ordinance) and Title 22 (Zoning Ordinance) of the Los Angeles County Code. A copy of the approved findings and conditions is attached.

The approval authorizes the creation of seven single-family residential lots and one open space lot, clustered in compliance with hillside management review criteria as a density-controlled development with associated on-site grading that exceeds 100,000 cubic yards, on 21.83 gross acres.

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

- (Condition No. 19) Within three days following the final approval of the Project by the County, the subdivider shall remit processing fees (currently \$2,085.25) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with the section 21152 of the California Public Resources Code and section 711.4 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California

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Department of Fish and Game. No land use project subject to this requirement is final, vested, or operative until the fee is paid.

- (Condition No. 19) Within 30 days of final approval by the County of this Vesting Tentative Tract Map No. 53159, as provided in the MMP, the subdivider shall 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 MMP. The subdivider shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Reports.

The decision of the Board of Supervisors regarding the vesting tract map and conditional use permit shall become final and effective on the date of the decision.

The map and conditional use permit approval shall expire on **February 22, 2012**. If the subject vesting tentative 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. Susan Tae of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 am and 5:30 pm, Monday through Thursday. Our offices are closed Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
Director



Susan Tae, AICP  
Supervising Regional Planner  
Land Divisions Section

ST:acb

Attachments: Findings, Conditions, Mitigation Monitoring Program

c: Subdivision Committee

**FINDINGS OF THE BOARD OF SUPERVISORS  
AND ORDER  
CONDITIONAL USE PERMIT NO. 2004-00066-(5)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 2004-00066-(5) ("CUP") and Vesting Tentative Tract Map No. 53159 ("Vesting Map"), on June 17, 2008, August 26, 2008, September 23, 2008, and October 28, 2008.
2. Previously, the County Regional Planning Commission ("Commission") conducted a duly-noticed public hearing regarding the above-referenced entitlements for the Project on May 14, 2008, at which time the Commission voted to approve a more intensive version of the Project, consisting of 10 single-family residential lots. That matter was subsequently appealed to the Board.
3. The permittee, Equinox Properties LLC ("Permittee"), is currently proposing a density-controlled residential development of seven single-family lots and one open space lot ("Project") on approximately 21.83 gross acres (20.77 net acres) ("Site") in a non-urban hillside management area.
4. A conditional use permit is required to ensure compliance with applicable provisions of the Los Angeles County Code ("County Code") relating to development in non-urban hillside management areas at a density exceeding the applicable low-density threshold for the property, density-controlled development, and on-site project grading in excess of 100,000 cubic yards pursuant to sections 22.24.150, 22.56.010, 22.56.205, and 22.56.215.
5. As set forth herein, the Board finds that the Project meets the conditional use permit burdens of proof required pursuant to County Code sections 22.56.010 and 22.56.040; section 22.56.205 for density-controlled development; and section 22.56.215 for development within a hillside management area.
6. The Vesting Map is a related request to create seven single-family residential lots and one open space lot on approximately 21.83 gross acres. The findings of the Board regarding the Vesting Map are incorporated herein by this reference, as if set forth in full.
7. The Site is located east of San Francisquito Canyon Road and Lowridge Place, within the Castaic Canyon Zoned District. Access to the Project is provided from Lowridge Place, which is a dedicated street ranging in width from 60 to 63 feet, onto "A" Street, which is a 60-foot-wide dedicated street.
8. The Site is approximately 21.83 gross acres in size and is in a mostly natural state. It has an irregular shape and level to steeply sloping topography. The eastern portion of the Site includes approximately 5.02 acres that were previously required to remain as open space pursuant to Tract Map No. 46564 and related entitlements, which entitlements were approved in 1998 for an

adjacent 303 single-family residential unit subdivision. All unit maps and the open space area for Tract Map No. 46564 were recorded in or before August 2000. The 5.02 acres of the Site that were required to remain as open space pursuant to Tract Map No. 46564 have not been included for purposes of calculating allowable density or required open space for the current Project.

9. The Permittee's current site plan, labeled as "Exhibit A," depicts the 21.83-acre, irregularly shaped property developed with seven single-family lots (Lots 1 through 7) and one open space lot (Lot 8). The single-family lots are clustered on the southwest portion of the Site. The single-family lots range in size from approximately 20,140 square feet to approximately 25,270 square feet. The open space lot is approximately 749,823 square feet, and the street serving the single-family homes comprises the remainder of the Site area.
10. The Project proposes 166,000 cubic yards of cut and fill grading to be balanced on site.
11. The property to the north of the Site is zoned A-2-2 (Heavy Agricultural-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). The property to the east of the Site is zoned RPD-5,000-3.5U. The property to the south of the Site is zoned A-2-2, and the property to the west is zoned A-2-2 and R-1-7,000 (Single-Family Residence-7,000 Square Feet Minimum Required Lot Area). The area surrounding the Site on all sides is characterized by residential development consisting of single-family residential uses on lots of various sizes.
12. The Site is zoned A-2-2 and RPD-5,000-3.5U. The Site is currently developed with a single-family residence that is proposed to be demolished. The Project is consistent with the existing A-2-2 and RPD-5,000-3.5U zoning classifications.
13. The Site 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 Site.
14. The Site is designated as a non-urban hillside management area, and the property contains natural slopes of 25 percent or greater. The total area of the Site is 21.83 gross acres. Of that area, 5.02 acres were previously part of another development project and are required to remain as open space pursuant to the requirements of Tract Map No. 46564 and related entitlements. Because the 5.02 acres are required to remain as open space in connection with a separate development project, the required open space area from Tract Map

No. 46564 was not included in the total area of the current Site for purposes of calculating allowable density and required open space for the current Project. Therefore, the total Site area for density and open space purposes is 16.81 gross acres (15.75 net acres). Of that 16.81 acres, approximately 4.71 acres (21.5 percent) have zero to 24.99 percent slopes, 4.95 acres (22.6 percent) have 25 to 49.99 percent slopes, and 7.15 acres (32.7 percent) have 50 percent or greater slopes. Pursuant to applicable density calculations, the low-density threshold for the Project would be one unit, and the Project proposes seven units.

15. Projects exceeding the low-density threshold in non-urban hillside areas must provide a minimum of 70 percent of the net area as open space. Of the 15.75 acres of the Site used for Project density and open space calculation purposes, the Project provides a total of 13.61 acres (86 percent) as open space. The eastern 5.02 acres are preserved as open space as well, pursuant to the requirements of recorded Tract Map No. 46564. The 13.61 acres of open space consist of both natural and disturbed open space that will be maintained within the separate open space Lot 8 (12.19 acres) and within individual lots as graded slopes (1.42 acres). Lot 8 also contains the 5.02 acres of open space required under Tract Map No. 46564 and has a total area of 17.21 acres. This Project is consistent with the open space requirements for residential development within a non-urban hillside management area.
16. The proposed lot sizes are smaller than the typical permitted size within the A-2-2 zoning classification. However, the Permittee has requested this CUP for density-controlled development pursuant to section 22.56.205 of the County Code, which concentrates dwelling units onto a portion of the Site and allows smaller lot sizes as long as the required size is achieved when averaged over the entire subject property. The remaining area is proposed to be reserved as permanent open space.
17. In accordance with the California Environmental Quality Act ("CEQA") Guidelines section 15063, the County prepared an Initial Study for the originally proposed 10-lot single-family project. 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 Permittee made or agreed to make revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Permittee agreed to such revisions in the Project on November 14, 2007. Based on the agreed upon revisions to the Project, a Mitigated Negative Declaration (Case No. RENV 2004-0074) was prepared for the Project.

