



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

December 20, 2016

Richard J. Bruckner
Director

Mike McMillen
19540 Jamboree Road
Irvine, CA 92612

**REGARDING: PROJECT NO. 04-075-(5)
VESTING TENTATIVE MAP AMENDMENT NO. 060922
HIGHWAY REALIGNMENT NO. RPPL2016004512
SKYLINE RANCH ROAD**

Hearing Officer Alex Garcia, by his action of **December 20, 2016**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **Tuesday, January 3, 2017. Appeals must be delivered in person.**

Appeals: To file an appeal, please contact:
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Steven Jones of the Land Divisions Section at (213) 974-6433, or by email at sdjones@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner


Kim Szalay, Supervising Regional Planner
Land Divisions Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)
c: DPW (Building and Safety); Zoning Enforcement

KKS:SDJ

**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 060922 AND HIGHWAY
REALIGNMENT NO. 2016004512**

1. The Hearing Officer of Los Angeles County, Mr. Alejandro Garcia, conducted a duly noticed public meeting in the matter of an Amendment to Vesting Tentative Tract Map No. 060922 (Amendment) on December 20, 2016.
2. The Amendment proposes the following changes to the approved Vesting Tentative Tract Map No. 060922 (TR 060922):
 - Adjustments to the configuration of lots,
 - Substitution of 384 single-family residence lots with four multi-family residence lots developed with 344 detached, single-family residence condominium units,
 - Relocation of the public school, public park and private recreation and park lots,
 - Alterations to private drives and fire lanes, street locations and realignment of Skyline Ranch Road,
 - Elimination of a proposed pedestrian bridge.
3. Only items proposed for modification are considered by the Hearing Officer at the public meeting. All other project features and conditions remain as previously approved. The conditions of approval provide for appropriate mitigation measures.
4. The subject site is located west of Sierra Highway, south of Vasquez Canyon Road, and north of the city of Santa Clarita in the Sand Canyon Zoned District.
5. The irregularly-shaped property is vacant and undeveloped, in a mostly natural condition with level to steeply sloping topography.
6. The 2,500-unit Plum Canyon project is immediately to the northwest, single-family residential uses are to the east, south and west of the site. Access to the proposed development is provided by Whites Canyon/Plum Canyon Roads and Sierra Highway.
7. The project site is currently zoned R-1 (Single-Family Residence, 5,000 Square Feet Minimum Required Lot Area), A-2-2 (Heavy Agricultural, 2 Acres Minimum Required Lot Area) and A-1-2 (Light Agricultural, 2 Acre Minimum Required Lot Area).
8. Surrounding zoning includes zone A-2-2 to the north, zone A-2-1 and the City of Santa Clarita to the south, zones A-2-2, A-1-1 (Light Agricultural, 1 Acre Minimum Required Lot Area), A-1-2 and R-1 to the east and zones A-2-2, O-S, RPD-6,000-5.9U, RPD-20,000-2.4U and the City of Santa Clarita to the west.

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FINDINGS**

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9. The subject property consists of undeveloped lots. Surrounding uses include single-family residences to the north, south, east and west.
10. The project is consistent with the R-1 zoning classification and project design complies with the area requirements of the zone. Residential development is permitted in the R-1 zone pursuant to Section 22.20.070 of the Los Angeles County Code (County Code). The proposed density of 1,220 dwelling units is consistent with the maximum density and permitted by the R-1 zoning.
11. The property is depicted in the Urban Residential (H2) land use category of the 1990 Santa Clarita Valley Area Plan (Community Plan). Residential development is permitted within the H2 land use category.
12. Conditional use permit No. 04-075 authorizes the proposed dwelling units that results in 0.56 dwelling unit per acre, exceeding the low density threshold of 402 dwelling units established for the project to implement and ensure compliance with the performance review procedure for hillside development.
13. Conditional Use Permit No. 200900121 authorized the development of an on-site temporary materials processing facility during project construction, an off-site grading and solid fill project for Skyline Ranch Road.
14. The amendment to the vesting tentative tract map dated November 16, 2016, depicts 937 total lots, including 876 single-family residence lots, four multi-family residence lots developed with 344 detached single-family residence condominium units, one public school lot, eight public park and private recreation lots, 20 open space lots, 13 basin lots, one water tank lot, two booster pump station lots, and 12 private driveway lots on 2,173.25 acres.
15. Staff received public comments from the public prior to the public hearing regarding increased visibility of the road in its new location from the southwest and open space.
16. During the December 20, 2016 hearing, the Hearing Officer heard a presentation from staff and testimony from the applicant.
17. Staff and the applicant were available for questioning. The amendment requests were confirmed and it was noted that the area previously proposed as single-family residence lots was now proposed as additional open space for the project.
18. The Hearing Officer moved to act on the applicant's request after confirming there were no other speakers.

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19. The Hearing Officer finds that the requested adjustments to the configuration of lots is acceptable in that it is a reduction in overall lots by 40 fewer single-family residence lots and 375 fewer total lots.
20. The Hearing Officer finds that the requested substitution of 384 single-family residence lots with four multi-family residence lots developed with 344 detached, single-family residence condominium units is in keeping with providing residential uses at a maximum density of 2 dwelling units per 1 acre in the H2 category and in this density-controlled development that promotes clustering; retains topographical features and resources in order to preserve open space for protection of these natural features; provides recreational amenities; and all proposed residential lots meet the minimum lot size requirements.
21. The Hearing Officer finds that the requested relocation of the public school, the public park and private recreation and park lots are acceptable as the changes exceed the requirements for adequate park space and facilities to serve residents as required by State law and provides for public health and quality of life. The Hearing Officer further finds that these lots will provide recreational and aesthetic benefits as well as increased environmental quality through maintenance of open space, permeable land area for surface water infiltration and percolation, trees and vegetation for habitat, and the economic benefits of increased property values.
22. The Hearing Officer finds that the requested alterations to private drives and fire lanes, street locations and realignment of Skyline Ranch Road is consistent with the reconfiguration of lots and ensures that the proposed design conveys vehicles and pedestrians through the area at acceptable service levels at build-out of the development. The realignment eliminates a significant amount of grading, aids in clustering which preserves more open space, and does not create new environmental impacts.
23. The Hearing Officer finds that the elimination of a proposed pedestrian bridge is acceptable since the amended design of the vesting tentative tract map ensures and is consistent with construction of adequate infrastructure to access the site.
24. The Hearing Officer finds that a modification to the conditional use permit is required to address the map amendments approved relating to immaterial changes such as differences in lot numbers, clarification of grading quantities and other reduced impacts associated with the project.
25. Approval of this amendment map does not change the December 7, 2017 expiration date of Vesting Tentative Tract Map 060922.

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26. Future detailed development plans of the proposed parcels must comply with the Los Angeles County Low Impact Development and Green Building Ordinances, as applicable, prior to building permit issuance.
27. The Hearing Officer finds that depiction of proposed common open space amenities contained within proposed multi-family residence lots is in keeping with the Santa Clarita Valley Area and County of Los Angeles General Plans in that they provide recreational activities which promote public health and safety. The Hearing Officer further finds that a modified or amended Exhibit "A"/Exhibit Map is necessary to illustrate all required multi-family residence lot improvements.
28. The Hearing Officer finds that grading activity for the proposed Secondary Highway Skyline Ranch Road may necessary prior to final map recordation and should be authorized if reviewed and approved by the Director.
29. This tract map was originally approved as a vesting tentative map. As such, it is subject to the provisions of Section 21.38.010 of the County Code. The Amendment does not change the vesting status.
30. An addendum to the Environmental Impact Report (EIR) has been recommended as the appropriate environmental document for this project pursuant to the California Environmental Quality Act (CEQA) and the Los Angeles County Environmental Guidelines.
31. After consideration of the addendum to the certified final EIR, together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the proposed amendment will have a significant effect on the environment.
32. The Hearing Officer finds that the addendum reflects the independent judgment and analysis of the Hearing Officer, and approves the addendum.
33. Approval of this amendment is subject to the subdivider's compliance with the attached conditions of approval.
34. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Department of Regional Planning, 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, Department of Regional Planning.

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THEREFORE THE HEARING OFFICER:

1. Approves the addendum to the EIR and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.
2. Approves the Amendment to Vesting Tentative Tract Map No. 060922 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.
3. Approves the Highway Realignment No. RPPL2016004512.

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 060922 AND HIGHWAY
REALIGNMENT RPPL2016004512**

PROJECT DESCRIPTION

The project is an amendment to Vesting Tentative Tract Map No. 060922 (Amendment) proposes adjustments to the configuration of lots, substitution of 384 single-family residence lots with four multi-family residence lots developed with 344 detached, single-family residence condominium units, relocation of the public school, public park and private recreation and park lots, alterations to private drives and fire lanes, street locations and realignment of Skyline Ranch Road (Realignment No. 2016004512) and elimination of a proposed pedestrian bridge, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County (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 that the conditions of the grant have been recorded as required by Condition No. 7. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or

expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material 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.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (Recorder). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. Approval of this amendment map does not change the December 7, 2017 expiration date of Vesting Tentative Tract Map No. 060922.
9. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Hearing Officer may, after conducting a public meeting, revoke or modify this grant, if the Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.

12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit Map or an amended Exhibit Map approved by the Director of Regional Planning (Director).
14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on 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.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification 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.

16. The subject property shall be developed and maintained in substantial compliance with the Amendment to Vesting Tentative Tract Map No. 060922 and Highway Realignment No. 2016004512. If changes to the map are required as a result of instruction given at the public meeting, **six (6) copies** of a modified amendment to Vesting Tentative Tract Map No. 060922 shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
17. In the event that subsequent revisions to the approved Amendment to Vesting Tentative Tract Map 060922 are submitted, the permittee shall submit **five (5) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PRIOR TO ISSUANCE OF A GRADING PERMIT

18. The subdivider shall file and diligently pursue a conditional use permit with Regional Planning for modification or elimination of conditions relating to immaterial changes such as differences in lot numbers, clarification of grading quantities and other reduced impacts associated with the project.

19. The subdivider shall not obtain any new grading permit for the project prior to the recordation of the final map unless otherwise authorized by the Director.

PRIOR TO FINAL MAP

20. The project site shall be developed and maintained in substantial compliance with the approved Exhibit "A"/Exhibit Map dated November 16, 2016, or a Revised Exhibit "A" / Amended Exhibit Map approved by the Director. **Five (5) copies** of a modified Exhibit "A"/Exhibit Map shall be submitted to Regional Planning by **March 21, 2017** to depict open space amenities on the multi-family residence lots.
21. All vesting tentative tract map conditions of TR060922 not amended by this amendment map, and all conditional use permit (CUP) conditions of associated and previously approved CUP 04-075 and CUP 200900121 apply except a modification to CUP 04-075 shall be filed with Regional Planning prior to a final map clearance request regarding: minor changes to conditions (such as references to lot numbers and similar such references); and reduced grading quantities and similar such reduced impacts associated with this amendment request.

Attachments:

Subdivision Committee Report excerpt
Final EIR Addendum
Original approval package

Affidavit of Acceptance Instructions

- STEP 1:** **NOTARIZE AFFIDAVIT:** In the presence of a Notary Public, sign the Affidavit of Acceptance form. Complete and sign both applicant and owner sections, even if the applicant is the same as the owner.
- STEP 2:** **COUNTY REGISTRAR-RECORDER:** Visit the Registrar-Recorder's office at 12400 East Imperial Highway, Norwalk, CA 90650 (the following branch offices can also assist you: LAX Courthouse, Lancaster District Office, Van Nuys District Office. For more information call (562) 462-2125 or visit http://www.lavote.net/Recorder/Document_Recording.cfm) to complete the following tasks:
- a) **Record Affidavit of Acceptance Form and Conditions of Approval:** Submit the original Affidavit of Acceptance form (wet signature) and Conditions of Approval to the County Registrar-Recorder for recording. If your project has an associated Mitigation Monitoring Reporting Program (MMRP), this document should be recorded as well. Request one certified copy of the recorded Affidavit, Conditions of Approval, and MMRP (if applicable) to submit to the Department of Regional Planning.
- STEP 3:** **REGIONAL PLANNING:** Schedule an appointment with the case planner to submit the following items in person:
- a) One certified copy of the recorded Affidavit of Acceptance, Conditions of Approval, and MMRP if applicable. The certified copy will have an official document number and a purple recordation stamp from the Registrar-Recorder.
 - b) Three full-sized copies of the final site plans, or as otherwise requested by the planner. Plans must be folded to fit into an 8 ½" x 14" folder. At your final appointment, you will receive a copy of the approved site plan, and approved plans will be routed to the Department of Public Works, Building and Safety, as applicable.



Please complete and return to:
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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**REGARDING: PROJECT NO. 04-075-(5)
AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 060922
HIGHWAY REALIGNMENT NO. RPPL2016004512
SKYLINE RANCH ROAD, SAND CANYON ZONED DISTRICT
APN(S): SEE ATTACHED**

I/We the undersigned state:

I am/We are the permittee of the above-mentioned permits and/or owner of the real property described above on Exhibit "A", attached hereto. I am/We are aware of, and accept, all the stated Conditions of Approval for the above-mentioned project.

I/We acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this _____ day of _____, 20 _____

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Applicant's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____

Owner's Name: _____

Address: _____

City, State, Zip: _____

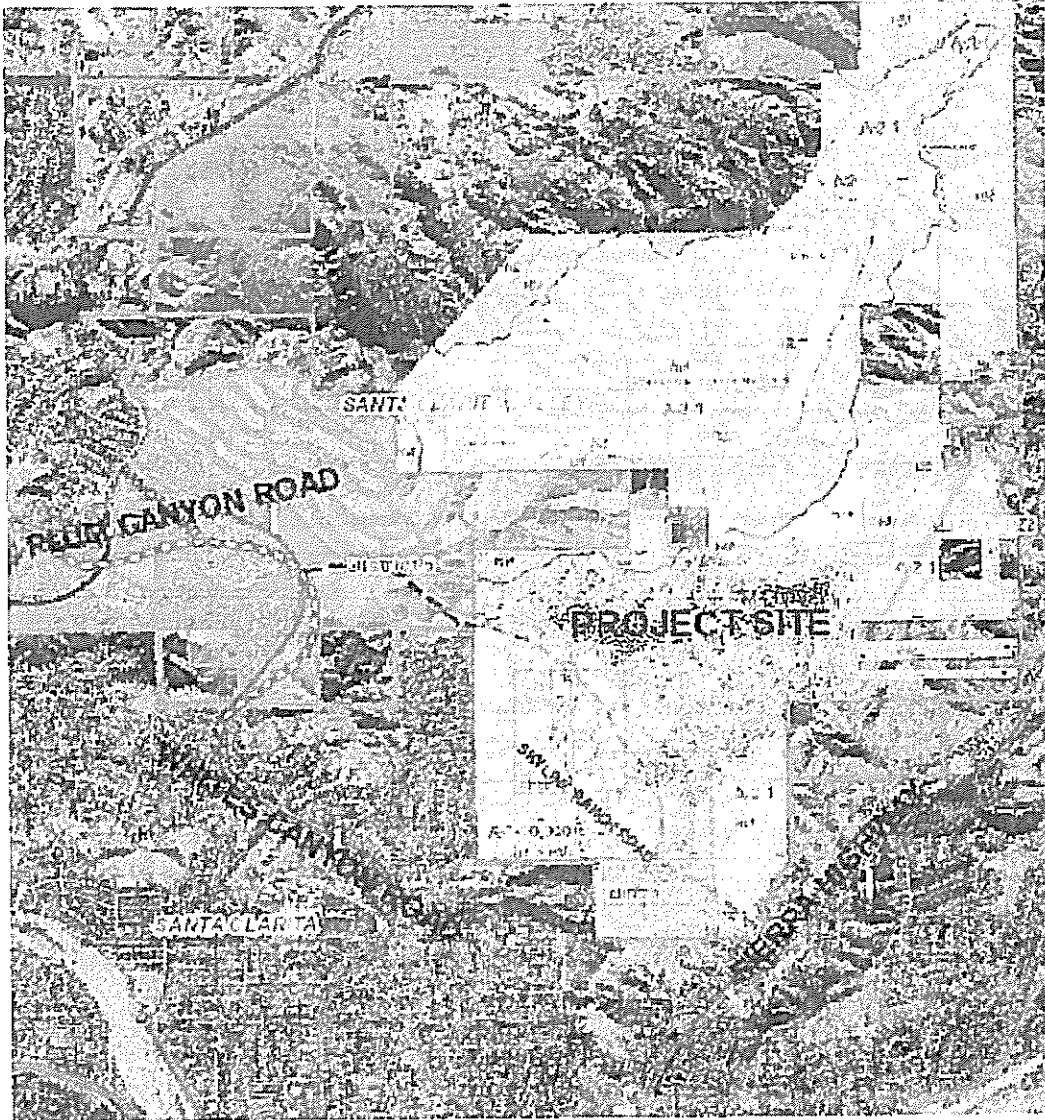
Signature: _____

LAND DIVISION APPLICATION
Amended Vesting Tentative Tract No. 060922

Attachment "A"

Assessor's Parcel Map Number
2802-002-001, -002, -003, -004 & -005
2802-003-001 & -005
2812-002-001, -002, -003, -010, -015 & -016
2812-004-009, -010, -011 & -012
2812-010-001, -002, -003, -004, -006, -009, -010, -011, -012, -013, -014, -016, -017, -019 & -021
2812-011-012 & -013
2812-012-001 to -004 & -006
2812-061-001 to -039
2812-062-001 to -052
2812-067-001 to -062
2812-068-001 to -063
2812-072-001 to -004
2839-001-017
2839-001-018 & -019
2839-018-006 & -007

VICINITY MAP



The following report consisting of 23 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 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, Underground 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. 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.
6. 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.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract/parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
12. Place standard Landscape Maintenance District notes on the final map to the satisfaction of Public Works.
13. 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.
14. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
15. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
16. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
17. The first unit of this subdivision shall be filed as Tract No. 60922-01, the second unit, Tract No. 60922-02, and so forth and the last unit, Tract No. 60922.
18. The street frontage requirement for all applicable lots needs to be waived by the Advisory Agency.