18. The Mitigated Negative Declaration and notice of intent to adopt the Mitigated Negative Declaration were submitted to the State Clearinghouse and made available for review by the public and State and other interested agencies starting in June 2007. The Commission conducted a public hearing on the proposed development on May 14, 2008.
19. 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 ("City") sewer system and requested the addition of two mitigation measures.
20. On May 14, 2008, the Commission heard a presentation from staff as well as the Permittee regarding the initially proposed 10 single-family residential lot version of the Project. During the public hearing, the Commission raised concerns regarding the correspondence from the City and the impacts of connecting the Project to the City's sewer system. The County Department of Public Works ("Public Works") noted that the Project will connect directly to a County sewer system before connecting to the City's sewer system for service. The Mitigated Negative Declaration for the Project concluded that the Project would not have a significant impact on sewage disposal services and, therefore, did not require any mitigation measures related to sewage disposal services. Public Works stated that the Project will not affect current sewer capacity for the City and that such sewer capacity will remain unchanged with the connection of the Project to the sewer system. The Commission directed Public Works to write a letter to the City's Engineering Department to clarify that the Project will not adversely affect the City's sewer system and to ensure future continued cooperation between the City and the County regarding sewer service in the area.
21. During the public hearing, the Commission also discussed concerns regarding ownership and maintenance of the proposed open space lot. The Commission stated that it wanted to ensure that the Permittee will retire the development rights of the open space lot to prevent future re-subdivision and development of the required open space area. The Permittee stated that it intended for the separate open space lot to be owned and maintained by a homeowners' association and that the Permittee would dedicate development rights over the open space lot to the County to prevent future re-subdivision and development of the open space.
22. The Commission required additional clarification in the Project conditions of approval for the CUP and Vesting Map that required the Permittee to dedicate all development rights to the County for the required open space and discussed the Commission's preference for the open space lot to be owned and managed by an entity such as a public agency or non-profit organization.

23. During the public hearing, the Commission also expressed an interest in the possibility of future trails being developed within the open space lot and along ridgelines within the project boundaries that could provide connectivity with adjacent or nearby trails, subject to compliance with applicable laws and regulations at such time as trails may be proposed to be developed.
24. During the public hearing, the permittee requested clarification of a condition within the CUP conditions that prohibits the issuance of grading permits prior to the recordation of a final map unless authorized by the Director of the County Department of Regional Planning. Staff and the Commission clarified during the public hearing that the condition allowed for the issuance of grading permits prior to recordation in compliance with an approved Exhibit Map provided the Permittee complied with all conditions of approval for the CUP and Vesting Map, including showing substantial conformance with the approved Exhibit "A" and compatibility with hillside management resources.
25. On May 14, 2008, the Commission closed the public hearing and found on the basis of the record as a whole that there was no substantial evidence that the Project as revised would have a significant effect on the environment, found that the Mitigated Negative Declaration reflected the independent judgment and analysis of the Commission, and accordingly adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program ("MMP"). The Commission also formally voted to approve the CUP with conditions regarding open space modified as indicated during the Commission's deliberation and formally voted to approve the 10 single-family residential lot version of the Project. The matter was subsequently appealed to the Board.
26. The Board's initial appeal hearing session was scheduled for June 17, 2008, at which time the Board continued the matter without discussion to August 26, 2008. The matter was continued without discussion from August 26, 2008, to September 23, 2008 and then again to October 28, 2008. At the October 28, 2008 public hearing, the Board heard a staff presentation as well as testimony in favor of and in opposition to the Project. The Board also received correspondence in favor of and in opposition to the Project. In the presentation, staff indicated that the Commission approved the Project with 10 single-family lots. Subsequently, staff conducted additional research and determined that the maximum allowable density on the Site would be eight units, and not the 10 units as initially calculated. The Board directed modifications to the Project to require a minimum lot size of 20,000 square feet, which would be accomplished by consolidating and reconfiguring lots within the proposed development footprint. The Board also directed modifications to the conditions of approval for the Project to limit the proposed homes to one story and 15 feet in height.

27. At the October 28, 2008 public hearing, the Board determined on the basis of the record as a whole that there was no substantial evidence that the Project, as revised to consist of fewer lots no smaller than 20,000 square feet, will have a significant effect on the environment and found that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Board. Accordingly, the Board approved and adopted the Mitigated Negative Declaration and the MMP.
28. The modifications to the lot sizes and configurations required revisions to the Vesting Map and additional review by the Subdivision Committee. The Permittee submitted revised materials to the Subdivision Committee that reduced the number of single-family lots from 10 to seven, with lot sizes ranging from 20,140 square feet to 25,270 square feet, within the originally proposed development footprint. The permittee also included a future easement for an equestrian trail through the open space lot (Lot 8). The Subdivision Committee issued its clearance for the modified Project on June 17, 2009.
29. In accordance with CEQA, the County prepared an Addendum to the adopted Mitigated Negative Declaration to incorporate minor changes to the description of the Project reducing the number of single-family lots from 10 to seven within the originally proposed development footprint and to include reference to the future easement for an equestrian trail within the open space lot (Lot 8). The Addendum is appended to the attached project conditions. Given the nature of the modifications to the Project, which would reduce the number of units on the Site while remaining within the previously analyzed development footprint and indicate the location of an easement for a future equestrian trail, no new or substantially increased impacts would occur. No substantial changes in the Project itself or in the circumstances under which the Project is proposed to be undertaken have occurred. Rather, only minor revisions and additions to the previously adopted Mitigated Negative Declaration are necessary. Therefore, the Board determines that an Addendum to the adopted Mitigated Negative Declaration is the appropriate environmental document. The Board considered the previously adopted Mitigated Negative Declaration along with the Addendum thereto in making its determination on the current Project.
30. A MMP consistent with the conclusions and requirements of the Mitigated Negative Declaration has been prepared and its requirements have been incorporated into the conditions of approval for this Project.
31. The Site is not within an Alquist-Priolo Earthquake Fault Zone, a Seismic Hazards Zone, or within active or potentially active fault zones. Although the Project is located within a landslide zone and a liquefaction zone, compliance with the County Building Code would reduce impacts related to seismic hazards, slope instability, or other geotechnical hazards to a less than significant level.

32. The Project will be conveniently served by neighboring shopping and commercial facilities as the Project is located proximate to urban development and other essential services.
33. The Project demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents. The proposed design incorporates a winding cul-de-sac access street and lots of varying sizes and configurations to create a sense of individuality and character for the development. The clustering design enables approximately 18.63 acres of the total Site (13.61 acres of the Site area used to calculate allowable density and 5.02 acres of open space from Tract Map No. 46564) to remain as open space. Additionally the larger minimum lot sizes make the Project compatible with the surrounding development and function to preserve the rural character of the area.
34. The Board finds that the Project is consistent with the Area Plan. The Project maintains approximately 86 percent of the Site as open space while accommodating population growth in a concentrated, rather than dispersed, pattern. The development is clustered on the Site and minimizes grading and disturbance of the more steeply sloping areas of the Site to the extent feasible to preserve the natural terrain and maintain the rural character of the area.
35. Approval of this CUP is conditioned on the Permittee's compliance with the attached conditions of approval as well as the conditions of approval for the Vesting Map and the MMP.
36. The Project is subject to California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
37. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Department of 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 BOARD OF SUPERVISORS CONCLUDES:**

- A. That the Permittee 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 Plan policies as well as with all applicable policies of the Santa Clarita Valley Area Plan.

- B. That the proposed use, with the imposed recommended conditions, is consistent with the adopted General Plan and the Santa Clarita Valley Area Plan;
- C. With the attached conditions and restrictions, that the proposed 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;
- D. 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 the use with the uses in the surrounding area;
- E. 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 will generate and is adequately served by public or private service facilities as are required;
- F. 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;
- G. That the proposed project is compatible with the natural, biotic, cultural, scenic, and open space resources of the area;
- H. That the proposed project is conveniently served by 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, including the Santa Clarita Valley Area Plan; and
- I. 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, THE BOARD OF SUPERVISORS:**

- 1. Confirms that a Mitigated Negative Declaration and Mitigation Monitoring Program were prepared for the Project, were certified as complete, and were adopted on October 28, 2008; considers the adopted environmental documents along with the Addendum to the Mitigated Negative Declaration which has been prepared for the Project as modified by the Board; and determines that there is no substantial evidence that the Project as modified will have a significant effect

on the environment; and indicates that the Mitigated Negative Declaration and the Addendum thereto reflect the independent judgment and analysis of the County; and

2. Approves Conditional Use Permit Case No. 2004-00066-(5), subject to the attached conditions.

**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT NO. 200600326-(2)**

1. This grant authorizes the use of the approximately 21.83-acre property ("Site") for a maximum of seven single-family residential lots and one open space lot, clustered in compliance with hillside management design review criteria and density-controlled development, and on-site project grading that exceeds 100,000 cubic yards ("Project") as depicted on the approved Exhibit "A" (dated May 6, 2009) or an approved Revised Exhibit "A," subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity, and any successor in interest thereto, making use of this grant.
3. This grant shall not be effective for any purpose and cannot be used until the permittee, and the owner of the Site if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and have recorded the conditions as required by Condition No. 6, and until all required fees have been paid pursuant to Condition Nos. 9 and 54. Notwithstanding the foregoing, this Condition No. 3, and Condition Nos. 10, 11, and 12 shall be effective immediately upon final approval of this grant by the County.
4. If any provision of this grant is held or declared to be invalid by a court of competent jurisdiction, 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 is found that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk and provide a copy to Regional Planning. In addition, upon any transfer or lease of the Site during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the Site.
7. The Site shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development on the Site. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

8. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the Site 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 Site 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 inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150 per inspection).
9. Within three days following the final approval of the Project by the County, the permittee shall remit a processing fee in the applicable amount at time of payment (currently \$2,068) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code and section 711.4 of the Fish and Game Code to defray the costs of fish and wildlife protection incurred by the California Department of Fish and Game. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
10. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense.
11. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in Regional Planning'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 shall be paid by the permittee in accordance with Los Angeles County Code ("County Code") section 2.170.010.

12. This grant shall expire unless used within two years after the recordation of a final map for 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 Site thereafter shall be subject to the regulations then in effect.
13. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Regional Planning, provided such grading complies with all of the conditions of this grant, is in substantial conformance with the approved Exhibit "A" or any approved Revised Exhibit "A," and is compatible with hillside resources.
14. The Site shall be graded, developed, and maintained in substantial compliance with Vesting Tentative Tract Map No. 53159 and the approved Exhibit "A" (dated May 6, 2009) or an approved Revised Exhibit "A."
15. All development shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the Site, 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.
16. The development of the Site shall comply with all requirements and conditions approved for Vesting Tentative Tract Map No. 53159.
17. Prior to building permit issuance, the permittee shall submit three copies of a revised site plan for review and approval by the Director of Regional Planning, to confirm compliance with the Green Building, Drought Tolerant Landscaping, and Low Impact Development Ordinances to the satisfaction of Regional Planning and the County Department of Public Works ("Public Works").
18. Each residential lot shall be a minimum of 20,000 net square feet.
19. No structure shall exceed one story and 15 feet in height, except for chimneys and rooftop antennas. Prior to the issuance of any building permit, a site plan, including exterior elevations, shall be submitted to and approved by the Director of Regional Planning, as a Revised Exhibit "A," to ensure compliance.
20. The permittee shall post bonds in an amount satisfactory to the Director of Public Works to ensure that potential impacts to the surrounding community related to grading and construction on the Site are addressed.

21. As agreed, the permittee shall provide a minimum of 18.63 acres of the 21.83-acre Site as permanent open space. The 18.63 acres shall include the 5.02 acres of required open space from Tract Map No. 46564 as well as an additional 13.61 acres (or approximately 86 percent of the remaining 15.75 acres of the Site) as proposed by the permittee for reservation as permanent open space as part of this Project.
22. The permittee shall submit a draft copy of the Project Covenants, Conditions, and Restrictions ("CC&Rs") and any maintenance agreements and covenants to the Director of Regional Planning for review and approval. The CC&Rs shall include all Project conditions for which responsibility for enforcement lies with the homeowners' association.
23. The permittee shall provide slope planting and an irrigation system in accordance with the Grading Ordinance. The permittee shall include conditions in the Project's CC&Rs that require continued maintenance by the homeowners' association or appropriate entity of the plantings for lots having planted slopes.
24. This Project is approved as a non-urban hillside, density-controlled development in which the areas of the proposed single-family lots may be averaged over the entire Project Site, excluding the 5.02 acres that were required as open space as part of Tract Map No. 46564, to collectively conform to the minimum lot area requirements of the A-2-2 and RPD-5,000-3.5U zones in which the Site is located in accordance with section 22.56.205 of the County Code, as depicted on the approved Exhibit "A" dated May 6, 2009.
25. All commonly-owned areas shall be reserved as permanent open space. Such reservation shall be by establishment of a homeowners' association, maintenance district, or other appropriate means or methods to ensure to the satisfaction of the Director of Regional Planning the permanent reservation and continued perpetual maintenance of required commonly-owned areas.
26. As a means to further ensure the permanent reservation of commonly-owned areas, no dwelling units shall be sold, conveyed, or otherwise alienated or encumbered separately from an undivided interest in any commonly-owned areas comprising such development. Such undivided interest shall include either an undivided interest in the commonly-owned areas or a share in the corporation or voting membership in an association owning the commonly-owned areas.
27. All dwelling units shall be single-family residences.
28. The Project is approved with minimum required setbacks of 20 feet for front yards, five feet for side yards, and 15 feet for rear yards.
29. The permittee shall use earth tone concrete for all terrace drains and other drainage devices within the graded slopes.