19. 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.
20. 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.
21. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
22. Permission is granted to record large lots (20-acre or more) tract map as shown on the insert map provided full street right of way and slope easements are dedicated along the latest IEC approved alignment on Skyline Ranch Road to the satisfaction of Public Works. In addition, make an offer of private and future right of way and dedicate slope easements along all remaining interior streets on alignments to the satisfaction of Public Works.
23. 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 \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 12-08-2016

tr60922-1L-amended map-rev2.doc

http://planning.lacounty.gov/case/view/tentative_tract_map_no_060922_project_no_04_075_skyline_ranch_project/



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 060922

TENTATIVE MAP DATE: 11/16/2016
EXHIBIT MAP DATE: 11/16/2016

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with the revised hydrology study, which was approved on 11/01/2016, or the latest revision, to the satisfaction of the Department of Public Works.
2. The paved access road traveling through Lot 909, continuing south offsite, and ending at the existing concrete lined channel, is currently shown as partially paved 16 feet wide and partially paved 5 feet wide. The entire length of this access road must be paved minimum 16 feet wide.
3. Obtain approval or letter of non-jurisdictional from the State Department of Fish and Wildlife.
4. Obtain approval or letter of non-jurisdictional from the State Water Resources Control Board.
5. Obtain approval or letter of non-jurisdictional from the Army Corps of Engineers.
6. A maintenance permit is required from the State Department of Fish and Wildlife, the Army Corps of Engineers, and the State Water Resources Control Board to the satisfaction of the Department of Public Works.
7. This site is located in Zone A per the Federal Flood Insurance Rate Map. Obtain a Conditional Letter of Map Revision (CLOMR) from FEMA to the satisfaction of the Department of Public Works.

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

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.
2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.
3. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all water quality devices/systems identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. 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. This is required to the satisfaction of the Department of Public Works.



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

Prior to Improvement Acceptance for Public Maintenance:

1. Letter of Map Revision (LOMR) from FEMA must be obtained. Public Works, Watershed Management Division, (626) 458-7125, should be contacted to obtain required procedures.
2. All maintenance permits of the regulatory agencies must be active at the time of acceptance.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Review by:  Date: 12/07/2016 Phone: (626) 458-4921
Andrew Ross

Tentative Tract Map 60922 Tentative Map Dated 11/16/16 (Amended Map) Parent Tract _____
Grading By Subdivider? (Y or N) _____ 16 M_{yd}² Location Santa Clarita APN _____
Geologist LGC Valley, Inc. Subdivider _____ Pardee Homes _____
Soils Engineer LGC Valley, Inc. Engineer/Arch. Sikand

Review of:

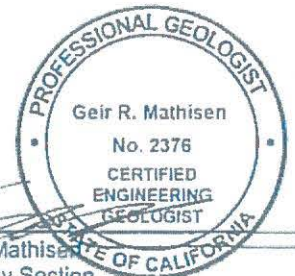
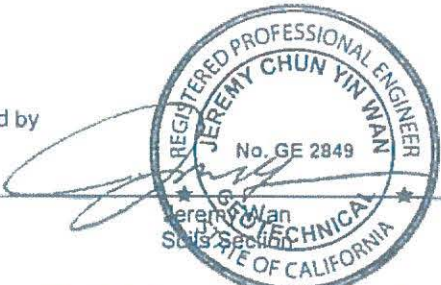
Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: 10/21/16, 7/19/16
References: Geolabs-Westlake Village, 8/28/08, 4/13/07, 11/16/06, 1/3/05, 8/23/04, 3/6/04

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. 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 policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/qmed/permits/docs/manual.pdf>.
- G2. 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.
- G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/qmed/permits/docs/manual.pdf>.
- G4. 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. For information on the RUA policy refer to policy memo GS063.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/qmed/permits/docs/manual.pdf>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

Prepared by



Geir Mathisen
Geology Section

Date 12/6/16

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

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.
60922 Santa Clarita TM 18_A

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT MAP NO. 060922

Page 1/1

AMEND. TENTATIVE MAP DATED 11-16-2016
AMEND. EXHIBIT MAP DATED 11-16-2016

Comply with all other previously approved conditions to the satisfaction of Public Works.

DR

Name Diego Rivera Date 12/06/16 Phone (626) 458-4921
P:\dpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Conditions(12-10-13) doc

The subdivision shall conform to the following conditions/requirements, or as otherwise required by Public Works, to the Department's satisfaction:

1. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
2. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.
3. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances.
4. The minimum centerline radius on a local street with an intersection street on the concave side shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances.
5. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
6. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
7. Provide minimum landing area of 100 feet for local collectors at a maximum 3 percent grade on all "tee" intersections.
8. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent. For 4-legged intersections, the maximum permissible grade of the through street is 8 percent.
9. Permission is granted to vacate the excess right of way on Vasquez Canyon Road providing the adjoining property owners have the underlying ownership of the portion of street to be vacated. 40 feet of right of way from centerline shall be retained on Vasquez Canyon Road. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.

10. Dedicate slope and drainage/maintenance easements for future widening on Vasquez Canyon Road to the satisfaction of Public Works.
11. Permission is granted to vacate all excess easements and right of way acquired by dedication on Tract No.'s 44967, 49433, 49434 by the recordation of Tract No. 60922 to the satisfaction of Public and the Department of Regional Planning. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.
12. Dedicate vehicular access rights on Skyline Ranch Road and Vasquez Canyon Road for all lots, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
13. Provide standard property line return radii of 13 feet at all local street intersections, and 27 feet at the intersection of local streets with General Plan Highways and where all General Plan Highways intersect, or to the satisfaction of this Department.
14. Dedicate right of way on Skyline Ranch Road commensurate with the typical sections shown on the tentative map and alignment per the latest approved I.E.C. P-291 which supersedes P-270. The alignment and grade of Skyline Ranch Road shall be compatible with Tract 46018.
15. Dedicate additional right of way at all proposed roundabout locations to the satisfaction of Public Works.
16. Dedicate off-site right of way on Skyline Ranch Road commensurate with the typical sections shown on the tentative map from Sierra Highway to the southerly property line and alignment per the latest approved I.E.C. P-291. It shall be the sole responsibility of the subdivider to acquire the necessary right of way.
17. Comply with the mitigation measures identified in the attached September 18, 2008 memoranda/letter from our Traffic and Lighting Division to the satisfaction of Public Works. Be advised that 'Main Street North and Main Street South' as identified in the memoranda/letter has been changed to 'Loop Road'. If identified in the traffic study, prepare Traffic Signal Plans for all intersections (both on-site and off-site) affected by this subdivision to the satisfaction of Public Works. If the project wishes to delay any of the improvements, a supplemental traffic study determining the phasing of the improvements will need to be submitted for review and approval by Traffic and Lighting.
18. Comply with the approved conceptual signing and striping plans for Skyline

- Ranch Road approved on November 14, 2016 to the satisfaction of Public Works. Prepare a detailed 1" =40' scaled signing and striping plans for Skyline Ranch Road and all off-site multi-lane highways and streets affected by this subdivision to the satisfaction of Public Works.
19. Establish a Landscape Maintenance District (LMD) for the purpose of maintaining the landscaped parkways, medians, and paseos/multi-purpose trails on Skyline Ranch Road.
 20. Permission granted to use the modified typical section (70' R/W) on the Loop Road (collector street) per note 18 on the tentative map. If additional travel lanes are required on the Loop Road, construct the additional travel lanes, and prepare signing and striping plans for the Loop Road within this subdivision to the satisfaction of Public Works.
 21. Other than the Loop Road (collector street) and Skyline Ranch Road, all other streets within the tentative map are considered "Private Drives." Note 24 on the Tentative Map and Exhibit "A" Map make reference to a request to waive the offer of future right of way. This request is not applicable given that the internal streets are intended to be private drives instead of private streets. Therefore, the request should be for the waiver of street frontage on all lots fronting the private drives. Public Works has no objection to granting the waiver of street frontage along the private drives subject to the approval of the advisory agency. If not waived, the subdivider shall revise the tentative map and provide street frontage to every parcel to the satisfaction of Public Works.
 22. Note 31 on the tentative map and Exhibit "A" map is not applicable.
 23. Comply with the private drive manual requirements on all proposed "Private Drives" to the satisfaction of Public Works.
 24. Construct curb, gutter, base, pavement and full-width sidewalk within the tract boundaries on Skyline Ranch Road and the Loop Road to the satisfaction of Public Works.
 25. Construct a bridge on Skyline Ranch Road near Sierra Highway to the satisfaction of Public Works.
 26. Off-site improvements are required. Construct off-site full width highway improvements, including curb, gutter, base, pavement, sidewalk, street trees, and street lights, on the portion of Skyline Ranch Road from Sierra Highway to the southerly property line to the satisfaction of Public Works.

27. Provide off-site full street right of way and construct off-site improvements and cul-de-sac bulb on Beneda Lane to the satisfaction of the City of Santa Clarita.
28. If Tract 46018 improvements are not constructed first, construct a minimum of 24 feet of "all weather" off-site pavement joining Skyline Ranch Road to Plum Canyon Road per the latest approved I.E.C. alignment P-291 to the satisfaction of Public Works. If the Fire Department requires a wider pavement width, construct the additional pavement to the satisfaction of Public Works. Proof of off-site access is required.
29. Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; the owner of VTM 60922 and owner of an adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record an irrevocable offer to dedicate right of way and slope/drainage easements for Skyline Ranch Road and Sierra Highway within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the dedication or irrevocable offer to dedicate has been recorded.
30. It is agreed that the improvements to be constructed on Lots 48 and 49 of Tract No. 7493, which are under the same ownership as VTM 60922 at the time of approval, shall not be considered "offsite improvements". Therefore, Section 66462.5 of the Subdivision Map Act will have no future effect to compel the County or City of Santa Clarita to acquire any rights over the subject lots in the future for the benefit of any subdivider.
31. Where determined necessary, construct a slough wall outside the street right of way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way. The wall shall not impede any required line of sight.
32. Plant street trees within the tract boundaries on Skyline Ranch Road and the Loop Road to the satisfaction of Public Works.
33. Construct drainage improvements and offer easements needed for drainage/maintenance purposes or slopes to the satisfaction of Public Works.
34. Provide intersection sight distance for a design speed of:
 - a. 40 mph (415 feet) on the Loop Road from "B" Street (westerly direction), from "X" Street (both directions), from "RRR" Street (southerly direction),

from "XXX" Street (both directions), and from "HHHH" Street (both directions).

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the top of curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from TC. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).

35. Depict all line of sight easements on landscaping and grading plans.
36. Comply with the following street lighting requirements to the satisfaction of Public Works:
 - a. Provide street lights on concrete poles with underground wiring on Skyline Ranch Road and all internal public streets within the tract boundaries to the satisfaction of Public Works. The street lights shall be designed as a county owned and maintained (LS-3) system. Obtain Street Lighting Section's approval of the street light layout prior to project recordation. Street lighting plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed project, or portions thereof, are not within an existing Lighting District. Annexation is 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. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of the building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

- i) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - ii) 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.
 - iii) Submit a map of the proposed project, 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. Note that the annexation and assessment balloting process takes approximately twelve months or more 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.
- e. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the above conditions are met and the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.
37. 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.
38. Provide and install street name signs prior to occupancy of buildings.

39. 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.
40. Prior to Building permit issuance pay the fees established by the Board of Supervisors for the Bouquet Canyon Bridge and Major Thoroughfare Construction Fee District (B&T District). The fee is to be based upon the fee rate in effect at the time of permit issuance. The current applicable fee is \$18,050 per factored unit and is subject to change. Record a covenant (subject to the approval of Public Works) at final map approval to encumber parcels/property owners with provisions requiring payment of applicable B&T District fees prior to building permit issuance.
41. If any ultimate improvements are constructed by the subdivider and accepted by the Los Angeles County Department of Public Works, or if any fair share payments for ultimate improvement work are made and are included as District improvements in the Bouquet Canyon Bridge and Major Thoroughfare Construction Fee District, then the subdivider may be issued credits which may then be used within the Bouquet Canyon Bridge and Major Thoroughfare District. Reimbursements will only be made on improvements constructed by the subdivider that are include as District improvements and are deemed ultimate improvements (as opposed to interim improvements).
42. These conditions supersede all previously approved conditions.



Prepared by Patricia Constanza
tr60922r-amendrev2

Phone (626) 458-4921

Date 12-08-2016



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DEAN D. EFSTATHIOU, Acting Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE T-4

September 18, 2008

Mr. Daryl J. Zerfass
Austin-Foust Associates, Inc.
2223 Wellington Boulevard, Suite 300
Santa Ana, CA 92701-3161

Dear Mr. Zerfass:

SKYLINE RANCH
TENTATIVE TRACT NO. 60922
REVISED TRAFFIC IMPACT ANALYSIS (FEBRUARY 29, 2008)
SANTA CLARITA AREA

As requested, we have reviewed the revised Traffic Impact Analysis (TIA) for the Skyline Ranch development (Tentative Tract No. 60922). The project site is generally located east of Sierra Highway between the Santa Clara River and Vasquez Canyon in the unincorporated County of Los Angeles area of Santa Clarita.

The proposed project consists of the construction of 1,270 single-family residential units and an 800-student elementary school. The project is estimated to generate approximately 13,121 vehicle trips daily, with 1,268 and 1,283 vehicle trips during the a.m. and p.m. peak hours, respectively.

We generally agree with the study that certain improvements are necessary to provide adequate access to the site. The following recommended improvements shall be the sole responsibility of the project:

- Construct Skyline Ranch Road between Plum Canyon Road and Sierra Highway as a four-lane highway.
- Construct a new intersection as a two-lane roundabout or as a conventional signalized intersection at Skyline Ranch Road at Main Street North.

FILE COPY

- Construct a new intersection as a two-lane roundabout or as a conventional signalized intersection at Skyline Ranch Road at Main Street South.
- Plum Canyon Road at Skyline Ranch Road/Heller Circle South

North approach: Restripe left-turn lane to allow the left-turn movement.

East approach: One left-turn lane, one shared through/left-turn lane, and one right-turn lane.

West approach: Restripe to provide one left-turn lane and one shared through/right-turn lane rather than one left-turn lane and one right-turn lane.

An adjacent development (Tentative Tract No. 46018) was conditioned to design and construct the east approach to provide one left-turn lane and one shared through/right-turn lane. We suggest the project's developer work with the developer of Tentative Tract No. 46018 to combine improvements at the intersection and coordinate the construction schedule of the aforementioned work at this location.

We also generally agree with the study that the project along with other related projects in the area may significantly impact the County intersection listed below. The project shall pay its pro-rata share of the cost for the following recommended mitigation measures:

Plum Canyon Road at Golden Valley Road/Santa Catarina Road

South approach: Two left-turn lanes, one through lane, and one right-turn lane rather than one left-turn lane, one through lane, and one right-turn lane.

The project's pro-rata share is 53.2 percent.

For all proposed cumulative mitigation measures, a cost estimate and conceptual plan shall be submitted to Public Works for review and approval.

We recommend the project's developer work with the Sulphur Springs Union School District to develop traffic circulation plans and drop-off/pick-up procedures for the proposed school. If possible, we recommend implementing a one-way counter-clockwise on-site traffic circulation for any valet service and restricting any site access from Skyline Ranch Road. The traffic circulation plan should include informational packets containing the approved drop-off/pick-up procedures, as well as

Mr. Daryl J. Zerfass
September 18, 2008
Page 3

brochures on trip reduction strategies, such as car pooling and transit services to minimize traffic generation in the area (the brochures should have specific average vehicle ridership goals for students and staff members). We also recommend the plan include a mechanism for enforcement and levying of noncompliance penalties. The recordation of the map shall be withheld until the traffic circulation informational packets and the detailed school site plan has been received and approved by Public Works.

The installation of a traffic signal at the intersection of Skyline Ranch Road at S-A Street may be warranted in the future due to the close proximity of the proposed elementary school. The project's developer shall enter into a secured agreement/bond with Public Works to guarantee the installation of a traffic signal when the traffic conditions warrant its installation. The intersection shall be monitored for the installation of the signal once the school is opened and every year thereafter for up to 5 years after the certificate of occupancy of the last unit is issued. The project's developer shall submit an annual traffic signal warrant analysis to Public Works for review and approval. When a traffic signal is warranted, the project's developer shall design the necessary striping and signal plans and construct the signal to the satisfaction of Public Works. Any security for the traffic signal construction submitted will be returned once the construction is completed to the satisfaction of Public Works or at the expiration of the above-mentioned monitoring program.

The project is within the Via Princessa Bridge and Major Thoroughfare (B&T) District. The project shall pay its share of the Via Princessa B&T District fees. Prior to approval of the final map, if any improvements constructed by the project developer are included as improvements in the Via Princessa B&T District, then the cost of the improvements may be credited against the project's District fee obligation if approved by Public Works.

The project shall submit conceptual striping plans and corresponding cost estimates for all proposed mitigation measures to Public Works for review.

Caltrans should be consulted for any possible California Environmental Quality Act (CEQA) impacts to the freeway system in the area. Therefore, we ask that you provide Caltrans with a copy of the report so they have an opportunity to review it prior to public circulation. Any written comments received from Caltrans should be submitted to Public Works and included in the Environmental Impact Report (EIR).

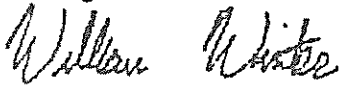
The City of Santa Clarita shall review this document to determine whether they concur with the study's findings of the potential CEQA impacts within their jurisdiction. Any written comments from the City shall be submitted to Public Works and included in the EIR.

Mr. Daryl J. Zerfass
September 18, 2008
Page 4

If you have any further questions regarding the review of this document, please contact Mr. Todd Liming of our Traffic Studies Section at (626) 300-4826.

Very truly yours,

DEAN D. EFSTATHIOU
Acting Director of Public Works



WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

TML:cn
P:\ipub\WPFILES\FILES STU Todd EIR\EIR 08122 Sky ne Ranch Revised TIA FINAL DOC

CM

JFP

cc: Caltrans (Elmer Alvarez)
City of Santa Clarita (Ian Pari)
Department of Regional Planning (Rudy Silva)

bc: Land Development (Narag)

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 (PC12109AS, dated 12-01-2016) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. No additional mitigation measures are required within the County of Los Angeles, however, mitigation measures are required within the City of Santa Clarita. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. 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. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation and obtain approval prior to final map recordation.
4. Easements are required, subject to review by Public Works to determine the final locations and requirements.
5. Outlet approval from the City of Santa Clarita is required.
6. Proposed sewer within secondary highway shall be located 6 feet from curb or 14 feet from street right-of-way.
7. If proposed sewer crosses Flood Hazard, alignment maybe acceptable provided permits are obtained from agencies having jurisdiction for the existing natural water course crossings.

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 (including any approved booster pump stations) 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. The applicant shall comply with the requirements of Santa Clarita Water District per attached Notice of Water Availability (NWA) dated October 24, 2016 to the satisfaction of Public Works. The NWA will expire on October 24, 2017 it shall be sole responsibility of the applicant to renew aforementioned NWA upon expiration and abide by all requirements of the water purveyor.
3. If necessary, extend the off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all water-related infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 1,000 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. Depict all line of sight easements on the landscaping and grading plans.
7. Install a separate water irrigation systems for recycled water use per landscape plans.
8. If necessary, install off-site recycle water mainline per landscape plans to serve this subdivision to the satisfaction of Public Work.
9. The recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.

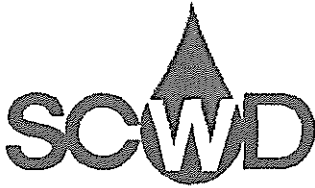


Prepared by Tony Khalkhali
tr60922wa rev2.doc

Phone (626)458-4921

Date 12-08-2016

SANTA CLARITA WATER, A DIVISION OF CASTAIC LAKE WATER AGENCY



26521 SUMMIT CIRCLE • SANTA CLARITA, CALIFORNIA 91350-3049 • (661) 259-2737
MAILING ADDRESS: P.O. BOX 903 • SANTA CLARITA, CALIFORNIA 91380-9003

SK... [Signature]

October 24, 2016

Mr. Tony Khalkhali, P.E.
Country of Los Angeles
Department of Public Works
900 S. Fremont Avenue
Land Development Division
Alhambra, CA 91803

Notice of Water Availability
Tract No. 060922-1
Developer: Pardee Homes

Dear Mr. Khalkhali:

The Santa Clarita Water Division (SCWD) has determined that water is available to serve the above referenced project. SCWD agrees to operate the water system and provide service in accordance with the SCWD's policies, standards and regulations. The determination of water availability shall remain valid for two years from the date of this letter. Unless construction of the project has commenced within this two year time frame, SCWD is under no obligation to serve the project unless the developer receives an updated letter from SCWD confirming water availability.

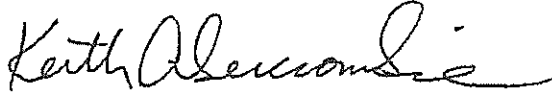
SCWD has determined that the existing facilities and the additional facilities to be installed by SCWD through developer funding of this project will be adequate to serve this project and each of the individual parcels under normal operations conditions. SCWD's obligation to serve water to the project is subject to compliance with all SCWD policies, standards and regulations as well as all applicable laws and regulations concerning water service and supply.

SCWD requires that the project comply with Best Management Practices regarding water conservation. In addition, all landscaping and irrigation design plans must comply with the State of California Model Water Efficiency Landscape Ordinance. Please check the following website for details: <http://www.water.ca.gov/wateruseefficiency/landscapeordinance>. This ordinance identifies water saving techniques, methods, landscape designs and internal water use practices that will achieve the SCWD's long term conservation goals described in its most current Santa Clarita Valley Urban Water Management Plan. Unless the project is constructed to SCWD's conservation standards, SCWD is under no obligation to serve the project.

Notice of Water Availability
October 24, 2016
Page 2

If you have any questions regarding the above, please contact Brent Payne at (661) 964-3991.

Sincerely,

A handwritten signature in black ink that reads "Keith Abercrombie". The signature is fluid and cursive, with a long horizontal stroke at the end.

Keith Abercrombie
Retail Manager

cc: Brent Payne, SCWD
Jay Skinner, Pardee Homes
Craig Young, Sikand Engineering Associates



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 60922

MAP DATE: November 16, 2016 - Amended Map

**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS
PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

**FINAL MAP
CONDITIONS OF APPROVAL**

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy, or copies due to the proposed phasing, of the Final Map(s) shall be submitted to the Fire Department for review and approval prior to recordation.
3. The private access within the development shall be indicated as "Private Driveway" on the Final Map. The required fire apparatus access, the fire lanes and turnarounds, shall be labeled as "Fire Lane" on the Final Map. Any proposed parking area, walkway, or other amenities within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.
4. Flag lot shall provide a minimum paved unobstructed driveway width of 20 feet, clear to the sky. The driveway shall be labeled as "Private Driveway and Fire Lane" on the Final Map. Verification of compliance is required prior to Final Map clearance.
5. A reciprocal access agreement is required for a private driveway and fire lane being shared by multiple lots. Submit documentation for these lots to the Fire Department for review prior to Final Map clearance.
6. A copy of the Water Improvement Plans, clearly depicting the required public fire hydrant locations, shall be submitted to the Fire Department for review and approval prior to Final Map clearance.
7. Provide written verification the required public fire hydrants have been installed and tested or bonded for in lieu of installation prior to Final Map clearance.

Reviewed by: Juan Padilla

Date: December 6, 2016



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 60922

MAP DATE: November 16, 2016 - Amended Map

8. All raised center medians shall provide a break, a rolled curb, or curb depression at intervals determined by Public Works in consultation with the Fire Department. The location and distance between the median breaks will be determined by Public Works and the Fire Department during final road/street plan design. Road improvement plans must be submitted to the Fire Department for review and approval prior to final approval by the Department of Public Works.

PROJECT CONDITIONS OF APPROVAL

1. Water and access requirements for this development shall comply with the approved Tentative Map. The Exhibit Maps as part of the subdivision process are subject to change and shall be in compliance with Title 32 (County of Los Angeles Fire Code).
2. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved 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).
3. All proposed buildings shall be placed such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
4. The fire lane for the single family lots or detached condominium lots shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.



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FIRE PREVENTION DIVISION**

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PROJECT: TR 60922

MAP DATE: November 16, 2016 - Amended Map

5. The fire lanes for any other lot such as multi-family residential, school site, or recreational/park shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
6. The buildings being served by a 26 feet wide fire lane will have a height restriction not exceed 30 feet above the lowest level of the Fire Department vehicular access road. Buildings exceeding this height shall provide a minimum paved fire lane width of 28 feet. The required fire lane shall be parallel to the longest side of the building between 15 feet and 30 feet from the edge of the fire lane to the building wall. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
7. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
8. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
9. The gradient of a fire lane shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.

Reviewed by: Juan Padilla

Date: December 6, 2016



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 60922

MAP DATE: November 16, 2016 - Amended Map

10. All proposed bridges and elevated crossing shall be constructed and maintained in accordance with AASHTO HB-17 and designed to support a live load of 75,000 pounds as specified in the County of Los Angeles Fire Code and to the satisfaction of the Department of Public Works. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
11. All proposed vehicular and pedestrian gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. The vehicular gates shall provide an unobstructed width not less than 20 feet when fully open. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
12. Install 114 public fire hydrants as noted on the Tentative Map filed in our office. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
13. The required fire flow from 94 of the public fire hydrants in the single family dwellings area for this development, if the future single family dwellings are less than 3,600 total square feet, is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. This fire flow may change during the Fire Department review of the architectural plans or the revised Exhibit A process prior to building permit issuance.
14. The other 20 required public fire hydrants within this development adjacent to the multi-family residential, school site, or recreational lots shall provide a fire flow of 4000 gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. This fire flow may be reduced during the Fire Department review of the architectural plans or the revised Exhibit A prior to building permit issuance.
15. Fire hydrant locations and other water system requirements within the Exhibit Maps will be determined when final design plans are submitted to the Fire Department for review as architectural plans or revised Exhibit A prior to building permit issuance.

Reviewed by: Juan Padilla

Date: December 6, 2016



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 60922

MAP DATE: November 16, 2016 - Amended Map

16. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
17. Parallel parking shall be restricted 30 feet adjacent to any public or private fire hydrant located on the public or private street, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
18. An approved automatic fire sprinkler system is required for all proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
19. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
20. All proposed streets and driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.



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



PARK OBLIGATION REPORT

Tentative Map #	60922	DRP Map Date	11/16/2016	SCM Date:	12/22/2016	Report Date:	12/08/2016
Park Planning Area #	35D		CANYON COUNTRY			Map Type:	AMENDMENT

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:	11.19
IN-LIEU FEES:	\$1,891,479

Conditions of the map approval:

The park obligation for this development will be met by:

The dedication of 10.24 acres for public park purposes
Conditions of approval attached to report

Trails:

See also attached Trail Report

Comments:

Proposed 876 single family lots and 344 multi-family condominium units

***Advisory:

The Representative Land Value (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 1st 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 1st 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 Mathal 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) 351-5134.

By


Katharine J. King, Chief of Planning

Supv D 5th
November 29, 2016 11:03:17
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	60922	DRP Map Date: 11/16/2016	SMC Date: 12/22/2016	Report Date: 12/08/2016
Park Planning Area #	35D	CANYON COUNTRY		Map Type: AMENDMENT

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

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

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

- 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.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio 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

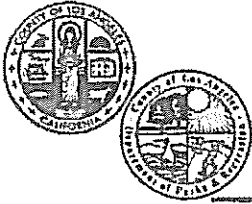
	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.29	0.0030	876	8.65
M.F. < 5 Units	2.74	0.0030	0	0.00
M.F. >= 5 Units	2.46	0.0030	344	2.54
Mobile Units	2.89	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				11.19

Park Planning Area = 35D CANYON COUNTRY

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	11.19	\$169,033	\$1,891,479

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
1049	Public Park	10.24	100.00%	10.24	Public
Total Provided Acre Credit:				10.24	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
11.19	10.24	0.00	0.95	\$169,033	\$160,581



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

December 8, 2016

Mr. Steven Jones, AICP
Principal Regional Planning Assistant
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Dear Mr. Jones:

**AMENDED VESTING TENTATIVE TRACT MAP 60922-1 (SKYLINE)
PARK AND TRAIL CONDITIONS OF MAP APPROVAL
REGIONAL PLANNING MAP DATED NOVEMBER 16, 2016**

This letter details the Department of Parks and Recreation (Department)'s park and trail conditions of map approval for the above map.

PARK CONDITIONS

As shown in the attached Park Obligation Report, the basic Quimby park land obligation for this proposed residential subdivision is 11.19 net acres (maximum slope 3%). For details, see attached Park Obligation Report and Worksheet. The Subdivider is proposing to include one public park as part of the subdivision: Lot 1049 (10.24 net acres). The Department recommends that the Subdivider develop and then convey the public park to the County provided that the site is deemed acceptable after a review of the required submittals listed below. For detailed requirements for pre-public hearing submittals referenced in the following conditions, please refer to the Public Park Checklist of Required Submittals attached to this report.

1. Subdivider shall convey to the County a developed, 10.24 net-acre Public Park ("the Public Park"), shown on Lot 1049 within the Vesting Tract Map No. 60922-1.
2. The Public Park shall contain the following improvements which are shown in the park schematic design approved on October 18, 2016: a park identity monument; a community gathering area; a children's play area with parents' seat wall; a shade structure near the community gathering area; shade structure with group picnic area; picnic tables near the grass volleyball area; open lawn area; a plaza seat wall; grass

volleyball area; one (1) basketball court; one (1) comfort station (to include a restroom, drinking fountain and storage room); ball field with ball field plaza and bleachers; multi-use field; bio-swales and planted buffers; parking for 20 cars (including 1 van accessible space); security lighting (locations to be indicated in the Design Development Phase); drinking fountain(s) and trash enclosure(s) [locations to be indicated in the Design Development Phase]; locking gates at park entrance; park landscaping (including plant material, grading, irrigation and drainage); and ADA compliant walkways.

3. The following off-site improvements to the Public Park shall be provided without receiving Quimby credit: full street improvements and utilities/utility connections, including, but not limited to curbs, gutters, relocation of existing public utility facilities, street paving, traffic control devices, public trees, public streets and sidewalks. Utility types, sizes, and locations shall be to the satisfaction of the Department. Utilities shall include water meter and utility lines (electricity, gas, sewer and telephone).
4. Prior to the Department clearing the first final (unit) map containing housing, Subdivider shall enter into a Park Development Agreement (PDA) and post Faithful Performance and Labor and Materials bonds with the Department to cover design and construction of the Public Park in accordance with updated costs estimates for the park. The PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on October 18, 2016, and the content of the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW). Bonds may need to be updated prior to construction commencement if contracted construction costs change. For more information, please refer to the link below:
<http://file.lacounty.gov/SDSInter/bos/supdocs/108114.pdf>.
5. Prior to the Department clearing the first final (unit) map containing housing, and for the Public Park, Subdivider shall submit a critical path method (CPM) schedule ("Park Delivery Schedule"). Said schedule shall include design development submittals and submittals required for the various stages of construction document development, permits and approvals, park construction commencement and completion dates, ALTA title policy, deed preparation and review, and deed recordation. The Initial Park Delivery Schedule shall serve as the baseline for all activities. Subdivider shall update the Park Delivery Schedule on a monthly basis to show actual progress compared to planned progress and submit the updates to the Department on the first County business day of each month. If as a result of these monthly schedule updates it appears that the Park Delivery Schedule does not comply with the critical path, the Subdivider shall submit a Recovery Schedule as a revision to the Park Delivery Schedule showing how all work will be completed within the period for park delivery. In the event Subdivider fails to comply with this

condition, the Department shall give written notice to Subdivider requesting submittal of the delinquent schedule update. Notice shall be deemed given when deposited in the U.S. Post Office or reliable over-night courier; postage prepaid, addressed to Subdivider, or by personal delivery to Subdivider's relevant address set forth in the PDA. If the requested update is not received within thirty (30) days after such notice is given, the Department will withhold further clearance of unit maps until the delinquent schedule update is received.

6. Lot 1049, Public Park:
 - a. Subdivider shall enter into a PDA, post bonds, and submit a Park Delivery Schedule prior to the Department clearing the first unit (final) map containing housing.
 - b. Subdivider shall commence Public Park construction prior to the County issuing the 377th residential building permit and complete park construction and convey the park to the County 20 months after construction commencement. Commencing when the first residential building permit is issued, Subdivider shall submit monthly reports to the Department that identify for each unit map the number of residential units for which building permits were issued ("permitted units") for the month and cumulative to date, and which relate permitted units to owner, building number, building type (e.g., single family home, condominium, apartment) and lot number. The monthly reports are due on the first County business day of each month until the park is conveyed to the County. Failure to provide the Department with a report or to commence construction prior to the 377th residential building permit, or to convey the park to the County prior to the last day of the 20th month after construction commencement will result in the Department requesting the Department of Public Works, to withhold further issuance of residential building permits until the respective report is received or park construction is commenced, or the park is conveyed to the County.
 - c. Construction commencement is defined as the Subdivider starts precise grading and/or installing utilities for the Public Park.
7. Whenever a final map having multiple residential units on one or more lots is submitted to the Department for clearance, it shall be accompanied by a letter/table signed by the engineer of record identifying each residential lot by the number and amount of residential units organized into the following categories.
 - a. Single-Family (SF) detached units (includes detached condominium product);
 - b. Multi-family dwelling units, <5 units per building (duplex-, tri-plex-, four-plex-, and town-home product types, condominiums and apartments); and

- c. Multi-Family dwelling units, 5 or more units per building (townhomes, condominiums, apartments).
8. Subdivider shall submit park plans and specifications to the Department for review and approval during the design development stage (100%), fifty percent (50%), seventy-five percent (75%), ninety percent (90%), and one hundred percent (100%) stages of construction document development. Specifications shall be in Construction Specification Institute (CSI) 8 ½-inch by 11-inch book format. Specifications and a grading plan (scale 1 inch = 40 feet or as required by the Department) shall be submitted to the Department concurrent with the final grading plan submittal to DPW. The respective stage of each submittal shall be clearly labeled on the drawings and specifications. Plan submittals shall be made by giving the Department three (3) sets of drawings and a CD-ROM containing the drawings in AutoCAD format. The Department shall have twenty-one (21) County business days from receipt of any design/construction document submittal to review and approve it. If the Department does not respond within said time period, the submittal shall be deemed approved by the Department. Any corrections or changes made by the Department during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for the Department's approval of the next said stage unless it is determined that the change is significant whereas the construction document would be resubmitted prior to permission by Department for Subdivider to proceed with the next stage. The Public Park shall be developed in accordance with park improvement plans approved by the Department, using standard construction activities and responsible contractors licensed by the State of California to perform this type of work. Sole responsibility for completion of the park improvements, and payment of all costs incurred, lies with the Subdivider.
9. Subdivider shall obtain all applicable jurisdictional approvals, comply with all applicable federal, state, and local laws, rules, codes, and regulations; obtain, coordinate and pay for all studies, permits, fees and agency inspections required to design and build the Public Park; provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide the County with certification that the playground(s) constructed in the Public Park meet American Society for Testing and Materials (ASTM) standards, United States Consumer Product Safety Commission (USCPSC) standards, and all State of California accessibility playground guidelines. Playground certification shall be met by providing a satisfactory report from a third party independent auditor that holds a current certification as a Playground Safety Inspector in good standing by the National Playground Safety Institute.
10. Subdivider shall designate and identify a project manager who will oversee design and construction of the Public Park. The project manager shall communicate by providing written documentation via facsimile or mail to County's representative and

abide by County's requirements and direction to ensure acceptable park completion; provide the County with reasonable access to the Public Park site and the park improvements for inspection purposes and at a minimum initiate and coordinate the following inspections and approvals during the course of construction with not less than two County business days advanced notice of any request for inspection or approval: (1) contractor orientation/pre-construction meeting; (2) construction staking and layout; (3) progress/installation inspections to be scheduled on a weekly basis or as required to insure conformance with construction documents; (4) irrigation mainline and equipment layout; (5) irrigation pressure test; (6) irrigation coverage test; (7) weed abatement after abatement cycle, to review degree of kill; (8) plant material approval; (9) plant material/Hydroseed/pre-maintenance inspection; (10) substantial completion and commencement of maintenance period; (11) final walk through and acceptance. Continued work without inspection and approval shall make Subdivider and its subcontractors solely responsible for any and all expenses incurred for required changes or modifications. County reserves the right to reject all work not approved in conformance with this condition.