30. All utilities shall be placed underground. Prior to the issuance of any building permits, the permittee shall provide evidence that contractual arrangements have been made with local utilities to install underground all new facilities necessary to furnish services to the Project.
31. All structures shall comply with the requirements of the Division of Building and Safety of Public Works.
32. 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.
33. All grading and construction on the Site 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.
34. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Regional Planning and the Director of Public Works.
35. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage preferably in the later morning and after construction or grading activities are done for the day. All clearing, grading, earth-moving, or excavation activities shall cease during periods of high wind (i.e., greater than 20 mph average over one hour) to prevent excessive amounts of dust.
36. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
37. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
38. 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 grant.
39. All construction and development within the Site 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.
40. 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.

41. 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.
42. The permittee shall utilize water-saving devices and technology in the construction of this Project consistent with County Building and Plumbing Codes.
43. The permittee shall develop and maintain the Site in compliance with all applicable requirements of the County Department of Public Health ("Public Health"). Adequate water and sewage facilities shall be provided to the satisfaction of said department.
44. If during construction of the Project soil contamination is suspected, construction in the area shall stop and appropriate health and safety procedures shall be implemented to the satisfaction of Public Health. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board.
45. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with State Seismic Hazard Safety laws to the satisfaction of Public Works.
46. Prior to the issuance of any grading permit, the Project design shall provide for the filtering of flows to capture contaminants originating from the Site to the satisfaction of and approval by Public Works.
47. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
48. During construction, all large-size truck trips shall be limited to off-peak commute periods.
49. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or materials that require use of oversized-transport vehicles on state highways.
50. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the County Forester and Fire Warden ("Forester") to determine what facilities may be necessary to protect the Site 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.

51. Prior to the issuance of any grading and/or building permit, the permittee shall submit a site plan for review and approval by the Director of Regional Planning indicating that the proposed construction and/or associated grading complies with the conditions of this grant, hillside resources, and the provisions of the County Code.
52. All graded slopes (cut and fill) shall be revegetated. Prior to the issuance of any grading and/or building permit, the permittee shall submit to the Director of Regional Planning for review and approval three copies of a revised landscape plan consistent with the Drought Tolerant Landscaping Ordinance. 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 Regional Planning, the landscaping plans will be reviewed by the staff biologist of Regional Planning and by the 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 permittee can prove to the satisfaction of Regional Planning and the Fire Department that 50 percent or more locally indigenous species is not possible due to County fire safety requirements, then Regional Planning and the Fire Department may determine that a lower percentage of such planting is required. In those areas where Regional Planning and the Fire Department approve 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 Regional Planning 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 permittee shall submit a landscaping 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 permittee shall supply information for review by Regional Planning 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, Regional Planning may require replacement planting as necessary to assure completion in accordance with such plan.

53. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" part of the Mitigated Negative Declaration for this Project are incorporated by this reference and made conditions of this grant. The permittee shall comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Program ("MMP"). Prior to filing a final map tract for Vesting Tract Map No. 53159, record a covenant and agreement attaching a copy of the MMP, and submit a draft copy to the Director of Regional Planning for approval prior to recordation, agreeing to the mitigation measures imposed as part of this Project. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to Regional Planning for review as required by the MMP or as frequently as may be necessary as determined by the Director of Regional Planning until such time as all mitigation measures have been implemented and completed.
54. Within 30 days following the final approval of this Project by the County, as provided in the MMP, the permittee shall deposit the sum of \$3,000 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 Regional Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Reports.
55. Pursuant to Chapter 22.72 of the County Code, the permittee shall pay a fee to the County Librarian ("Librarian") prior to the issuance of any building permit, as this project's contribution to mitigating impacts on the library system in the Santa Clarita Valley Planning Area, in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to Regional Planning. The current fee amount is \$790 per unit ( $\$790 \times 7$  dwelling units = \$5,530). The fee is subject to adjustment as provided in applicable local and state law. The permittee may contact the Librarian at (562) 940-8450 regarding the payment of fees.

Attachment:

Addendum to Mitigated Negative Declaration  
Mitigation Monitoring Program (MMP pages 1 – 6)

**PROJECT MITIGATION MEASURES  
DUE TO ENVIRONMENTAL EVALUATION**

Project: TR053159/RENV120040074

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 31 that 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.

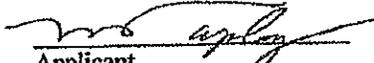
9. Restrictions and Testing of Project Lighting

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
<p><b>Biota</b></p> <p>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 (<i>Calochortus clavatus</i> var. <i>gracilis</i>) and Plummer's Mariposa Lily (<i>Calochortus plummerae</i>). 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.</p> <p>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.</p> <p>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.</p> <p>The Resource Management Plan shall be incorporated into the CC &amp; R's for the tract and shall contain at least the following elements:</p> <ul style="list-style-type: none"> <li>• Goals and Objectives</li> <li>• Permitted and Prohibited Uses</li> <li>• Biological Monitoring Protocols and Reports</li> <li>• Sensitive Species and Habitats Management</li> <li>• Exotic Plant and Animal Management</li> <li>• Management of Habitat Restoration Areas</li> <li>• Plan Implementation Schedule</li> <li>• Responsible Parties</li> <li>• Funding</li> <li>• Enforcement and Penalties</li> <li>• Trespass Remediation</li> <li>• Contingencies</li> </ul>	<p>Conduct Botanical Survey &amp; Relocate Any Populations Found</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>Department of Regional Planning</p>
<p>1</p>				
<p>2</p>	<p>Submit &amp; Implement Resource Management Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>Department of Regional Planning</p>

MITIGATION MONITORING PROGRAM  
PROJECT TR053159/ RENVT20040074

<p>Plan Update Requirements</p> <p>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. The Runoff Management Plan shall address at least the following items:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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 Francisco Creek natural watershed. This will limit pollution in San Francisco 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.</li> <li>• The RMP will address the following additional items:             <ol style="list-style-type: none"> <li>1. Direct rooftop runoff to the yards or vegetated areas.</li> <li>2. Lot runoff shall be infiltrated from the graded pad areas through onsite permeable soils in natural canyons and drainages.</li> <li>3. Use permeable materials, where feasible, for private sidewalks, private driveways, and private parking lots.</li> <li>4. Convey runoff from the tops of slopes and stabilize disturbed slopes with landscaping per County standards.</li> <li>5. Revegetate slopes with locally indigenous, drought-tolerant plants to minimize erosion.</li> <li>6. Infiltrate the runoff from off-site tracts through on-site debris basin bottoms.</li> <li>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.</li> <li>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</li> </ol> </li> </ul>			<p>Submit &amp; Implement Runoff Management Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p> <p>Department of Regional Planning</p>
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MITIGATION MONITORING PROGRAM  
PROJECT TR053159/ RENVT20040074

	<p>media filters prior to outlet onto natural alluvial areas for infiltration.</p> <p>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.</p> <p>10. Utilize riprap at the outlets of storm drains, culverts, and conduits to minimize erosion.</p>				
4	<p>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.</p>	<p>Submit &amp; Implement Upland Restoration Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>Department of Regional Planning</p>
5	<p>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.</p>	<p>Submit &amp; Implement Landscape Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>Department of Regional Planning</p>
6	<p>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.</p>	<p>Submit Streambed Alteration Agreement</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>Department of Regional Planning</p>
7	<p>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.</p> <p>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 Francisco Creek watershed. It is assumed that a two-person team can adequately salvage the reptiles on approximately 13 acres per day.</p>	<p>Employ Biological Monitors and Minimize Wildlife Mortality</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>Department of Regional Planning</p>

**MITIGATION MONITORING PROGRAM  
PROJECT TR053159/ RENVT20040074**

<p>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 Francisco Creek watershed.</p> <p>If any project-related activities are undertaken between February 1 and August 31 that 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.</p> <p>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.</p>			
<p><b>Mitigation Compliance</b></p> <p>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.</p>	<p>Submittal and approval of compliance report and replenishing mitigation monitoring account</p>	<p>Yearly and as required until all measures are completed.</p>	<p>Applicant and subsequent owner(s)</p> <p align="right">DRI</p>

**FINDINGS OF THE BOARD OF SUPERVISORS  
AND ORDER  
VESTING TENTATIVE TRACT MAP NO. 53159**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Vesting Tentative Tract Map No. 53159 ("Vesting Map") and Conditional Use Permit No. 2004-00066-(5) ("CUP") on June 17, 2008, August 26, 2008, September 23, 2008, and October 28, 2008.
2. Previously, the County Regional Planning Commission ("Commission") conducted a duly-noticed public hearing regarding the above-referenced entitlements for the project on May 14, 2008, at which time the Commission voted to approve a more intensive version of the Project consisting of 10 single-family residential lots. That matter was subsequently appealed to the Board.
3. The Vesting Map submitted by Equinox Properties, LLC ("subdivider"), as revised, proposes a density-controlled residential development of seven single-family lots and one open space lot ("Project") on approximately 21.83 gross acres ("Site") in a non-urban hillside management area.
4. The CUP is a related request to ensure compliance with applicable provisions of the Los Angeles County Code ("County Code") relating to development in non-urban hillside management areas at a density exceeding the applicable low-density threshold for the property, density-controlled development, and on-site project grading in excess of 100,000 cubic yards. The findings of the Board regarding the CUP are incorporated herein by this reference, as if set forth in full.
5. The Site is located east of San Francisquito Canyon Road and Lowridge Place, within the Castaic Canyon Zoned District. Access to the Project is provided from Lowridge Place, which is a dedicated street ranging in width from 60 to 63 feet, onto "A" Street, which is a 60-foot-wide dedicated street.
6. The Site is approximately 21.83 gross acres in size and is in a mostly natural state. It has an irregular shape and level to steeply sloping topography. The eastern portion of the Site includes approximately 5.02 acres that were previously required to remain as open space pursuant to Tract Map No. 46564 and related entitlements, which entitlements were approved in 1998 for an adjacent 303 single-family residential unit subdivision. All unit maps and the open space area for Tract Map No. 46564 were recorded in or before August 2000. The 5.02 acres of the Site that were required to remain as open space pursuant to Tract Map No. 46564 have not been included for purposes of calculating allowable density or required open space for the current Project.
7. The subdivider's current site plan, labeled as "Exhibit A," depicts the 21.83-acre, irregularly shaped property developed with seven single-family lots (Lots 1 through 7) and one open space lot (Lot 8). The single-family lots are clustered

on the southwest portion of the Site. The single-family lots range in size from approximately 20,140 square feet to approximately 25,270 square feet. The open space lot is approximately 749,832 square feet, and the street serving the single-family homes comprises the remainder of the Site area.

8. The property to the north of the Site is zoned A-2-2 (Heavy Agricultural-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). The property to the east of the Site is zoned RPD-5,000-3.5U. The property to the south of the Site is zoned A-2-2, and the property to the west is zoned A-2-2 and R-1-7,000 (Single-Family Residence-7,000 Square Feet Minimum Required Lot Area). The area surrounding the Site on all sides is characterized by residential development consisting of single-family residential uses on lots of various sizes.
9. The Site is zoned A-2-2 and RPD-5,000-3.5U. The Site is currently developed with a single-family residence that is proposed to be demolished. The Project is consistent with the existing A-2-2 and RPD-5,000-3.5U zoning classifications.
10. The Site 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 Site.
11. The Site is designated as a non-urban hillside management area, and the property contains natural slopes of 25 percent or greater. The total area of the Site is 21.83 gross acres (20.77 net acres). Of that area, 5.02 acres were previously part of another development project and are required to remain as open space pursuant to the requirements of Tract Map No. 46564 and related entitlements. Because the 5.02 acres are required to remain as open space in connection with a separate development project, the required open space area from Tract Map No. 46564 was not included in the total area of the current Site for purposes of calculating allowable density and required open space for the current Project. Therefore, the total Site area for density and open space purposes is 16.81 gross acres (15.75 net acres). Of that 16.81 acres, approximately 4.71 acres (21.5 percent) have zero to 24.99 percent slopes, 4.95 acres (22.6 percent) have 25 to 49.99 percent slopes, and 7.15 acres (32.7 percent) have 50 percent or greater slopes. Pursuant to applicable density calculations, the low-density threshold for the Project would be one unit, and the Project proposes seven units.
12. Projects exceeding the low-density threshold in non-urban hillside areas must provide a minimum of 70 percent of the net area as open space. Of the 15.75 acres of the Site used for Project open space calculation purposes, the Project provides a total of 13.61 acres (86 percent) as open space. The eastern

5.02 acres are preserved as open space as well, pursuant to the requirements of recorded Tract Map No. 46564. The 13.61 acres of open space consist of both natural and disturbed open space that will be maintained within the separate open space lot, Lot 8 (12.19 acres) and within individual lots as graded slopes (1.42 acres). Lot 8 also contains the 5.02 acres of open space required under Tract Map No. 46564 and has a total area of 17.21 acres. The Project is consistent with the open space requirements for residential development in a non-urban hillside management area.