11. Subdivider shall provide the Department with written Notice of Construction Commencement for the Public Park site. Construction Commencement is defined as when the Subdivider starts installing utilities for the Public Park. The Construction Phase is defined as the period of time from said notice to the date the Department issues its Notice of Acceptance of Completed Park Improvements, inclusive of the 90-day plant establishment period. Upon completing park construction, and obtaining final sign off from DPW on all code compliance issues, notify the Department in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) days after receipt of said notice, Department shall inspect the park and reasonably determine whether or not the park improvements have been constructed in accordance with the construction documents, and to a level of quality and workmanship for the Department to issue its Notice of Acceptance of Completed Park Improvements. If park construction is unacceptable, within fifteen (15) County business days after inspection, Department shall provide Subdivider with a list of items that need to be corrected, after receipt of said list, in order for the Department to issue its Notice of Acceptance of Completed Park Improvements, or issuance of said notice will be delayed until the items on the list are corrected.
12. Upon Department's Notice of Acceptance of Completed Park Improvements, Subdivider shall provide the Department with two (2) sets of record drawings, maintenance manuals, and irrigation controller charts, and contact information for utility companies and utility account codes in order for the Department to request timely transfer of utilities serving the Public Park. These documents shall also be submitted on a CD-ROM with the drawings in AutoCAD format.

13. Subdivider shall convey the Public Park by recordable grant deed showing the fee vested with the County of Los Angeles, and free of all encumbrances except those not interfering with the use of the property for park or recreational purposes. Subdivider's designated title company shall provide the County with an ALTA title policy and survey and shall record the park deed simultaneously to County's acceptance of the park improvements, as evidenced by the County's issuance of a Certificate of Acceptance for the Public Park, and shall deliver the recorded deed to the Chief Executive Office - Real Estate Division, Property Management Section, 222 South Hill Street, Third Floor, Los Angeles, CA 90012.
14. Any major change proposed by the Subdivider to the Public Park's size (not more than a variance of two (2) acres), shape, location, or terrain as shown on the approved tentative tract or parcel map, or to the schematic design approved by the Department's Design Review Committee, shall be deemed a revision of the tentative tract or parcel map and shall require the filing of a revised map, as described in Los Angeles County Code Section 21.62.030.

TRAIL CONDITIONS

The Department is requiring the Subdivider to dedicate a twenty foot (20') wide trail easement and construct a variable-width multi-use (hiking, equestrian, and mountain biking) trail. The proposed Mint Canyon Trail alignment with connection to Tentative Tract Map No. 46018 to the south and north to Vasquez Canyon Road, as shown on the Trails Exhibit Map sheet seven (7) of nine (9) is approved.

The Department is interested in working with the Department of Public Works on an easement for recreation purposes adjacent to the future Sediment Placement Site (adjacent to Vasquez Canyon Road) to provide a future multi-use trail staging area.

The Department's trail conditions of map approval, prior to recordation of the first final unit map are as follows:

1. Subdivider shall dedicate a twenty foot (20') wide multi-use (hiking, equestrian, and mountain biking) trail easement.
2. Subdivider shall construct a variable-width four to six (4'-6') trail tread within the proposed switchbacks at the northern end of the project site and a six to eight (6'-8') trail tread within the open space lot within the twenty foot (20') wide dedicated trail easement.
3. The required trail easement shall be recorded via separate instrument, prior to final map recordation. Upon request the Department will provide a trail easement recordation template.

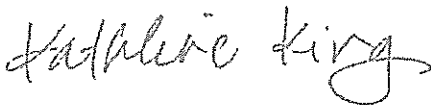
4. Full public access shall be provided for all trail user groups (hiking, equestrian, and mountain biking) in perpetuity for the multi-use trail.
5. Easement dedication(s) must be outside the public road right-of-way.
6. Subdivider shall include the Department in the transmittal of the project grading plan to Regional Planning.
 - a. Submit project grading plans, including grading information to the Department for review and approval. The trail grading information shall conform to the County of Los Angeles Trails Manual (Trails Manual) and any applicable County codes, including but not limited to the following:
 - i. Cross slope gradients on natural soil not to exceed three percent (3%) and longitudinal (running) slope gradients not to exceed ten percent (10%) for more than 300 feet.
 - ii. Typical trail section and details to include:
 - Width and name of trail
 - Longitudinal (running) gradients
 - Cross slope gradients
 - iii. Appropriate retaining walls as required.
 - iv. Appropriate fencing where deemed necessary, for user safety, delineation of trail, and property security, as approved by the Department.
 - v. If street crossing is requested, streetlight pole(s) must have crosswalk activation buttons at two heights to accommodate both pedestrian and equestrian traffic. Contact the Los Angeles County, Department of Public Works to address crosswalk design standards.
7. After project trail grading plan approvals, but prior to building permit issuance, the Subdivider shall:
 - a. Submit a preliminary construction schedule showing milestones for completing the trail. Provide updated trail construction schedules, as needed, to the Department on a monthly basis.
 - b. Submit a cost estimate for construction of the multi-use trail.

Mr. Steven Jones
December 8, 2016
Page 8 of 8

8. Prior to the start of initial trail construction, the Subdivider shall stake or flag the centerline of the trail and then schedule a site meeting with the Department's Trails Planning Section (see below for contact information) for initial trail alignment inspection and approval.
9. Subdivider shall notify the Department within five (5) business days after completion of the trail construction, including installation of all required amenities for a "Final Trail Inspection Walk". Any portions of the constructed trail not approved, shall be corrected and brought into compliance with the Trails Manual, approved plans, and the Department's "inspection walk" comments, within thirty (30) calendar days. The Subdivider shall then call the Department to schedule another site inspection.
10. Prior to the Department's final acceptance of the constructed trail alignment for the Mint Canyon Trail, the Subdivider shall:
 - a. Submit electronic copies (AutoCAD format) on CD or DVD of the as-built Trail, grading and construction drawings to the Department's Trails Planning Section.
 - b. Submit a letter to the Department requesting acceptance of the dedicated constructed trail. The Department will issue a trail acceptance letter only after receiving proof of recordation of the required trail easement, completion of the trail, and a written request for final trail approval and as-built trail drawings to the satisfaction of the Department.

If you have any questions regarding the park conditions, please contact Loretta Quach of my staff at (213) 351-5120 or lquach@parks.lacounty.gov. For questions regarding the trail comments, please contact Robert Ettleman at (213) 351-5134 or by e-mail at rettleman@parks.lacounty.gov.

Sincerely,



Kathline J. King
Chief of Planning

KK:LQ:RE:re 60922 Park and Trail Conditions

Attachments

c: Parks and Recreation (J. Gargan, C. Lau, F. Moreno, R. Ettleman)



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BOARD OF SUPERVISORS

Hilda Solis
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Fifth District

December 6, 2016

Tentative Tract Map No. 060922-1

Vicinity: Sand Canyon

Tentative Tract Map Date: November 16, 2016

The Los Angeles County Department of Public Health – Environmental Health Division recommends the approval of Tentative Tract Map 060922-1 based on the use of public water (Santa Clarita Water District) and public sewer as proposed for wastewater disposal. Any variation from the approved use of water supply and/or approved method of sewage disposal shall invalidate the Department's approval.

Prepared by:

V.B.
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**ADDENDUM TO MITIGATED NEGATIVE DECLARATION
FOR AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 060922 AND HIGHWAY
REALIGNMENT RPPL 2016004512**

1. Existing Entitlements

- a. On December 7, 2010, the Board of Supervisors approved Vesting Tentative Tract Map (VTTM) No. 060922, Highway Realignment (HWY) No. 200900001, General Plan Amendment (PA) No. 04-075, Conditional Use Permits (CUPs) 04-075 and 200900121 and Oak Tree Permit (OTP) No. 200700021, certified the final Environmental Impact Report (EIR) and adopted the Findings and Statement of Overriding Considerations (Findings and SOC) and incorporated the Mitigation Monitoring and Reporting Program (MMRP) into the conditions of approval. The subject property is located west of Sierra Highway, south of Vasquez Canyon Road, and north of the city of Santa Clarita in the Sand Canyon Zoned District.
- b. The approved VTTM and CUPs authorized creation of clustered hillside residential development of 1,260 single-family residence lots, 25 open space lots, 10 park lots, four water pump station lots and 13 public facility lots on 2,173.25 gross acres.
- c. The HWY and PA authorizes the realignment of Whites Canyon Road through the project site from approximately 1,400 feet east of Whites Canyon Road Plum Canyon Road to Sierra Highway and renaming the realigned portion Skyline Ranch Road and the amendment to the Master Plan of Highways within the Los Angeles Countywide General Plan to effectuate the HWY.
- d. The OTP authorized the removal of 1 oak tree.
- e. Mitigation measures identified in the approved EIR and MMRP, and imposed on the project as a condition of approval, including the following categories: visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and cumulative global climate change.

2. Proposed Entitlement Modifications

The proposed project changes require the following amendments to, or new entitlements: Amendment to VTTM No. 060922, Highway Realignment No. 2016004512, and an Addendum to the certified final EIR.

3. Proposed Amendment Vesting Tentative Tract Map No. 060922

The Amended VTTM proposes adjustments to the configuration of lots, substitution of 384 single-family residence lots with four multi-family residence lots developed with 344 detached, single-family residence condominium units, relocation of the public school, public park and private recreation and park lots, alterations to private drives and fire lanes, street locations and realignment of Skyline Ranch Road (Realignment No. 2016004512) and elimination of a proposed pedestrian bridge, as described in this document.

- a. Further clustering of the proposed lots to eliminate grading and preserve open space.

- b. Relocation of the public school, Public Park and private recreation and park lots provide recreational and aesthetic benefits as well as increased environmental quality through maintenance of open space permeable land area for surface water infiltration and percolation, trees and vegetation for habitat. This will result in the economic benefits of increased property values.
- c. Alterations to the private drives and fire lanes is consistent with the reconfiguration of lots and ensures that the proposed design conveys vehicles and pedestrians through the area at acceptable service levels at build-out of the development. The realignment eliminates grading and aids in more clustering which preserves more open space.
- d. As result of the elimination of a proposed pedestrian bridge is acceptable since the amended design of the vesting tentative tract map ensures and is consistent with construction of adequate infrastructure to access the site. More of the site will be left in its natural state.
- e. All applicable Conditions of Approval for VTTM 060922, CUPs 04-075 and 200900121 and OTP 200700021 shall remain in effect for this proposed Amendment to VTTM 060922.

4. CEQA Addendum Findings Pertaining to Project Modifications

CEQA Section 15164 authorizes a Lead Agency to prepare an Addendum to a previously certified EIR if changes or additions to the document are necessary, but none of the conditions described in Section 15162 are present, as described below:

- No substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new potentially significant environmental effects or a substantial increase the severity of previously identified potentially significant effects;
- No new information of substantial importance, which was not known, and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted as complete, shows any of the following:
- The project will not have one or more significant effects not discussed in the previous EIR:
 - Potentially significant effects previously examined will not be substantially more severe than shown in the previous EIR;
 - No new mitigation measures or alternatives previously found to be infeasible have been found to be feasible but declined by the project proponent to be adopted; and
 - No new mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR, and that would substantially reduce one or more potentially significant effects on the environment, have been found and declined by the project proponent to be adopted.

The certified final EIR by the Board of Supervisors on December 7, 2010, analyzed the following potential project impacts: visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and cumulative global climate change. The Board found that implementation of the project would result in unavoidable significant effects. The Board found the benefits of the project outweighed those potential unavoidable adverse impacts and they were determined to be acceptable based upon the overriding considerations set forth in the Findings and SOC.

Following are comparisons between the originally approved project and the proposed modified project of the potential impacts identified in the MND:

COMPARISON OF IMPACTS

DESCRIPTION OF POTENTIAL IMPACTS	EXISTING 1,260-UNIT PROJECT	MODIFIED PROJECT	DESCRIPTION OF MODIFICATIONS
Project Description	Skyline Ranch	Amended Skyline Ranch	1,260 SFR lots, 25, open space lots, 10 park lots, 4 water pump station lots, 13 public facility lots.
Visual Quality	Locate stockpile out of public view	No change.	N A
	Landscape all graded areas	No change.	N A
	File landscaping plans	No Change.	N A
Noise	Truck routes avoid residential areas and peak hour traffic	No change.	N A
	Comply with all County Code requirements that relate to grading of the project site.	No change.	N A
	Notify residents of construction activities.	No change.	N A
	Install noise attenuation barriers.	No Change.	N A

	Prepare an acoustical analysis for residences within 100 feet from the centerline of proposed Skyline Ranch Road and for residential lots that abut the school and or park lots.	No Change.	Relocation of the public school, public park and private recreation and park lots.
Air Quality	Develop and implement a construction management plan.	No change.	N/A
	Meet energy efficiency requirement.	No change.	N/A
Law Enforcement Services	Incorporate Crime Prevention Through Environmental Design (CPTED) features into the project.	No change.	N/A
Cumulative Traffic	Coordination and design of required road improvements and payment of fair share fees with TR46018 (Plum Canyon).	No change.	N/A
	Implementation of required road improvements	No change.	Alterations to the private drives and fire lanes and realignment of Skyline Ranch Road to be consistent with the reconfiguration of lots.
Global Climate Change	10% of dwelling units must achieve a minimum of 25% reduction in projected GHG emissions	No change.	N/A
	Plant 40 trees per landscaped acre.	No change.	N/A
	Provide bus shelters along Skyline Ranch Road.	No change.	N/A
	Develop and implement a green educational program	No change.	N/A

The amended Project proposes to implement the same mitigation measures as the previous project where the measures are not related to the changes.

As shown above, these amendments will result in the reduction of each potential impact identified in the original EIR, and, therefore, will not cross the thresholds identified in Section 15162 of the California Environmental Quality Act (CEQA) that would require a subsequent EIR.

Therefore, this Project Amendment qualifies for an Addendum to the previously certified final EIR, as authorized under CEQA Section 15164.

By:  E. M. JONES

Date: 2016 DEC 12



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

**CERTIFIED-RECEIPT
REQUESTED**

December 15, 2010

Pardee Homes
10880 Wilshire Blvd., Ste. 1900
Los Angeles, CA 90024

**SUBJECT: PROJECT NO. 04-075-(5)
GENERAL PLAN AMENDMENT NO. 200900009
HIGHWAY REALIGNMENT NO. 200900001
CONDITIONAL USE PERMIT NO. 04-075
CONDITIONAL USE PERMIT NO. 200900121
OAK TREE PERMIT NO. 200700021
VESTING TENTATIVE TRACT MAP NO. 060922**

MAP DATE: October 22, 2009

Dear Applicant:

A public hearing on Vesting Tentative Tract Map No. 060922, Highway Realignment No. 200900001, General Plan Amendment No. 04-075, Conditional Use Permit No. 04-075, Conditional Use Permit Case No. 200900121, and Oak Tree Permit No. 200700021 was held by the Los Angeles County Board of Supervisors on July 27, 2010.

After considering the evidence presented, the Board of Supervisors in their action on December 7, 2010, **APPROVED** the vesting tentative tract, highway realignment, general plan amendment, conditional use permits, and oak tree 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 a clustered hillside residential development of 1,260 single-family lots, 25 open space lots (including landscaped and natural open space lots), 10 park lots (including one 12-acre public park lot), four water pump station

lots, and 13 public facility lots on 2,173 gross acres; a Highway Realignment to authorize the realignment of Whites Canyon Road through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway and renaming the realigned portion of the road to Skyline Ranch Road; a Plan Amendment to amend the Los Angeles Countywide General Plan to effectuate the Highway Realignment Case; a Conditional Use Permit to ensure compliance with the requirements of: (a) hillside management development in urban and non-urban areas, (b) density-controlled development, and (c) on-site grading exceeding 100,000 cubic yards, and also authorizes the development of an on-site temporary materials processing facility during project construction; a Conditional Use Permit to authorize an off-site grading and solid fill project for the grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon/Plum Canyon Road, with approximately 535,000 cubic yards of cut and 37,000 cubic yards of fill; an Oak Tree Permit to authorize removal of one non-heritage oak tree from the site on 2,173 gross acres.