13. The proposed lot sizes are smaller than the typical permitted size within the A-2-2 zoning classification. However, the subdivider has requested a CUP for density-controlled development pursuant to section 22.56.205 of the County Code, which concentrates dwelling units onto a portion of the Site and allows smaller lot sizes as long as the required size is achieved over the entire subject property. The remaining area is proposed to be reserved as permanent open space.
14. In accordance with the California Environmental Quality Act ("CEQA") Guidelines section 15063, the County prepared an Initial Study for the originally proposed 10-lot single-family project. 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 subdivider made or agreed to make revisions in the Project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The subdivider agreed to such revisions in the Project on November 14, 2007. Based on the agreed upon revisions to the Project, a Mitigated Negative Declaration (Case No. RENV 2004-0074) was prepared for the Project.
15. The Mitigated Negative Declaration and notice of intent to adopt the Mitigated Negative Declaration were submitted to the State Clearinghouse and made available for review by the public and State and other interested agencies starting in June 2007. The Commission conducted a public hearing on the proposed development on May 14, 2008.
16. 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 ("City") sewer system and requested the addition of two mitigation measures.
17. On May 14, 2008, the Commission heard a presentation from staff as well as the subdivider regarding the initially proposed 10 single-family residential lot version of the Project. During the public hearing, the Commission raised concerns regarding the correspondence from the City and the impacts of connecting the Project to the City's sewer system. The County Department of Public Works ("Public Works") noted that the Project will connect directly to a County sewer before connecting to the City's sewer system for service. The Mitigated Negative Declaration for the Project concluded that the Project would not have a significant

impact on sewage disposal services and, therefore, did not require any mitigation measures related to sewage disposal services. Public Works stated that the Project will not affect current sewer capacity for the City and that such sewer capacity will remain unchanged with the connection of the Project to the sewer system. The Commission directed Public Works to write a letter to the City's Engineering Department to clarify that the Project will not adversely affect the City's sewer system and to ensure future continued cooperation between the City and the County regarding sewer service in the area.

18. During the public hearing, the Commission also discussed concerns regarding ownership and maintenance of the proposed open space lot. The Commission stated that it wanted to ensure that the subdivider will retire the development rights of the open space lot to prevent future re-subdivision and development of the required open space area. The subdivider stated that it intended for the separate open space lot to be owned and maintained by a homeowners' association and that the subdivider would dedicate development rights over the open space lot to the County to prevent future re-subdivision and development of the open space.
19. The Commission required additional clarification in the Project conditions of approval for the CUP and Vesting Map that required the subdivider to dedicate all development rights to the County for the required open space and discussed the Commission's preference for the open space lot to be owned and managed by an entity such as a public agency or non-profit organization.
20. During the public hearing, the Commission also expressed an interest in the possibility of future trails being developed within the open space lot and along ridgelines within the project boundaries that could provide connectivity with adjacent or nearby trails, subject to compliance with applicable laws and regulations at such time as trails may be proposed to be developed.
21. During the public hearing, the subdivider requested clarification of a condition within the CUP conditions that prohibits the issuance of grading permits prior to the recordation of a final map unless authorized by the Director of the Department of Regional Planning. Staff and the Commission clarified during the public hearing that the condition allowed for the issuance of grading permits in compliance with an approved Exhibit Map prior to final map recordation provided the subdivider complied with all conditions of approval for the CUP and Vesting Map, including showing substantial conformance with the approved Exhibit "A" and compatibility with hillside management resources.
22. On May 14, 2008, the Commission closed the public hearing and found on the basis of the record as a whole that there was no substantial evidence that the Project as revised would have a significant effect on the environment, found that the Mitigated Negative Declaration reflected the independent judgment and analysis of the Commission, and accordingly adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program ("MMP"). The Commission

also formally voted to approve the CUP with the conditions regarding open space modified as indicated during the Commission's deliberation and formally voted to approve the 10 single-family residential lot version of the Vesting Map. The matter was subsequently appealed to the Board.

23. The Board's initial appeal hearing session was scheduled for June 17, 2008, at which time the Board continued the matter without discussion to August 26, 2008. The matter was continued without discussion from August 26, 2008 to September 23, 2009, and then again to October 28, 2008. At the October 28, 2008 public hearing, the Board heard a staff presentation as well as testimony in favor of and in opposition to the Project. The Board also received correspondence in favor of and in opposition to the Project. In the presentation, staff indicated that the Commission approved the Project with 10 single-family lots. Subsequently, staff conducted additional research and determined that the maximum allowable density on the Site would be eight units, and not the 10 units as initially calculated. The Board directed modifications to the Project to require a minimum lot size of 20,000 square feet, which would be accomplished by consolidating and reconfiguring lots within the proposed development footprint. The Board also directed modifications to the conditions of approval for the Project to limit the proposed homes to one story and 15 feet in height.
24. At the October 28, 2008 public hearing, the Board determined on the basis of the record as a whole that there was no substantial evidence that the Project, as revised to consist of fewer lots no smaller than 20,000 square feet, will have a significant effect on the environment and found that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Board. Accordingly, the Board approved and adopted the Mitigated Negative Declaration and the MMP for the Project.
25. The modifications to the lot sizes and configurations required revisions to the Vesting Map and additional review by the Subdivision Committee. The subdivider submitted revised materials to the Subdivision Committee that reduced the number of single-family lots from 10 to seven, with lot sizes ranging from 20,140 square feet to 25,270 square feet, within the originally proposed development footprint. The subdivider also included a future easement for an equestrian trail through the open space lot (Lot 8). The Subdivision Committee issued its clearance for the modified Project on June 17, 2009.
26. The Project will be required to comply with the development standards of the A-2-2 and RPD-5,000-3.5U zoning classifications as applicable, except as otherwise modified by related CUP No. 2004-00066-(5).
27. The proposed subdivision and the provisions for its design and improvement are consistent with the General Plan and 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 development. The Project maintains approximately 86 percent of the Site as open space while

accommodating population growth in a concentrated, rather than dispersed, pattern. The development is clustered on the Site and minimizes grading and disturbance of the more steeply sloping areas of the Site to the extent feasible to preserve the natural terrain and maintain the rural character of the area.

28. The Site is physically suitable for the type of development and density being proposed since the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies 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 Public Works.
29. The design of the subdivision and the proposed improvements will not cause serious public health problems because sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.
30. 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.
31. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.
32. 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.
33. 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.
34. 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.
35. 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.

36. 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.
37. Design of the subdivision and the proposed improvements will not conflict with public easements or access through, or use of, property within the proposed subdivision, since the design and development as set forth in the conditions of approval and shown on the tentative map provides adequate protection for any such easements.
38. In accordance with CEQA, the County prepared an Addendum to the adopted Mitigated Negative Declaration to incorporate minor changes to the description of the Project reducing the number of single-family lots from 10 to seven within the originally proposed development footprint and to include reference to the future easement for an equestrian trail within the open space lot (Lot 8). The Addendum is appended to the attached project conditions. Given the nature of the modifications to the Project, which would reduce the number of units on the Site while remaining within the previously analyzed development footprint and indicate the location of an easement for a future equestrian trail, no new or substantially increased impacts would occur. No substantial changes in the Project itself or in the circumstances under which the Project is proposed to be undertaken have occurred. Rather, only minor revisions and additions to the previously adopted Mitigated Negative Declaration are necessary. Therefore, the Board determines that an Addendum to the adopted Mitigated Negative Declaration is the appropriate environmental document. The Board considered the previously adopted Mitigated Negative Declaration along with the Addendum thereto in making its determination on the current Project.
39. A MMP consistent with the conclusions and requirements of the Mitigated Negative Declaration has been prepared and its requirements have been incorporated into the conditions of approval for this Project.
40. The Project is subject to 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 the CUP and the MMP.
42. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of 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 BOARD OF SUPERVISORS:**

- A. Confirms that a Mitigated Negative Declaration and Mitigation Monitoring Program were prepared for the Project, were certified as complete, and were adopted on October 28, 2008; considers the adopted environmental documents along with the Addendum to the Mitigated Negative Declaration, which has been prepared for the Project as modified by the Board; and determines that there is no substantial evidence that the Project as modified will have a significant effect on the environment; and indicates that the Mitigated Negative Declaration and the Addendum thereto reflect the independent judgment and analysis of the County; and
- B. Approves Vesting Tentative Tract Map No. 53159, subject to the attached conditions.