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

- (Condition No. 38) Within three days of the approval date of this grant, the subdivider shall remit processing fees in the amount of \$2,867.25 payable to the County 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.
- (Condition No. 39) Within 30 days of the approval date of this grant, the subdivider shall deposit the sum of \$3,000 with Regional Planning in order to defray the cost of reviewing the subdivider's MMP reports and to verify compliance with the information contained therein, as required by the MMP.

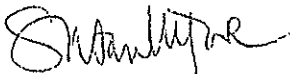
The decision of the Board of Supervisors regarding the general plan amendment, highway realignment, and the vesting tract map shall become final and effective on the date of the decision; and the conditional use permits, and oak tree permit shall become final and effective on the 15th day after the date of the decision.

The map, conditional use permits and oak tree permit approval shall expire on **December 7, 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. Alejandrina C. Baldwin 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



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

ANDREA SHERIDAN ORDIN
County Counsel

December 7, 2010

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

#12 12-07-10

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

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Agenda No. 7
07/27/10

**Re: GENERAL PLAN AMENDMENT NUMBER 2009-00009-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a public hearing regarding the above-referenced application for a general plan amendment to facilitate a residential development of 1,260 single-family lots, 25 open space lots, 10 park lots, four water pump station lots, and 13 public facility lots on 2,173 gross acres, located north of the City of Santa Clarita in the Sand Canyon Zoned District. At the completion of the hearing, your Board indicated an intent to approve the general plan amendment and instructed us to prepare the appropriate resolution for approval. Enclosed is the proposed resolution for your consideration.

Very truly yours,

ANDREA SHERIDAN ORDIN
County Counsel

By *L. Hafetz*
LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

John F. Krattli
JOHN F. KRATTLI
Senior Assistant County Counsel

LLH:sh
Enclosure

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES
RELATING TO THE ADOPTION OF GENERAL PLAN AMENDMENT
NO. 2009-00009-(5)**

WHEREAS, section 65350, et seq., of the California Government Code provides for the adoption and amendment of a jurisdiction's general plan; and

WHEREAS, the County of Los Angeles ("County") adopted a Countywide General Plan ("General Plan") in November 1980, which General Plan has been periodically updated and amended since that time; and

WHEREAS, the permittee, Pardee Homes, LLC, proposes to develop a clustered hillside residential development of 1,260 single-family lots, 25 open space lots (including landscaped and natural open space lots), 10 park lots (including one 12-acre public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres. The development also includes the proposed construction of an 11.6-acre school site, a network of privately-maintained paseos and trails, and one public trail; and

WHEREAS, in connection with the proposed development, the permittee has requested the approval of this General Plan Amendment No. 2009-00009-(5) ("Plan Amendment") to amend the County Master Plan of Highways, a part of the General Plan, to delete Cruzan Mesa Road, a designated limited secondary highway, and to realign Whites Canyon Road through the development site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway. The realigned portion of the road will be named Skyline Ranch Road and will continue to be a designated secondary highway; and

WHEREAS, Vesting Tentative Tract Map No. 060922 ("Vesting Map") is a related request to create 1,260 single-family lots, 25 open space lots (including landscaped and natural open space lots), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres; and

WHEREAS, Conditional Use Permit Case No. 04-075-(5) ("CUP I") is a related request to ensure compliance with the requirements of: (a) hillside management development in urban and non-urban areas; (b) density-controlled development; and (c) on-site grading exceeding 100,000 cubic yards. CUP I also authorizes the development of an on-site temporary materials processing facility during project construction; and

WHEREAS, Conditional Use Permit Case No. 2009-00121-(5) ("CUP II") is a related request to authorize an off-site grading and solid fill project for the grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon/Plum Canyon Road, with approximately 535,000 cubic yards of cut and 37,000 cubic yards of fill; and

WHEREAS, Oak Tree Permit Case No. 2007-00021-(5) ("Oak Tree Permit") is a related request to authorize removal of one non-heritage oak tree from the site; and

WHEREAS, Highway Realignment Case No. 2009-00001-(5) ("Highway Realignment Case") is a related request to authorize the realignment of Whites Canyon Road, a designated proposed secondary highway, through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway, and renaming the realigned portion of the road to Skyline Ranch Road. As required by the Los Angeles County Code ("County Code"), the Highway Realignment Case was initially presented to the County Interdepartmental Engineering Committee ("IEC") for consideration, which recommended approval of the matter. The instant Plan Amendment will effectuate the Highway Realignment Case by amending the County Master Plan of Highways within the General Plan; and

WHEREAS, the County Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of the Plan Amendment, Vesting Map, CUP I, CUP II, Oak Tree Permit, and Highway Realignment Case on July 27, 2010; and

WHEREAS, the Board finds as follows:

1. The site is located west of Sierra Highway, south of Vasquez Canyon Road, and north of the City of Santa Clarita ("City"), in the Sand Canyon Zoned District.
2. The site is irregularly-shaped, approximately 2,173 gross acres in size, and is in a mostly natural condition with level to steeply sloping topography. Approximately 774 acres of the site have slopes of 0 - 25 percent, 644 acres of the site have slopes of 25 - 50 percent, and 755 acres of the site have slopes of 50 percent and greater.
3. Access to the site will be from Skyline Ranch Road from the west, a proposed 84-foot to 94-foot-wide secondary highway, which will traverse the site to Sierra Highway, a 100-foot major highway.
4. The site falls within the following zoning classifications: A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area); A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area); A-1-10,000 (Light Agricultural - 10,000 Square Feet Minimum Required Lot Area); and A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), which all were established by Ordinance No. 7339 and became effective on June 6, 1958.
5. The surrounding properties are zoned as follows:

North:	A-1 and A-2-1;
East:	A-1, A-1-10,000, R-3 (Limited Multiple Residence), C-3 (Unlimited Commercial), M-1 (Light Industrial), and City-zoned property;
South:	A-2-1 and City-zoned property; and
West:	A-2-1 and City-zoned property.

6. Surrounding land uses are as follows:
 - North: Vacant property and single-family residences;
 - East: Vacant property, single-family residences, industrial and commercial uses;
 - South: Vacant property, single- and multi-family residences, industrial and commercial uses, and a school; and
 - West: Vacant property and single-family residences.

7. The project will be consistent with the A-1, A-1-1, A-1-10,000, and A-2-1 zoning classifications, where applicable. Single-family residences are permitted in the A-1 and A-2 zones pursuant to sections 22.24.070 and 22.24.120 of the County Code, respectively. Moreover, although the project's proposed lot sizes are less than what is otherwise required in the A-1-1, A-1-10,000, and A-2-1 zones, respectively, the permittee is seeking CUP I for density-controlled development to allow the project's dwelling units to be concentrated in a portion of the property with smaller lot sizes. The project's remaining acreage, outside the clustered development, will be reserved as permanent open space.

8. The existing site consists of vacant land, part of which was previously subdivided by recorded Tract Map Nos. 49433, 49434, and 49467. One such tract, Tract Map No. 49467, was a subdivision approved to create 200 single-family lots on 360 acres within the Cruzan Mesa area. This tract was never developed. As part of this project, the underlying lots within these recorded tract maps will be merged into one open space lot, Lot No. 1293.

9. The site falls within the following land use categories in the Santa Clarita Valley Area Plan ("Area Plan"), a component of the General Plan: Hillside Management ("HM"); Non-Urban 2 ("N2"); Urban 1 ("U1"); Urban 2 ("U2"); Urban 3 ("U3"); and Floodway/Flood Plain ("W"). These land use categories would authorize a maximum of 1,302 dwelling units for non-urban and urban hillside residential development, and thus the proposed 1,260 dwelling units for the project are consistent with these Area Plan categories.

10. The project will provide approximately 1,770 acres of open space (approximately 81 percent of the project area) within public park Lot No. 1262, private park Lot Nos. 1263 through 1271, and open space Lot Nos. 1272 through 1296. The project will thus be consistent with the minimum 25 percent open space requirement for urban hillside projects under the County Code and the 70 percent open space requirement for non-urban hillside projects. All open space will be designated as permanent open space and will comply with density-controlled development requirements.

11. The project and its proposed density are consistent with the adopted General Plan and zoning designations for the site, and are consistent with the surrounding communities.

12. An Initial Study was prepared for the project in compliance with the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff of the County Department of Regional Planning ("Regional Planning") determined that an Environmental Impact Report ("EIR") was the appropriate environmental document for the project.
13. The County Regional Planning Commission ("Commission") conducted its own duly-noticed public hearing to consider the project on September 16, 2009, December 16, 2009, March 3, 2010, and March 24, 2010. On March 24, 2010, after hearing all testimony, the Commission certified the final EIR, approved the Vesting Map, CUP I, CUP II, Oak Tree Permit, and Highway Realignment Case, and recommended approval of the Plan Amendment to the Board.
14. Pursuant to section 22.60.230(B)(2) of the County Code, because the project approvals included a recommendation by the Commission to the Board of the Plan Amendment, the Vesting Map, CUP I, CUP II, Oak Tree Permit, and Highway Realignment Case were called up for review by the Board along with the request for the Plan Amendment.
15. On July 27, 2010, the Board conducted a duly-noticed public hearing for the project, which included consideration of the Plan Amendment, Vesting Map, CUP I, CUP II, Oak Tree Permit, and Highway Realignment Case. At the conclusion of said hearing, the Board certified the final EIR and indicated its intent to approve the Plan Amendment and related entitlements.
16. In 1980, the County adopted 61 SEAs to help preserve rare plants and animals. In 2000, the County prepared an updated study of the County SEAs ("2000 SEA Update Study"). The 2000 SEA Update Study proposed to more than double the existing acreage of the County SEAs and to designate a new Cruzan Mesa Vernal Pools SEA within and surrounding the project site.
17. The proposed SEA includes mesas, canyons, steep interior slopes, a seasonally flowing wash, and two regionally-serving vernal pool complexes with the potential to support a variety of special status plants and animals, including the endangered fairy shrimp.
18. After release of the 2000 SEA Update Study, the permittee, in consultation with Regional Planning, conducted an extensive land assembly effort involving approximately 36 different property owners to purchase privately-owned property within the SEA.
19. Mystery Mesa is a landmark setting within the site, and due to its remarkable views, Mystery Mesa has been an important movie and television filming location for 40 years, being vital to the regional economy. A tract map has been recorded

for 200 homes on Mystery Mesa, but after its recordation, the County proposed to include Mystery Mesa within the proposed SEA.

20. The current County Master Plan of Highways proposes to extend Whites Canyon Road and to construct a new Cruzan Mesa Road through the proposed SEA. Both road connections would require substantial grading and landform alteration that are not supported by federal and state resource agencies because of unacceptable environmental impacts.
21. Because of the unacceptable environmental impacts associated with the planned development of Cruzan Mesa Road and extension of Whites Canyon Road, an alternative traffic circulation improvement was needed to connect Plum Canyon Road to Sierra Highway. The permittee, in cooperation with Regional Planning, designed the project and Skyline Ranch Road to provide this significant alternative highway connection.
22. The construction of Skyline Ranch Road will eliminate the need for the environmentally-damaging road connections through the proposed SEA and will provide a more appropriate highway connection closer to urban development. The elimination of Cruzan Mesa Road and realignment of Whites Canyon Road are consistent with the relevant recommendations by both state and federal agencies and County staff.
23. Skyline Ranch Road will provide an important highway connection between Plum Canyon Road and Sierra Highway and will eliminate the need for the environmentally-damaging planned extension of Whites Canyon Road.
24. Cruzan Mesa Road, a proposed limited secondary highway, is unnecessary for traffic and its construction could lead to greater environmental impacts due to topography and necessary grading. Its removal from the County Master Plan of Highways would not diminish the County's future right to require access in this area.
25. The project proposes no interconnecting streets from Skyline Ranch to existing adjacent neighborhoods, thereby preventing disturbance to existing residents from additional vehicle traffic.
26. Approval of the project is appropriate given its compliance with the General Plan and zoning, the environmental benefits associated with the project, and its proposed public amenities.
27. The proposed project is required to comply with the development standards of the A-1 zone pursuant to section 22.24.110 of the County Code, and A-2 zone pursuant to section 22.24.170 of the County Code, except as otherwise modified by CUP I.
28. The Plan Amendment is consistent with the goals and policies of the General Plan in that the project increases the supply and diversity of housing and

promotes the efficient use of land through a more concentrated pattern of urban development.

29. The technical and engineering aspects of the project have been resolved to the satisfaction of the County Departments of Public Works, Forester and Fire Warden, Parks and Recreation, Public Health, and Regional Planning.
30. The site is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping, and other accessory structures, except as otherwise modified and shown on the Vesting Map and Exhibit "A."
31. Compatibility with surrounding land uses will be ensured through the related Vesting Map, CUP I, CUP II, and Oak Tree Permit.
32. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
33. The Plan Amendment will not place an undue burden upon the community's ability to provide necessary facilities and services, as outlined in these findings of fact, the findings of fact for the related entitlements, as well as the environmental documentation for the project.
34. Modified conditions in the surrounding area warrant approval of the instant Plan Amendment.
35. Approval of the Plan Amendment is in the best interest of the public health, safety, and general welfare, because the area contains, and/or the project proposes, sufficient infrastructure and facilities to accommodate the development to include street improvements, water supply, sewer connection, fire flow, and fire access. The project is in conformity with good planning practices.
36. Approval of the Plan Amendment will enable implementation of the County Master Plan of Highways in the development of the subject property.
37. The applicant has satisfied the County "Burden of Proof" set forth in the County Code for the requested Plan Amendment.
38. A final EIR for the project was prepared for this project in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles, which final EIR consisted of the Draft EIR dated July 2009, the Technical Appendices to the Draft EIR dated July 2009, the final EIR including Responses to Comments dated February 2010, the Addendum to the final EIR dated March 2010, and the Skyline Ranch Water Supply Update dated July 2010.
39. The Board reviewed and considered the final EIR, along with its associated Findings of Fact and Statement of Overriding Considerations ("Findings and

SOC"), and found that it reflects the independent judgment of the Board. On July 27, 2010, the Board certified the final EIR and adopted its associated Findings and SOC for the project.

40. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the final EIR was prepared, and its requirements are incorporated into the conditions of approval for this project.
41. The project is subject to California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.

THEREFORE, BE IT RESOLVED THAT THE BOARD OF SUPERVISORS:

1. Certifies that the final EIR for the project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the final EIR, and that the final EIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the project;
2. Certifies that at the conclusion of the hearing on the project it certified the final EIR and adopted the Findings and SOC, and MMP, finding that pursuant to section 21081.6 of the California Public Resources Code, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; certifies that it found that the unavoidable significant effects of the project after adoption of said mitigation measures are as described in those Findings and SOC; certifies that it determined that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the project as stated in the Findings and SOC;
3. Finds that the proposed Plan Amendment is consistent with the goals, policies, and programs of the General Plan; and
4. Approves General Plan Amendment Case No. 2009-00009-(5), amending the County Master Plan of Highways of the General Plan, as depicted in the attached Exhibit "A."

The foregoing resolution was on the 7th day of December, 2010, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board also acts.



SACHI A. HAMAI, Executive Officer-
Clerk of the Board of Supervisors of
the County of Los Angeles

By [Signature]
Deputy

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By [Signature]
Deputy

Attachment

AMENDMENT TO COUNTYWIDE GENERAL PLAN

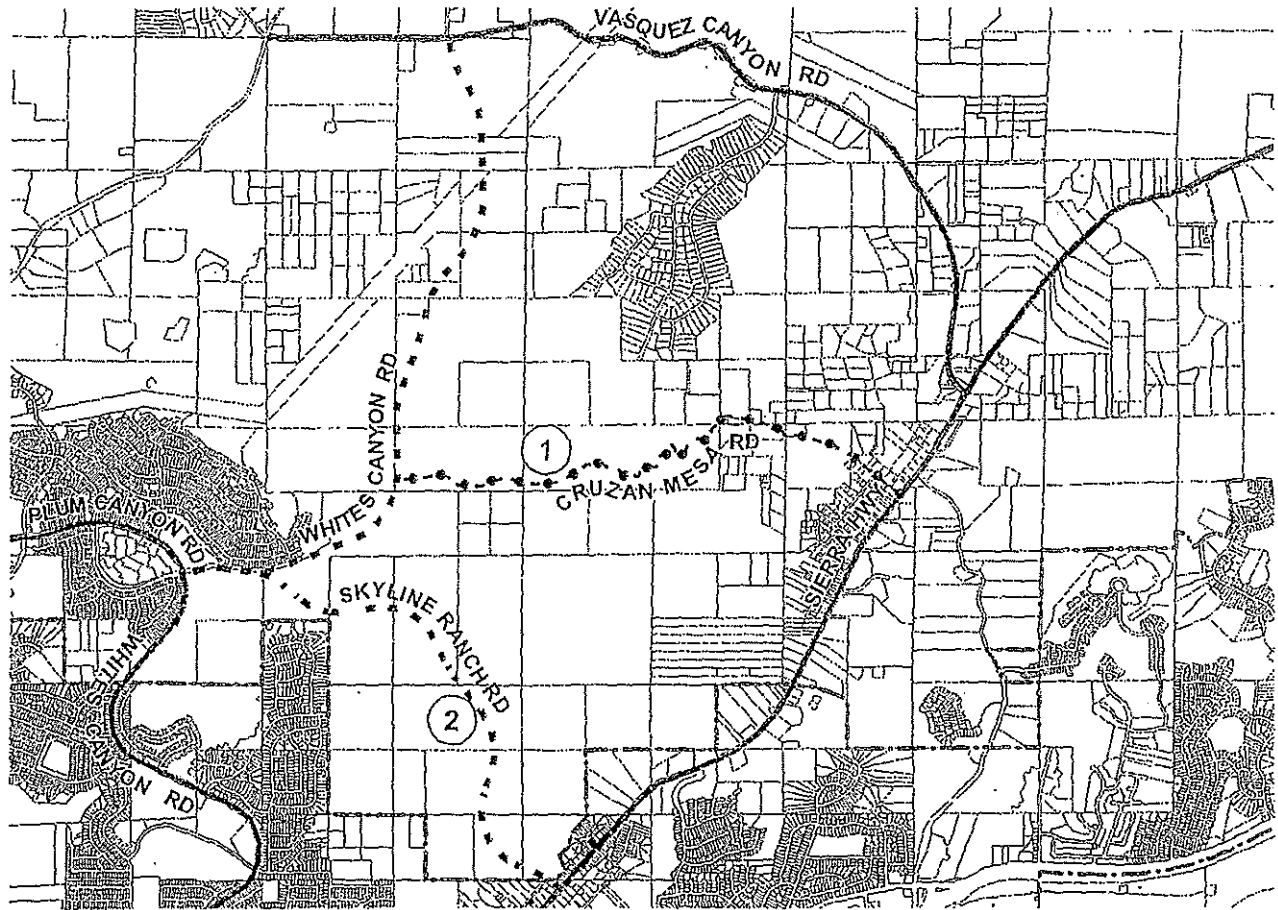
SANTA CLARITA VALLEY COMMUNITY

PLAN AMENDMENT: 200900009

ON: _____

CHANGE TO ADOPTED HIGHWAY PLAN

DELETE PROPOSED CRUZAN MESA ROAD AND
REALIGN PROPOSED WHITES CANYON ROAD AS SKYLINE RANCH ROAD



HIGHWAY PLAN AMENDMENTS:

- ① DELETE PROPOSED LIMITED SECONDARY HIGHWAY CRUZAN MESA ROAD.
- ② — REALIGN PROPOSED SECONDARY HIGHWAY WHITES CANYON ROAD AS SKYLINE RANCH ROAD FROM PLUM CANYON ROAD TO SIERRA HIGHWAY.

LEGEND:

- MAJOR HIGHWAY - EXISTING
- - - SECONDARY HIGHWAY - PROPOSED
- • • LIMITED SECONDARY HIGHWAY - PROPOSED
- ▭ PARCELS
- - - CITY BOUNDARY

DIGITAL DESCRIPTION: \ZCOZD_SAND_CANYON\

THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

WAYNE REW, CHAIR

RICHARD J. BRUCKNER, PLANNING DIRECTOR



0 1750 3500
FEET



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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December 7, 2010

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ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

#11 12-07-10

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Agenda No. 7
07/27/10

Re: PROJECT NUMBER 04-075-(5)
CONDITIONAL USE PERMIT NUMBER 04-075-(5)
CONDITIONAL USE PERMIT NUMBER 2009-00121-(5)
OAK TREE PERMIT NUMBER 2007-00021-(5)
HIGHWAY REALIGNMENT NUMBER 2009-00001-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

Your Board previously conducted a public hearing regarding the Regional Planning Commission's approval of the above-referenced permits, which relate to a proposed residential development of 1,260 single-family lots, 25 open space lots, 10 park lots, four water pump station lots, and 13 public facility lots on 2,173 gross acres, located north of the City of Santa Clarita in the Sand Canyon Zoned District. At the completion of the hearing, your Board indicated an intent to approve the permits with revised conditions and instructed us to prepare findings and conditions of approval. Enclosed are findings and conditions for your approval.

Very truly yours,

ANDREA SHERIDAN ORDIN
County Counsel

By *L. Hafetz*
LAWRENCE L. HAFETZ
Principal Deputy County Counsel

APPROVED AND RELEASED:

John F. Krattli
JOHN F. KRATTLI
Senior Assistant County Counsel

LLH:sh
Enclosure

HOA.748759.1

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. 04-075-(5)
CONDITIONAL USE PERMIT NO. 04-075-(5)
CONDITIONAL USE PERMIT NO. 2009-00121-(5)
OAK TREE PERMIT NO. 2007-00021-(5)
HIGHWAY REALIGNMENT NO. 2009-00001-(5)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing on July 27, 2010 in the matter of Conditional Use Permit Case No. 04-075-(5) ("CUP I"), Conditional Use Permit Case No. 2009-00121-(5) ("CUP II"), Oak Tree Permit Case No. 2007-00021-(5) ("Oak Tree Permit"), Highway Realignment Case No. 2009-00001-(5) ("Highway Realignment Case"), Vesting Tentative Tract Map No. 060922 ("Vesting Map"), and General Plan Amendment Case No. 2009-00009-(5) ("Plan Amendment"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the CUP I, Oak Tree Permit, Highway Realignment Case, and Vesting Map on September 16, 2009, and conducted a continued duly-noticed public hearing on these entitlements, with the addition of CUP II and the Plan Amendment, on December 16, 2009, March 3, 2010, and March 24, 2010.

2. The permittee, Pardee Homes, LLC, proposes to develop a clustered hillside residential development of 1,260 single-family lots, 25 open space lots (including landscaped and natural open space lots), 10 park lots (including one 12-acre public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres. The project includes the proposed development of:
 - A. An elementary school on an 11.6-acre school site;
 - B. A network of privately-maintained paseos and trails, and one public trail;
 - C. A new master-planned secondary highway ("Skyline Ranch Road") including a Class II bike lane;
 - D. Significant acreage of permanent and publicly-dedicated open space, which open space will include the on-site portion of the proposed Cruzan Mesa Vernal Pools Significant Ecological Area ("SEA"); and
 - E. A pedestrian bridge over Skyline Ranch Road, connecting and providing access to the new elementary school.

3. CUP I is required to ensure compliance with the requirements of: (a) hillside management development in urban and non-urban areas; (b) density-controlled development; and (c) on-site grading exceeding 100,000 cubic yards. CUP I also authorizes the development of an on-site temporary materials processing facility during project construction.

4. CUP II is required to authorize an off-site grading and solid fill project for the grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon/Plum Canyon Road, with approximately 535,000 cubic yards of cut and 37,000 cubic yards of fill. CUP II was not included in the permittee's initial set of entitlement requests and was not considered at the Commission's September 16, 2009 public hearing session, but based on recommendations by staff and direction from the Commission; CUP II was subsequently filed and included as part of the project.
5. The Oak Tree Permit is required to authorize removal of one non-heritage oak tree from the site. The proposed removal is due to impacts from construction and the development of the project.
6. The Highway Realignment Case is a related request to authorize the realignment of Whites Canyon Road, a designated proposed secondary highway, through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway, and renaming the realigned portion of the road to Skyline Ranch Road. As required by the Los Angeles County Code ("County Code"), the Highway Realignment Case was initially presented to the County Interdepartmental Engineering Committee ("IEC") for consideration, which ultimately recommended approval of the matter to the Commission.
7. The Vesting Map is a related request to create 1,260 single-family lots, 25 open space lots (including landscaped and natural open space lots), 10 park lots (including one 12-acre public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres.
8. The Plan Amendment is a related request to amend the Los Angeles Countywide General Plan ("General Plan") to effectuate the Highway Realignment Case. That is, the Plan Amendment will amend the County Master Plan of Highways to delete Cruzan Mesa Road, a designated limited secondary highway, and to realign Whites Canyon Road through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway, where the realigned portion of the road will be named Skyline Ranch Road and will continue to be a designated secondary highway. The Plan Amendment was not included in the permittee's original set of entitlement requests and was not considered at the Commission's September 16, 2009 public hearing session, but based on the IEC review discussed above, as well as from recommendations by staff of the County Department of Regional Planning ("Regional Planning") and direction from the Commission, the Plan Amendment was subsequently filed and included as part of the project.
9. The site is located west of Sierra Highway, south of Vasquez Canyon Road, and north of the City of Santa Clarita ("City"), in the Sand Canyon Zoned District.
10. The site is irregularly-shaped, approximately 2,173 gross acres in size, and is in a mostly natural condition with level to steeply sloping topography.

Approximately 774 acres of the site have slopes of 0 - 25 percent, 644 acres of the site have slopes of 25 - 50 percent, and 755 acres of the site have slopes of 50 percent and greater.

11. Access to the site will be from Skyline Ranch Road from the west, a proposed 84-foot to 94-foot-wide secondary highway, which will traverse the site to Sierra Highway, a 100-foot major highway.
12. The site falls within the following zoning classifications: A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area); A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area); A-1-10,000 (Light Agricultural - 10,000 Square Feet Minimum Required Lot Area); and A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), which all were established by Ordinance No. 7339 and became effective on June 6, 1958.
13. The project will be consistent with the A-1, A-1-1, A-1-10,000, and A-2-1 zoning classifications, where applicable. Single-family residences are permitted in the A-1 and A-2 zones pursuant to sections 22.24.070 and 22.24.120 of the County Code, respectively. Moreover, although the project's proposed lot sizes are less than what is otherwise required in the A-1-1, A-1-10,000, and A-2-1 zones, respectively, the permittee is seeking CUP I for density-controlled development to allow the project's dwelling units to be concentrated in a portion of the property with smaller lot sizes. The project's remaining acreage, outside the clustered development, will be reserved as permanent open space.
14. The surrounding properties are zoned as follows:
 - North: A-1 and A-2-1;
 - East: A-1, A-1-10,000, R-3 (Limited Multiple Residence), C-3 (Unlimited Commercial), M-1 (Light Industrial), and City-zoned property;
 - South: A-2-1 and City-zoned property; and
 - West: A-2-1 and City-zoned property.
15. Surrounding land uses are as follows:
 - North: Vacant property and single-family residences;
 - East: Vacant property, single-family residences, industrial and commercial uses;
 - South: Vacant property, single- and multi-family residences, industrial and commercial uses, and a school; and
 - West: Vacant property and single-family residences.
16. The existing site consists of vacant land, part of which was previously subdivided by recorded Tract Map Nos. 49433, 49434, and 49467. One such tract, Tract Map No. 49467, was a subdivision approved to create 200 single-family lots on 360 acres within the Cruzan Mesa area. This tract was never developed. As part of the instant subdivision, the underlying lots within these recorded tract maps will be merged into one open space lot, Lot No. 1293.

17. The site falls within the following land use categories in the Santa Clarita Valley Area Plan ("Area Plan"), a component of the General Plan: Hillside Management ("HM"); Non-Urban 2 ("N2"); Urban 1 ("U1"); Urban 2 ("U2"); Urban 3 ("U3"); and Floodway/Flood Plain ("W"). These land use categories would authorize a maximum of 1,302 dwelling units for non-urban and urban hillside residential development, and thus the proposed 1,260 dwelling units for the project are consistent with these Area Plan categories.
18. The project is considered hillside development because the site exhibits natural slopes of 25 percent or greater. CUP I is required because the project's proposed 1,260 dwelling units exceed the low-density and mid-point density thresholds of 402 dwelling units and 870 dwelling units, respectively, as calculated by the slope density analysis for the site.
19. Grading for the project will consist of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill, totaling 41.6 million cubic yards of cut and fill, to be balanced on site. Off-site grading for the construction of Skyline Ranch Road will consist of 535,000 cubic yards of cut and 37,000 cubic yards of fill. On- and off-site monument signs are proposed for entrance to the development both in the unincorporated County and in the City, and a single on-site oak tree will be removed due to grading and construction.
20. The project will provide approximately 1,770 acres of open space (approximately 81 percent of the project area) within public park Lot No. 1262, private park Lot Nos. 1263 through 1271, and open space Lot Nos. 1272 through 1296. The project will thus be consistent with the minimum 25 percent open space requirement for urban hillside projects under the County Code, and the 70 percent open space requirement for non-urban hillside projects. All open space will be designated as permanent open space and will comply with density-controlled development requirements.
21. The project and its proposed density are consistent with the adopted General Plan and zoning designations for the site, and are consistent with the surrounding communities.
22. The project will comply with the development standards of the A-1 and A-2 zones, where applicable, pursuant to sections 22.24.110 and 22.24.170 of the County Code.
23. The permittee submitted an Oak Tree Report prepared by Natural Resources Consultants (arborist Thomas Juhasz), the consulting arborist, dated April 10, 2007 and updated July 7, 2009, that identifies and evaluates one oak tree on the subject property. There are no heritage oaks on site.
24. Prior to the Commission's public hearing, an Initial Study was prepared for the project in compliance with the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"), the State CEQA Guidelines,

and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning determined that an Environmental Impact Report ("EIR") was the appropriate environmental document for the project.

25. Prior to the Commission's public hearing, the Commission received written correspondence concerning the project from, among other entities: the City; Santa Clarita Organization for Planning and the Environment ("SCOPE"); the United States Department of Homeland Security - Federal Emergency Management Agency; Santa Monica Mountains Conservancy ("SMMC"); County Sanitation District; California Water Impact Network; Sierra Club; United States Department of the Interior - Fish and Wildlife Services; Southern California Association of Governments; and the California Energy Commission. The correspondence provided comments on, among other things, the draft EIR and the project design.
26. The Commission held its initial public hearing session on the matter on September 16, 2009. At the time, the only project entitlements requested were the Vesting Map, CUP I, Oak Tree Permit, and Highway Realignment Case. At the public hearing session:
 - A. The Commission heard a presentation from staff, who recommended a continuance of the public hearing for the County Subdivision Committee ("Subdivision Committee") to complete its review of the Vesting Map, for the IEC to review and make a recommendation on the Highway Realignment Case, and for staff to research the appropriate regulation of filming activities within the project's open space. Staff also recommended that the permittee apply for the additional entitlements of: (i) the Plan Amendment, to amend the County Master Plan of Highways to construct Skyline Ranch Road; and (ii) CUP II, to authorize a solid fill grading project for the off-site construction of Skyline Ranch Road;
 - B. The Commission heard testimony from the permittee and its representative, testimony from persons in favor of the project, and testimony from persons in opposition to or with concerns over the project. Testimony from the City, SCOPE, and the Mountains Recreation and Conservation Authority ("MRCA") addressed, among other concerns, the need for off-site improvements at the intersection of Sierra Highway and Soledad Canyon Road, the need and type of improvements for Skyline Ranch Road, and the City's need for assurance that the project's traffic improvements would not preclude the City from making its own planned improvements to Sierra Highway. The SMMC testified about its expertise in managing vernal pools and the need for permanent funding to maintain the project's open space;
 - C. The Commission addressed, among other things, the importance of water supply to the site, the concurrent processing of Regional Planning's

General Plan update known as One Valley One Vision ("OVOV"), and the need for pedestrian-friendly development at the site;

- D. The Commission also discussed the history of filming in Southern California and questioned whether filming revenues could be used to fund the maintenance of the vernal pools on site. The Commission expressed its intent to achieve a balance between filming activity and resource protection; and
 - E. The Commission continued the public hearing to December 16, 2009.
27. In response to the hearing testimony and discussion, the permittee submitted applications for the Plan Amendment and CUP II, which were then considered collectively with the other project entitlements at the continued public hearing of December 16, 2009, March 3, 2010, and March 24, 2010.
28. During the Commission's December 16, 2009 continued public hearing session:
- A. The Commission heard a presentation from staff, who indicated that most of the previously-identified project issues had been resolved but, that an issue remained with the City regarding the design of Skyline Ranch Road;
 - B. The Commission heard testimony from the permittee and its representative, and testimony from the City. Among other things, the permittee's testimony showed that, through a clustered design, the project would preserve Regional Planning's proposed SEA boundaries in its General Plan update by protecting the project's on-site vernal pools;
 - C. The Commission discussed the importance of water supply, the need to rely on water supply experts for the project's environmental analysis, and the benefits of having new developments promote the use of water conservation technology and drought-tolerant landscaping; and
 - D. The Commission continued the public hearing to March 3, 2010.
29. Prior to the March 3, 2010 public hearing session, the IEC conducted a public meeting to review the Highway Realignment Case. At the conclusion of the meeting, the IEC recommended approval of the proposed highway realignment to the Commission.
30. Prior to the March 3, 2010 public hearing session, County and City staff met with the permittee and made a determination that a modified cross-section would be appropriate for Skyline Ranch Road. Such a design would include two travel lanes (one in each direction), a 14-foot-wide landscaped median, and Class II bicycle lanes (one in each direction).
31. During the Commission's March 3, 2010 continued public hearing:

- A. The Commission heard a presentation from staff, who indicated that the IEC recommended approval of the Highway Realignment Case and that the City, County, and permittee agreed on proposed improvements to Skyline Ranch Road. Staff also indicated that the County Department of Public Works ("Public Works") had recommended that the permittee provide proof of the requisite off-site easements prior to the Board's public hearing on the project. Staff further noted that it had received additional correspondence from the Sierra Club regarding the project, expressing concern that the project's environmental impacts were inadequately addressed or mitigated in the final EIR;
 - B. The City testified that it would encourage staff to develop additional project conditions to specify the initial and ongoing funding mechanisms to maintain the project's natural open space;
 - C. The Commission discussed the history of filming near the vernal pools on Lot No. 1293;
 - D. The permittee testified that the project's natural open space had always been intended to be dedicated to a public agency and that the County Department of Parks and Recreation ("Parks") had indicated its intent to accept such dedication. The permittee also testified that film revenue on the site should be sufficient to maintain the open space, and that the site's vernal pools would remain protected from filming activity; and
 - E. The Commission continued the public hearing to March 24, 2010.
32. During the Commission's March 24, 2010 continued public hearing, the Commission heard a presentation from staff, who briefed the Commission regarding discussions with Parks for funding the project's open space. Based on this discussion, the Commission directed staff and the permittee to resolve the funding issue prior to the Board's public hearing on the project. After hearing all testimony, the Commission closed the public hearing, certified the final EIR, approved the Vesting Map, CUP I, CUP II, Oak Tree Permit, and Highway Realignment Case, and recommended approval of the Plan Amendment to the Board.
33. Pursuant to section 22.60.230(B)(2) of the County Code, because the project approvals included a recommendation by the Commission to the Board of the Plan Amendment, the Vesting Map, CUP I, CUP II, Oak Tree Permit, and Highway Realignment Case were called up for review by the Board along with the request for the Plan Amendment.
34. The Board conducted its public hearing on the project on July 27, 2010, and heard a presentation from Regional Planning staff, testimony from Public Works staff, testimony from the permittee and its representative, and testimony from the public. A significant majority of the public testified in support of the project.