**CONDITIONS OF APPROVAL  
VESTING TENTATIVE TRACT MAP NO. 53159**

1. This grant authorizes the subdivision of the approximately 21.83-acre property ("Site") into seven single-family residential lots and one open space lot as depicted on the approved vesting tentative map ("Project"), submitted by Equinox Properties, LLC ("subdivider"), and dated May 6, 2009. The Project shall conform to the applicable requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). The Project shall also conform to the conditions of Conditional Use Permit No. 2004-00066-(5) ("CUP") and the Mitigation Monitoring Program ("MMP").
2. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant and any other person, corporation, or entity, and any successor in interest thereto, making use of this grant.
3. Except as otherwise specified in Condition No. 4 and by Conditional Use Permit No. 2004-00066-(5), the Project shall conform to the applicable requirements of the 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) zones.
4. In accordance with the CUP, this land division is approved as a non-urban hillside, density-controlled development in which the areas of the proposed lots may be averaged over the entire Site, excluding the 5.02 acres that were required as open space as part of previously approved Tract Map No. 46564, to collectively conform to the minimum lot area requirements of the A-2-2 and RPD-5,000-3.5U zones in which the Site is located. If multiple final maps are recorded, the average area of all lots shown on each final unit map and all previously recorded final unit maps shall comply with the minimum lot area requirements of the A-2-2 and RPD-5,000-3.5U zones.
5. The subdivider shall submit a copy of the Project Covenants, Conditions, and Restrictions ("CC&Rs") and any maintenance agreements and covenants to the Los Angeles County Department of Regional Planning ("Regional Planning") for review prior to final map approval. The CC&Rs shall include all Project conditions for which responsibility for enforcement lies with the homeowners' association.
6. The subdivider shall submit evidence to the Director of Regional Planning ("Director") that the conditions of the associated CUP have been recorded.
7. The subdivider shall record a covenant attaching a copy of the MMP and agreeing to comply with all of its mitigation measures. Prior to recordation of the covenant, the subdivider shall submit a draft copy of the covenant attaching a copy of the MMP to the Director for review and approval.

8. Permission is granted to use the alternate cross section to the satisfaction of Public Works and in conformance with the approved vesting tentative map.
9. Each residential lot shall be a minimum of 20,000 net square feet.
10. Existing structures shown on the tentative map shall be removed. The subdivider shall submit a copy of the demolition permit(s) or other evidence of removal prior to final map approval.
11. Prior to issuance of a grading permit, the subdivider shall post bonds in an amount satisfactory to the Director of the Department of Public Works ("Public Works") to ensure that potential impacts to the surrounding community related to grading and construction on the Site are addressed.
12. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director, provided such grading complies with all of the conditions of Conditional Use Permit No. 2004-00066-(5), is in substantial conformance with the approved Exhibit "A" or any approved Revised Exhibit "A," and is compatible with hillside resources.
13. The subdivider shall dedicate to the County of Los Angeles on the final map the right to prohibit any development, including grading other than that required for a trail on open space Lot 8, and depicted on the approved vesting tentative map. Designate Lot 8 and manufactured slope areas on the final map as "Restricted Use Area-Open Space."
14. Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
15. The subdivider shall provide slope planting and an irrigation system in accordance with the Grading Ordinance and shall include conditions in the Project CC&Rs or by separate maintenance agreement that would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, submit a copy of the document to be recorded to the Director for review and approval.
16. Prior to the issuance of a grading permit and/or building permit, the subdivider shall submit three copies of a landscape plan, which may be incorporated into a revised site plan, to the Director for review and approval, as required by Conditional Use Permit No. 2004-00066-(5) and in compliance with the Drought Tolerant Landscaping Ordinance.
17. Pursuant to section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot for a total of a minimum of seven 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/landscape plan shall be approved by

the Director and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.

18. For the posting of any performance bonds for conditions herein, inspections related to the verification of improvement(s) installation and/or construction shall be conducted by Regional Planning. Upon request for a bond release, the subdivider shall pay the amount charged for bond release inspections, which shall be the amount equal to the recovery cost at the time of payment (currently \$150 per inspection).
19. Within three days following the final approval of the Project by the County, the subdivider shall remit processing fees (currently \$2,068) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code and section 711.4 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 land use project subject to this requirement is final, vested, or operative until the fee is paid.
20. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the Project are incorporated by this reference and made conditions of this Vesting Tentative Tract Map No. 53159. Comply with all such mitigation measures in accordance with the attached MMP. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to Regional Planning for review as required by the MMP or as frequently as may be necessary as determined by the Director until such time as all mitigation measures have been implemented and completed.
21. Within 30 days following final approval by the County of this Vesting Tentative Tract Map No. 53159, as provided in the MMP, the subdivider shall 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 MMP. The subdivider shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Reports.
22. Pursuant to Chapter 22.72 of the County Code, the subdivider shall pay a fee to the Los Angeles County Librarian ("Librarian") prior to issuance of any building permit, as this Project's contribution to mitigating impacts on the library system in the Santa Clarita Valley Planning Area, in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to Regional Planning. The current fee amount is \$790 per dwelling unit ( $\$790 \times 7 \text{ dwelling units} = \$5,530$ ).

The fee is subject to adjustment as provided in applicable local and state law. The subdivider may contact the Librarian at (562) 940-8450 regarding the payment of fees.

23. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding to attack, set aside, void, or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code section 65499.37, or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding, and the County shall cooperate reasonably in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
24. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in Regional Planning'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; and
  - 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 shall be paid by the subdivider according to County Code section 2.170.010.

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

Date 06/17/09

TO: Susie Tae  
Department of Regional Planning

Attention Alejandrina Baldwin/Carolina Blengini/Ramon Cordova/Gunnar Hand/  
Josh Huntington/Mi Kim/Donald Kress/Jeff Lemieux/Jodie Sackett/  
Kim Szalay

FROM: Henry Wong/John Chin  
Department of Public Works

TRACT NO. 53159

- Public Works' report for NO SCM map dated \_\_\_\_\_.
- Revised Public Works' report for map dated \_\_\_\_\_.
- Revised pages of Public Works' report for map dated 05-06-09 as follows.

*Revised Water report : Page 1 of 1*

- Revised Public Works' report clearing previous \_\_\_\_\_ denial(s).
- Public Works still has \_\_\_\_\_ denial(s).
- Public Works' clearance for Public Hearing.
- Please forward the attached Engineer's and City's copy.
- A waiver for the final map may be filed.
- Other:

FILES\TM Report Transmittal\Regional Planning (rev. 04-29-09).doc

cc: LDC (Steve Hunter)

The following reports consisting of 14 pages are the recommendations of Public Works.