- A. Regional Planning staff testified that the two outstanding issues, discussed in Finding Nos. 31(A) and 32 above, had been resolved. That is, since the time of the Commission's approval: (a) Public Works had received the necessary documentation regarding the off-site easements for construction of Skyline Ranch Road; and (b) Parks had made the determination that the net revenue collected from expected filming activities within the site would be sufficient to operate and maintain open space Lot No. 1293.
- B. Regional Planning staff also recommended to the Board that two additional conditions be imposed on the project:
- i. That the permittee shall construct off-site asphalt concrete (AC) paving to include a travel lane, bicycle lane, buffer, curb, and gutter adjacent to the bicycle lane, and sidewalks in both directions on Skyline Ranch Road to join Plum Canyon Road, which improvements shall conform to the latest approved IEC alignment P-270(PW) to the satisfaction of Public Works. Further, before recordation of the 301st unit in phase one of the development, the remaining improvements as shown on the approved typical sections exhibit labeled "TR 60922 Street Cross-Section Revised 03/03/10" shall be completed to the satisfaction of Public Works; and
 - ii. That the permittee shall construct a pedestrian bridge over Skyline Ranch Road at the project's school site that will be bonded for upon the recordation of the first buildable unit on the northeast side of Skyline Ranch Road, and that it shall be completed, along with access improvements, prior to occupancy of the first unit of the project on the northeast side, all to the satisfaction of Public Works.
- C. Public Works' testimony indicated that the water supply assessment for the project had been prepared in compliance with state law and that it had adequately addressed the water demand and water supply issues related to the project.
- D. The testimony from the public included: (a) testimony in support of the project from the Chair of the Canyon Country Advisory Committee, the City, and two residents from the nearby Fair Oaks Ranch community, also developed by the permittee; (b) testimony from the Assistant Superintendent of Business Services for the Sulphur Springs School District in Santa Clarita regarding its successful relationship with the permittee in developing schools, and that it had reached an agreement with the permittee for development of an elementary school as part of the project; and (iii) testimony in opposition to the project from a representative of SCOPE claiming, among other things, that the water supply assessment for the project was inaccurate and that the statement

of overriding considerations ("SOC") under CEQA misstates the benefits of the project.

35. At the conclusion of the Board's public hearing, the Board certified the final EIR for the project, which included the Addendum to the final EIR dated March 2010, and the Skyline Ranch Water Supply Update dated July 2010. The Board further indicated its intent to approve the project approvals, subject to staff's recommended conditions, including the two additional conditions discussed in Finding No. 34(B). The Board also deemed it appropriate to impose the following additional conditions on the project to address a number of issues raised during the public hearing process, including the issue related to providing a range of residential designs to reduce the massing of the project:

- A. The permittee shall, within 12 months from the Board's approval of the Vesting Map, grant a site in fee title to the County Flood Control District for future sediment placement, the size and location of which shall be to the satisfaction of Public Works. The grant shall be made in accordance with the Subdivision Map Act, section 66477.5 of the California Government Code;
- B. Within each project phase that includes residential lots: (a) at least three distinct residential designs shall be provided to the satisfaction of Regional Planning; and (b) at least 20 percent of the units within that phase shall have detached garages located toward the rear of the property, and these residences shall be interspersed among the residences with attached garages;
- C. Residences within the development shall be limited to a maximum of two stories and 25 feet in height;
- D. For two-story residences, on the two sides of the second story (i.e., not the front and back sides), each side must be setback a minimum of one foot from the edge of the first story for every two feet of height of the second story;
- E. There shall be no more than one garage for each residence, and such garage shall not exceed 26 feet in width;
- F. For residences with attached garages, the garage shall be setback at least six feet from the front face of the residence;
- G. A minimum of three native, drought-tolerant trees (15-gallon or larger) shall be planted on each lot; and
- H. Condition No. 1 of "Trails Conditions of Map Approval" in Parks' letter dated November 30, 2009 should be revised to require Parks' approval, trail alignment, posting of bonds, and all associated actions, to occur prior to the recordation of the project's first final unit map.

36. Subsequent to the Board's public hearing, minor changes to the additional conditions imposed by the Board were considered by staff to further reflect the spirit and intent of the Board's concern regarding project massing. The Board finds that these minor changes, set forth in this Finding No. 36, are appropriate and should be incorporated into the project conditions:
- A. Rather than residences being limited to 25 feet in height (set forth in Finding No. 35(C) above), residences should instead be limited to 32 feet in height.
 - B. The condition set forth in Finding No. 35(D) above should be deleted and replaced with the following: "there shall be a minimum 15-foot horizontal separation between the side walls of the second story on any two adjoining lots."
 - C. Rather than garages being limited to 26 feet in width (set forth in Finding No. 35(E) above), garages should instead be limited to 30 feet in width.
37. The Board finds that over 80 percent of the site, i.e., 1,770 acres, will be preserved as open space. The project includes a fully-developed 11-acre park with a multi-use athletic field, a basketball court, a volleyball court, a children's play area, picnic areas, and a community gathering space. The Board further finds that, in addition to the community park, the project provides six acres of smaller parks, a series of walking paseos and sidewalks, and a pedestrian bridge for children to walk to the proposed elementary school. The natural open space and public park and trails are to be dedicated to the County, and the private parks and trails are to be dedicated to a Homeowner's Association for ownership and maintenance, where a Landscaping and Lighting Act District will be used to maintain the landscaped medians and manufactured slopes.
38. The Board finds that the project has been reviewed by the County Departments of Fire, Health, Parks, Public Works, and Regional Planning, and by the involved local water wholesaler and purveyor. The recommendations from these agencies have been incorporated into the conditions of approval for the project.
39. The Board finds that due to recent fire and storm activity unrelated to the project, there is an increasing need for disposal locations for sediment that accumulates behind dams and in debris basins. The Board further finds that this need is particularly significant in areas near the Angeles National Forest and in the Santa Clarita Valley, where disposal sites are in short supply. The Board finds that this project will provide the additional benefit of granting a site to the County Flood Control District for the disposal of sediment within one year of the Board's approval of the project.
40. The Board finds that Regional Planning's recommendation to approve the project is appropriate given its compliance with the General Plan and zoning, the

environmental benefits associated with the project, and its proposed public amenities.

41. The Board finds that in 1980, the County adopted 61 SEAs to help preserve rare plants and animals. In 2000, the County prepared an updated study of the County SEAs ("2000 SEA Update Study"). The 2000 SEA Update Study proposed to more than double the existing acreage of the County SEAs and to designate a new Cruzan Mesa Vernal Pools SEA within and surrounding the project site.
42. The Board finds that the proposed SEA includes mesas, canyons, steep interior slopes, a seasonally flowing wash, and two regionally-serving vernal pool complexes with the potential to support a variety of special status plants and animals, including the endangered fairy shrimp.
43. The Board finds that after release of the 2000 SEA Update Study, the permittee, in consultation with Regional Planning, conducted an extensive land assembly effort involving approximately 36 different property owners to purchase privately owned property within the SEA.
44. The Board finds Mystery Mesa is a landmark setting within the site, and that due to its remarkable views, Mystery Mesa has been an important movie and television filming location for 40 years, being vital to the regional economy. The Board further finds that a tract map has been recorded for 200 homes on Mystery Mesa, but that after its recordation, the County proposed to include Mystery Mesa within the proposed SEA.
45. The Board finds that the current County Highway Plan proposes to extend Whites Canyon Road and to construct a new Cruzan Mesa Road through the proposed SEA. Both road connections would require substantial grading and landform alteration that are not supported by federal and state resource agencies because of unacceptable environmental impacts.
46. The Board finds that after its purchase of substantial portions of the proposed SEA, the permittee, in collaboration with Regional Planning, designed the project to transfer the allowable density within the SEA to the proposed development site, thereby preserving the on-site portions of the proposed SEA as open space.
47. The Board finds that because of the unacceptable environmental impacts associated with the planned development of Cruzan Mesa Road and extension of Whites Canyon Road, an alternative traffic circulation improvement was needed to connect Plum Canyon Road to Sierra Highway. The Board further finds that the permittee, in cooperation with Regional Planning, designed the project and Skyline Ranch Road to provide this significant alternative highway connection.
48. The Board finds that the construction of Skyline Ranch Road will eliminate the need for the environmentally-damaging road connections through the proposed SEA and will provide a more appropriate highway connection closer to urban

development. The elimination of Cruzan Mesa Road and realignment of Whites Canyon Road are consistent with the relevant recommendations by both state and federal agencies and County staff.

49. The Board finds that the project appropriately transfers density to concentrate development on approximately 20 percent of the site, located on less steep terrain, proximate to existing urban development, and outside the environmentally-sensitive and biologically significant SEA.
50. The Board finds that the proposed transfer of non-urban density to the proposed site will preserve ridgelines, significant open space, and lands within the proposed SEA. The portion of the site designated in the Area Plan as Hillside Management, near Tract Nos. 49433, 49434, and 44967, is isolated and located remotely from urban development and public facilities. Substantial grading would be required to provide infrastructure to this area. The transfer of non-urban density from this Hillside Management area to the project site will minimize grading, preserve open space, and promote good planning by locating urban development near already developed communities.
51. The Board finds that the Area Plan encourages density transfer when it promotes important Area Plan goals, such as preserving open space, hillsides, and SEAs, minimizing grading, disruption and degradation of the environment, and avoiding development in hazardous lands.
 - A. The Area Plan authorizes density transfer among land use classifications within a project site (regardless of urban or non-urban designation) when geological and topographic data support the need, the number of units is not increased, and health and safety is not detrimentally affected.
 - B. The Area Plan authorizes density transfer as a tool to preserve significant ecological areas, to preserve hillsides, to promote superior design, and to respond to changing housing needs.
 - C. The Area Plan encourages density transfer and clustering of structures in urban and non-urban hillsides from steeper to more gently rolling and level land as a means of preserving the natural terrain, minimizing grading, and reducing exposure to natural hazards.
 - D. The Area Plan encourages the consideration of residential densities as averages for the site to allow for the clustering of development and the transfer of unit credit to provide for additional open space.
 - E. The Area Plan encourages clustering of residential uses in hilly and mountainous areas to minimize grading and to preserve the natural terrain.
52. The Board finds that the project is consistent with the above density transfer provisions of the Plan.

53. The Board finds that Skyline Ranch Road will provide an important highway connection between Plum Canyon Road and Sierra Highway and will eliminate the need for the environmentally-damaging planned extension of Whites Canyon Road.
54. The Board finds that Cruzan Mesa Road, a proposed limited secondary highway, is unnecessary for traffic and its construction could lead to greater environmental impacts due to topography and necessary grading. Its removal from the Master Plan of Highways would not diminish the County's future right to require access in this area.
55. The Board finds that the project proposes no interconnecting streets from Skyline Ranch to existing adjacent neighborhoods, thereby preventing disturbance to existing residents from additional vehicle traffic.
56. The Board finds that the project is consistent with the minimum 25 percent requirement for urban hillside projects, and the minimum 70 percent requirement for non-urban hillside projects. All open space will be permanent, as part of a density-controlled development.
57. The Board finds that filming activities at Mystery Mesa have historically generated substantial annual revenue which can continue to be used as a regular funding source for open space maintenance.
58. The Board finds that the project will include creation of a Landscaping and Lighting Act District, which will provide additional funding for open space maintenance.
59. The Board finds that the final EIR for the project includes a water supply assessment ("WSA") prepared by the Santa Clarita Water Division ("SCWD") of the Castaic Lake Water Agency. The Board further finds that SCWD concluded in the WSA that there is sufficient water supply available for the project during normal, single-dry, and multiple-dry years over the next 20-year period. The Board also finds that Public Works has reviewed the WSA and has determined that it adequately addressed the demands and water supply issues related to the project in compliance with CEQA and the Water Code. SCWD also submitted a letter to the permittee confirming its ability to serve the project.
60. The Board finds that as required by section 66473.7 of the California Government Code, the project includes a condition of approval requiring SCWD to submit a water supply verification to the County before a final map can be recorded on the property.
61. The Board finds that the project is required to comply with the County's green building program, which imposes green building requirements and stringent landscaping restrictions to minimize water use.

62. The Board finds that the project's five flag lots are justified by topographic conditions and the size and shape of the division of land, and that the design is not in conflict with the pattern of neighborhood development. The proposed development will be creating new neighborhoods, and will not increase density by proposing homes adjacent to any rear yards of existing homes.
63. The Board finds that the required front yard setbacks to the habitable structures shall be a minimum of 18 feet as measured from the back of the sidewalks, and the front yard setbacks to the garages shall be a minimum of 20 feet as measured from the back of the sidewalks. These setbacks will ensure compatibility with American with Disabilities Act requirements to ensure accessible sidewalks when cars are parked in individual driveways.
64. The Board finds that the proposed alternate cross-sections are in keeping with the design and improvement of adjoining highways and streets. The Board further finds that, with the alternate cross-sections, the project will still appear to have a 20-foot front yard, except that six feet of open area between the house and the sidewalk will consist of landscaped parkway. As with a traditional cross-section, 40 feet of roadway will be provided for the project.
65. The Board finds that alternate cross-sections are proposed only for interior local streets, which do not adjoin existing or planned adjacent development. All collector roads and secondary highways that connect the new community to existing and planned neighborhoods and highways will be developed with traditional cross-sections.
66. The Board finds that, to avoid a sterile appearance for the project, the permittee should incorporate feasible design controls, setbacks, and other measures into the project's master design standards to limit repetitive home design.
67. The Board finds that the proposed project is required to comply with the development standards of the A-1 zone pursuant to section 22.24.110 of the County Code, and A-2 zone pursuant to section 22.24.170 of the County Code, except as otherwise modified by CUP I.
68. The Board finds that the proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the Area Plan, a component of the General Plan. The Board further finds that the project increases the supply and diversity of housing in the area and promotes the efficient use of land through a concentrated pattern of development, while at the same time minimizing development in hillside and natural resources areas.
69. The Board finds that the subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping, and other accessory structures, as shown on the site plan and Vesting Map.
70. The Board finds that compatibility with the surrounding land uses will be ensured through the Vesting Map and Plan Amendment.

71. The Board finds that there is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
72. The Board finds that the design of the project and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat, except as otherwise described in the Findings of Fact and SOC ("Findings and SOC").
73. The Board finds that in determining that the project will be consistent with the General Plan, the housing and employment needs of the region were considered and balanced against the public service needs of local residents and the available fiscal and environmental resources.
74. The Board finds 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.
75. The Board finds that the County Forester and Fire Warden ("Forester") has reviewed the Oak Tree Report submitted by the permittee and determined that the report is accurate and complete as to the location, size, condition, and species of the oak tree on the site. The Forester has recommended approval of the requested oak tree removal, subject to recommended conditions of approval, including replacement of the oak tree removal at a rate of 10:1 for a total of 10 mitigation trees.
76. The Board finds that the necessary drainage improvements for soil erosion control will be designed in accordance with the standards of Public Works as a condition of approval of the associated Vesting Map.
77. The Board finds that a final EIR for the project was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles, which final EIR consists of the Draft EIR dated July 2009, the Technical Appendices to the Draft EIR dated July 2009, the final EIR including Responses to Comments dated February 2010, the Addendum to the final EIR dated March 2010, and the Skyline Ranch Water Supply Update dated July 2010. The Board reviewed and considered the final EIR, along with its associated Findings and SOC, and found that it reflects the independent judgment of the Board. The Findings and SOC are incorporated herein by this reference, as if set forth in full.
78. The Board finds that, as stated in the final EIR and the Findings and SOC, implementation of the project will result in unavoidable significant effects on visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and cumulative global climate change. However, the Board

finds the benefits of the project outweigh these potential unavoidable adverse impacts and they are determined to be acceptable based upon the overriding considerations set forth in the Findings and SOC.

79. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the final EIR was prepared, and its requirements are incorporated into the conditions of approval for this project.
80. The MMP, prepared in conjunction with the final EIR, identifies in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured.
81. The Board finds this project has an impact on fish and wildlife resources and thus is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
82. Approval of these permits is conditioned on the permittee's compliance with the attached conditions of approval and the MMP, as well as the conditions of approval for the Vesting Map.
83. 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, Hall of Records, 13th Floor, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the final EIR for the project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the final EIR, and that the final EIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the project; indicates that it certified the final EIR at the conclusion of its hearing on the project and adopted the Findings and SOC, and MMP, finding that pursuant to section 21081.6 of the California Public Resources Code, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation, found that the unavoidable significant effects of the project after adoption of said mitigation measures are as described in those Findings and SOC; and determined that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the project as stated in the Findings and SOC; and
2. Approves Conditional Use Permit No. 04-075-(5); Conditional Use Permit No. 2009-00121-(5); Oak Tree Permit No. 2007-00021-(5); and Highway Realignment Case No. 2009-00001-(5), subject to the attached conditions.