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

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

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
8. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
9. 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.)

Page 3/3

TENTATIVE MAP DATED 05-06-2009  
EXHIBIT MAP DATED 05-06-2009

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.

*HC*  
Prepared by John Chin  
t:53159L-rev4.doc

Phone (626) 458-4918

Date 06-08-2009



## 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: 05/06/09

EXHIBIT MAP DATE: 05/06/09

#### **STORM DRAIN AND HYDROLOGY SECTION 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.

TRACT NO: 53159

TENTATIVE MAP DATE: 05/06/09  
EXHIBIT MAP DATE: 05/06/09

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 Date 05/26/09 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

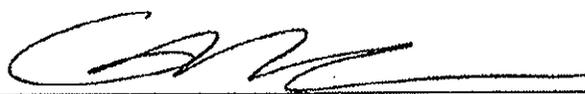
DISTRIBUTION  
1 Geologist  
1 Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE TRACT MAP 53159 TENTATIVE MAP DATED 5/6/09 (Revision)  
SUBDIVIDER Hardoon Investments, LLC LOCATION San Francisquito Canyon  
ENGINEER Land Design Consultants, Inc. GRADING BY SUBDIVIDER [Y] (Y or N)  
GEOLOGIST & SOILS ENGINEER Pacific Soils Engineering, Inc. REPORT DATE 6/19/06, 4/13/06

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://dpw.lacounty.gov/gmed/Manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://dpw.lacounty.gov/gmed/Manual.pdf>).
4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports).
6. The Soils Engineering review dated 5/13/09 is attached.

Reviewed by  Date 5/21/09  
Geir Mathisen

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>  
P:\gmedpub\Geology\_Review\Geir\Review Sheets\District 8.2 (Santa Clarita)\Tracts\53159\_TM7 APP.doc

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 \_\_\_\_\_  
PCA LX001129  
Sheet 1 of 1

Tentative Tract Map 53159  
Location San Francisquito Canyon  
Developer/Owner Hardoon Investments, LLC  
Engineer/Architect Land Design Consultants, Inc.  
Soils Engineer Pacific Soils Engineering, Inc. (102808)  
Geologist Pacific Soils Engineering, Inc.

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

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 5/8/09 (rev.)  
Soils Engineering and Geology Report Dated 4/13/06  
Soils Engineering and Geology Addendum Dated 6/19/06  
Previous Review Sheet Dated 3/17/09

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

Prepared by \_\_\_\_\_

Date 5/13/09



Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>.

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.

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

1. Section A-A as shown on the tentative map and exhibit is not necessarily approved. Slope setbacks shall comply with the LA County Grading Code (J108).

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

1. Notarized covenants shall be prepared and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition. Should the applicant not be able to solely obtain the necessary covenants for the offsite work an amended or revised tentative map may be necessary to show all proposed improvements within the tract boundaries.
2. Provide approval of:
  - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division as applicable.
  - b. The location/alignment and details/typical sections of any park/trail, as shown on the grading plan, to the satisfaction of the Department of Parks and Recreation.
  - c. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - d. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
4. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

 Name Matthew Dubiel Date 6/01/09 Phone (626) 458-4921  
P:\dpub\SUBPCHECK\Grading\Tentative Map Reviews\53159 rev4.doc

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. The offsite portion of "A" Street joining Lowridge Place (portion of northeast curb return) in Tract 52302 must be dedicated to the County prior to the improvements being accepted for public maintenance. If the subdivider is unable to dedicate the right of way or acquire authorization to offer the dedication, 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 \$19,650 per factored unit and is subject to change.



Prepared by Matthew Dubiel  
t053159r-rev4.doc

Phone (626) 458-4921

Date 06-01-2009

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

Page 1/1

TENTATIVE MAP DATED 05-06-2009  
EXHIBIT MAP DATED 05-06-2009

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.

  
Prepared by Tony Khalkhali  
Tr53159s-rev4.doc

Phone (626) 458-4921

Date 06-04-2009

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.

  
Prepared by Lana Radle  
1:53159w-rev4 (rev'd 06-17-09).doc

Phone (626) 458-4921

Date Rev. 06-17-2009



**COUNTY OF LOS ANGELES  
FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerced, California 90040

*RP - Alejandra*

**CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED**

Subdivision: TR 53159 Map Date May 06, 2009 - 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). An approved Final Fuel Modification Plan shall be submitted prior to Building Permit Issuance. (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: Access as shown on the Exhibit Map is adequate. A copy of the approved Preliminary Fuel Modification Plan has been submitted to our office.  
Additional on-site for each lot will be determined during the building permit phase.

By Inspector: *Juan C. Padilla* Date June 10, 2009

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

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 053159 Tentative Map Date May 06, 2009 - Ex. A

Revised Report YES

- Checkboxes for fire hydrant requirements, including flow rates (1250 gpm), installation details, and approval conditions.

Comments: Per Valencia Water Company's fire flow test, the existing fire hydrant are adequate. The required fire hydrant shall be installed and tested or bonded for prior to Final Map clearance.

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.

By Inspector Anna C. Padilla Date June 10, 2009

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: 05/06/2009	SCM Date: 06/11/2009	Report Date: 05/21/2009
Park Planning Area #	36B	CASTAIC/VAL VERDE		Map Type: REV. (REV RECD)

Total Units  = Proposed Units  + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.07
IN-LIEU FEES:	\$12,522

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$12,522 in-lieu fees.

Trails:

No trails.

**\*\*\*Advisory:**

The Representative Land Values (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1<sup>st</sup> of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1<sup>st</sup> pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5136.

By: James Balber  
James Balber, Developer Obligations/Land Acquisitions

Supv D 8th  
May 21, 2009 11:28:00  
QMB02F.FRX



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	53159	DRP Map Date:05/06/2009	SMC Date:06/11/2009	Report Date: 05/21/2009
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:

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

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

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

Total Units  = Proposed Units  + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.36	0.0030	7	0.07
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 =				0.07

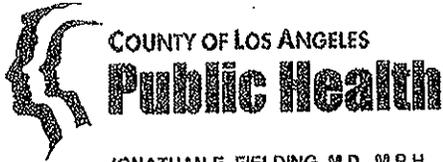
Park Planning Area = 35B CASTAIC/VAL VERDE

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.07	\$178,881	\$12,522

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
0.07	0.00	0.00	0.07	\$178,881	\$12,522

Supv D 5th  
May 21, 2009 11:28:17  
QMB01F.FRX



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Director and Health Officer

JONATHAN E. FREEDMAN  
Chief Deputy Director

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May 15, 2009

RFS No. 09-0011963

Tract No. 53159

Vicinity: Castaic Canyon

Tentative Tract Map Date: May 6, 2009 (4<sup>th</sup> Revision)

The Los Angeles County Department of Public Health has no objection to this subdivision and **Vesting Tentative Tract Map 53159** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Valencia Water Company**, a public water system.
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) 430-5262.

Ken Habaradas, REHS  
Bureau of Environmental Protection