**CONDITIONS OF APPROVAL
PROJECT NO. 04-075-(5)
CONDITIONAL USE PERMIT NO. 04-075-(5)
CONDITIONAL USE PERMIT NO. 2009-00121-(5)
OAK TREE PERMIT NO. 2007-00021-(5)**

GENERAL

1. This grant authorizes the use of the 2,173-acre subject property for: (a) a clustered, density-controlled, hillside residential development of 1,260 single-family lots, 25 open space lots, 10 park lots, four water pump station lots, and 13 public facility lots; (b) development of an on-site temporary materials processing facility during project construction; and (c) development of an off-site grading and solid fill project for the grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon/Plum Canyon Road, with approximately 535,000 cubic yards of cut and 37,000 cubic yards of fill, all as depicted on the approved Exhibit "A" dated October 22, 2009, subject to all of the following conditions of approval. This grant shall also authorize the removal of one tree of the oak genus from the site, as identified in the permittee's site plan and Oak Tree Report dated April 10, 2007, and updated on July 7, 2009 as Tree Number 1, also 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 making use of this grant.
3. This grant shall not be effective for any purpose unless and until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("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 that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 7. Condition Nos. 2, 7, 9, 10, and 11 shall be effective immediately upon final approval of this grant.
4. If any provision of this grant is held or declared to be invalid, the permits 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 County Regional Planning Commission ("Commission") or a County 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, safety, or so as to be a nuisance.

6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Registrar-Recorder/County Clerk. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director").
7. Within three days of the approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code for Project No. 04-075-(5), which includes General Plan Amendment Case No. 2009-00009-(5) ("Plan Amendment"), Vesting Tentative Tract Map No. 060922 ("Vesting Map"), Conditional Use Permit Case No. 04-075 ("CUP I"), Conditional Use Permit Case No. 2009-00121-(5) ("CUP II"), Oak Tree Permit Case No. 2007-00021-(5) ("Oak Tree Permit"), and Highway Realignment Case No. 2009-00001-(5). The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to section 711.4 of the Fish and Game Code. The current fee amount is \$2,867.25. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
8. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for inspections shall be the amount equal to the recovery cost at the time of payment (currently \$200 per inspection).
9. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this grant approval, which action is brought within the applicable time period of section 65009 of the California Government Code 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. If the County fails to notify the permittee of any claim, action, or proceeding, or if the County fails to reasonably cooperate in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
10. 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 purposes of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or the permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

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

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with section 22.170.010 of the Los Angeles County Code ("County Code").

11. This grant shall expire unless used within two years after the recordation of a final map for the Vesting Map. In the event that the Vesting Map should expire without the recordation of a final map, or all final maps if phased, this grant shall terminate upon the expiration of the Vesting Map. Entitlement to the use of the property thereof, or unrecorded portion thereof, shall be subject to the regulations then in effect.
12. The subject property shall be graded, developed, and maintained in substantial compliance with the approved Vesting Map. An amended or revised Vesting Map may, at the discretion of the Director, constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
13. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
14. All development shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the subject property unless 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.
15. The permittee shall provide a current and valid water availability letter to the satisfaction of the Director and the Director of the County Department of Public

Works ("Public Works") prior to final map recordation (or final unit map recordation if the project is phased), prior to the issuance of grading permits, and prior to the issuance of building permits for the approved development.

16. The permittee shall submit a copy of any and all project Covenants, Conditions, and Restrictions ("CC&Rs") and maintenance agreements and covenants to Regional Planning for review and approval. The CC&Rs shall include all of the project conditions and include language that those conditions required to be in the CC&Rs may not be amended or eliminated by the Homeowners' Association ("HOA") without approval from the Director.
17. The development of the subject property shall comply with all requirements and conditions of approval for the Vesting Map, CUP I, CUP II, Oak Tree Permit, and the Highway Realignment Case.
18. Within 30 days of approval of this grant, the permittee shall record a covenant with the County agreeing to comply with the required environmental mitigation measures imposed in the Mitigation Monitoring Program ("MMP"), and attach the MMP to the recorded document. Prior to recordation of the covenant, the permittee shall submit a copy of the draft covenant to the Director for review and approval.
19. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the final EIR for the project are incorporated herein by reference and attached and made conditions of this grant. The permittee shall comply with all such mitigation measures in accordance with the attached MMP. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director for approval as frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
20. Within 30 days of approval of this grant, the permittee shall deposit the sum of \$3,000 with Regional Planning in order to defray the cost of reviewing the permittee's reports and verifying compliance with the information contained in the reports required by the MMP.

CONDITIONS OF CUP I AND CUP II

21. Additional grading and/or development, including expanding pad areas with walls or other materials greater than five feet in height, beyond that which is depicted on the approved Exhibit "A" or any revised Exhibit "A" approved by the Director, shall be prohibited.

22. The project shall provide a minimum of 1,801.18 acres or 82.9 percent open space, including natural, undisturbed areas; graded slopes; public and private parks (where 1.2 acres of public park space will be covered by structures); and trails.
23. The permittee shall provide for the ownership and maintenance of private park Lot Nos. 1263 through 1271 by an HOA to the satisfaction of Regional Planning.
24. The permittee shall dedicate to the County the right to prohibit construction of any and all residential structures on the school site depicted on Exhibit "A" as Lot No. 1261, on the open space areas depicted on Exhibit "A" as public park Lot No. 1262, and on private park Lot Nos. 1263 through 1271.
25. The permittee shall dedicate open space Lot Nos. 1272 through 1296 to the County or other public agency to the satisfaction of Regional Planning. The dedication shall contain language requiring that access to said open space lots for emergency purposes shall not be prohibited.
26. The permittee shall dedicate to the County the right to prohibit development, including constructing any structure and/or grading, on the open space areas depicted on Exhibit "A" as open space Lot Nos. 1272 through 1296.
27. This project is approved as density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the A-1-1 (Light Agriculture - One Acre Minimum Required Lot Area), A-2-1 (Heavy Agriculture - One Acre Minimum Required Lot Area), and A-1-10,000 (Light Agriculture - 10,000 Square Feet Minimum Required Lot Area) zone classifications in accordance with section 22.56.205 of the County Code.
28. All commonly-owned areas within the density-controlled development shall be permanently reserved as open space. Such reservation shall be by establishment of an HOA, maintenance district, or other appropriate means or methods to ensure the permanent reservation and continued perpetual maintenance of required commonly owned areas.
29. As a means to further ensure the permanent reservation of commonly-owned areas, no dwelling unit shall be sold, conveyed, or otherwise alienated, or encumbered separately from an undivided interest in any commonly-owned areas comprising a part of such development. Such undivided interest shall include either an undivided interest in the commonly-owned areas or a share in the corporation or other business entity or voting membership in an association owning the commonly-owned areas.
30. All dwelling units within the density-controlled development shall be single-family residences.

31. No grading permit shall be issued prior to the recordation of a final map, or final unit map if the project is phased, unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of the Vesting Map.
32. Prior to the issuance of any grading and/or building permit, site plans covering the development shall be submitted to and approved by the Director indicating that the proposed grading and/or construction:
 - a. Complies with the conditions of this grant and the standards of the zone;
 - b. Is compatible with hillside resources; and
 - c. Will comply with the County green building, low-impact development, and drought-tolerant landscaping ordinances prior to building permit issuance.
33. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas. Prior to issuance of any building permit, a site plan including exterior elevations and floorplans shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance with this condition.
34. Residential structures shall have a minimum front yard setback of 20 feet from the garage exterior, and 18 feet from any habitable area of the structure, to the back of the sidewalk. Prior to issuance of any building permit, a site plan that includes delineation of the sidewalk and measurement of the front yard setbacks, shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance with this condition.
35. A minimum of two covered vehicle parking spaces shall be provided for each single-family residential lot, and these parking spaces shall be developed and maintained in accordance with the specifications set forth in section 22.52.1060 of the County Code. The required parking spaces shall be continuously available and used only for vehicle parking and shall not be used for storage, automobile repair, or other unauthorized use.
36. All single-family residences shall have roll-up doors for garages facing the street so as to maintain a minimum driveway length clearance of 20 feet. Prior to issuance of any building permit, a site plan with floorplans and elevations shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance with this condition.
37. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.
38. Prior to commencing use of the temporary materials processing facility, the permittee shall submit a revised Exhibit "A" depicting the facility location and its

operation details. The facility shall be permitted for on site use only, and shall be prohibited from processing materials from locations beyond the project boundary identified in this grant.

39. All structures shall comply with the requirements of the Division of Building and Safety of Public Works.
40. Detonation of explosives or any other blasting devices or material shall be prohibited, unless required permits have been obtained and adjacent property owners have been notified.
41. All grading and construction on the subject property and appurtenant activities, including engine warm-up, within 300 feet of any occupied residential lot, shall be restricted to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturdays. Construction activities shall be prohibited on Sundays and holidays. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby residences and neighborhoods. Generators and pneumatic compressors shall be noise-protected in a manner that will minimize noise inconvenience to adjacent residences.
42. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of Public Works.
43. 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 late 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.
44. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
45. No construction equipment or vehicles, including construction crew's personal vehicles, shall be parked or stored on any existing public or private streets.
46. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.
47. All construction and development within the subject property shall comply with the applicable provisions of the County Building Code and the various related mechanical, electrical, plumbing, fire, grading, and excavation codes as currently adopted by the County.
48. 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 property, or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

49. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
50. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes, and any other applicable County ordinance.
51. The property shall be developed and maintained in compliance with all applicable requirements of the County Department of Public Health ("Public Health"). Adequate water and sewage disposal facilities shall be provided to the satisfaction of Public Health.
52. 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 or other state oversight agency that may have jurisdiction.
53. 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.
54. Prior to the issuance of any grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site to the satisfaction of and approval by Public Works.
55. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
56. During construction, all large-sized truck trips shall be limited to off-peak commute periods.
57. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on state highways.
58. All graded slopes (cut and fill) shall be revegetated in compliance with the County grading and drought-tolerant landscape ordinances. Prior to the issuance of any grading or building permit, three copies of a landscape plan, which may be

incorporated into a revised Exhibit "A," shall be submitted to and approved by the Director. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, and shall use reclaimed water. The irrigation system shall, to the satisfaction of the Director and the Director of Public Works, include dual piping to allow for future connection and use of reclaimed water within the site's landscaped slopes.

In addition to the review and approval by the Director, the landscaping plans will be reviewed by the staff biologist of Regional Planning and the County Forester and Fire Warden ("Forester"). 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. No invasive species are permitted.

The landscaping plan must show that landscaped areas shall contain a minimum of 75 percent locally indigenous species, including trees, shrubs, and ground covering. However, if the permittee demonstrates to the satisfaction of the Director that compliance with this requirement is not possible due to County fire safety requirements, then the Director may determine that a lower percentage of such planting shall be required. In those areas where the Director approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 50 percent. The landscaping will include trees, shrubs, and ground covering at a mixture and density determined by the Director and the Forester. Fire-retardant plants shall be given first consideration.

Timing of Planting. Prior to the issuance of grading or building permits for any development, the permittee shall submit a landscaping phasing plan for the landscaping associated with the construction to be approved by the Director. 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.

59. All slope improvements, including terrace drains, shall use colored concrete to blend with surrounding vegetation. Prior to issuance of any grading permit, the permittee shall submit sample materials, including color palette, with a landscape plan, as a revised Exhibit "A," to show compliance with this condition. Prior to issuance of any building permit, the permittee shall submit evidence of installation of the colored concrete.
60. The permittee shall, within 12 months from the Board's approval of the Vesting Map, grant a site in fee title to the County Flood Control District for future sediment placement, the size and location of which shall be to the satisfaction of Public Works. The grant shall be made in accordance with the Subdivision Map Act, section 66477.5 of the California Government Code.

61. Within each project phase that includes residential lots: (a) at least three distinct residential designs shall be provided to the satisfaction of Regional Planning; and (b) at least 20 percent of the units within that phase shall have detached garages located toward the rear of the property, and these residences shall be interspersed among the residences with attached garages.
62. Residences within the development shall be limited to a maximum of two stories and 32 feet in height.
63. There shall be a minimum 15-foot horizontal separation between the side walls of the second story on any two adjoining lots.
64. There shall be no more than one garage for each residence, and such garage shall not exceed 30 feet in width.
65. For residences with attached garages, the garage shall be set back at least six feet from the front face of the residence.
66. A minimum of three native, drought-tolerant trees (15-gallon or larger) shall be planted on each lot.
67. Condition 1 of "Trails Conditions of Map Approval" in Parks and Recreation's letter dated November 30, 2009, should be revised to require Parks and Recreation's approval, trail alignment, posting of bonds, and associated actions all to occur prior to recordation of the project's first final map.

CONDITIONS OF OAK TREE PERMIT

68. No oak tree shall be removed until the permittee has obtained all permits and approvals required for the work which necessitates such removal.
69. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County Fire Department ("Fire Department") a sum of \$500. Such fee shall be used to compensate the Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with these conditions of approval related to oak tree removal and mitigation.

The above fee provides for one initial inspection prior to the commencement of construction, and four subsequent annual inspections until the conditions of approval have been met. The Director and the Forester shall retain the right to make regular and unannounced site inspections.

70. The term "Oak Tree Report" refers to the reports on file at Regional Planning by Natural Resource Consultants, the consulting arborists, dated April 10, 2007 and the updated report dated July 7, 2009.

71. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director and the Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director and Forester any failure by the permittee to fully comply with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
72. All individuals associated with the project as it relates to oak resources shall be familiar with the Oak Tree Report, oak tree map, Mitigation Planting Plan, and these conditions of approval. The permittee shall arrange for the consulting arborist or similarly qualified person to maintain all remaining oak trees on the subject property that are within the zone of impact as determined by the Forester for the life of the Oak Tree Permit or Vesting Map.
73. The permittee shall keep copies of the Oak Tree Report, oak tree map, Mitigation Planting Plan, and these conditions of approval at the project site and available for review. If the conditions of approval are not present on site during a monitoring inspection of an active project, the Forester shall give an immediate "Stop Work Order." This will be administered both verbally and in writing. The "Stop Work Order" will be rescinded after the conditions of approval are present at the site and all employees associated with the project are fully aware of these conditions.
74. Except as otherwise expressly authorized by this grant, the remaining oak trees shall be maintained in accordance with the principles set forth in the publication, Oak Trees: Care and Maintenance, prepared by the Forestry Division of the Fire Department, a copy of which is attached with these conditions.

MITIGATION TREES:

75. The permittee shall provide a total of 10 mitigation trees of the Oak genus *Quercus agrifolia* for the one tree to be removed.
76. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one inch or more in diameter one foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of one inch in diameter, one foot above the base.
77. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* of a high quality and grown from a local seed source.
78. The permittee shall plant one acorn of the *Quercus agrifolia* variety for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.

79. All mitigation trees shall be planted on native undisturbed soil. The first two irrigations or waterings of planted trees shall incorporate the addition of a mycorrhizae product (i.e., "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopy of the removed tree shall be applied to the area beneath the canopies of the mitigation trees to further promote the establishment of mycorrhizae within their rooting trees.
80. All required mitigation trees shall be planted within one year of the permitted oak tree removal. Additional mitigation trees shall be planted within one year of the death of any tree which results from permitted encroachment. Mitigation trees shall be planted on site in locations approved by the project arborist in consultation with the Forester. In circumstances where on-site planting is shown to be infeasible, the mitigation trees may be planted at an off-site location approved by the Forester, or a contribution to the County Oak Forest Special Fund may be made in the amount equivalent to the oak resources loss. The contribution shall be calculated by the consulting arborist and approved by the Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
81. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The four-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director and the Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive four years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
82. The project arborist shall inspect all mitigation trees on a quarterly basis for two years after completion of construction. The arborist's observations shall be reported to the Forester, including any loss of trees.
83. All mitigation oak trees planted as a condition of this permit shall be protected and covered in perpetuity by the County Oak Tree Ordinance, once the trees have survived the required maintenance period.
84. Prior to the planting of the trees, the biologist/arborist for the permittee shall determine planting sites, prepare planting plans and specifications, and a monitoring program, all of which shall be approved by the Forester and Director.
85. All work on or within the protected zone of an oak tree shall be performed by or under the supervision of the consulting arborist.
86. Trenching, excavation, or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held

power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

87. Installation of fencing around the perimeter of the properties shall be of wrought iron or wood post type construction wherever the fencing passes within 10 feet of any oak trunk. No block walls or other type of fence or wall construction which requires substantial trenching for foundations shall be located within 10 feet of any oak tree in order to limit damage caused by such types of construction.
88. Encroachment within the protected zone of any additional tree of the oak genus on the project site is prohibited. If the permittee encroaches or removes an oak tree not specified in the Oak Tree Report, all work must stop immediately. A new Oak Tree Report, which accurately identifies the project conditions must be submitted for approval through the permitting process. The permittee will be responsible to pay all associated fees for the new oak tree permit.
89. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.
90. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.
91. Equipment, materials, and vehicles shall not be stored, parked, or operated within the protected zone of any oak tree. No temporary structures shall be placed within the protected zone of any oak.
92. Any violation of the oak tree conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the Notice of Correction.
93. Should any future inspection disclose that the subject property is being used in violation of any condition of this grant, the permittee shall be held financially responsible and shall reimburse the Forester for all enforcement efforts necessary to bring the subject property into compliance.
94. Notwithstanding Condition No. 11, this grant as it relates to the Oak Tree Permit shall terminate upon the completion of the authorized oak tree removal and the completion of all required mitigation and monitoring to the satisfaction of the Forester and Director.

Attachment:

Mitigation Monitoring Program

Oak Trees Care and Maintenance, prepared by the Forestry Division of the Fire Department

4.0 MITIGATION MONITORING PROGRAM

This Mitigation Monitoring Program (MMP), which is provided in Table 4-1, has been prepared pursuant to Public Resources Code Section 21081.6, which requires adoption of a MMP for projects in which the Lead Agency has required changes or adopted mitigation measures to avoid significant environmental effects. The County of Los Angeles is the Lead Agency for the proposed Skyline Ranch project and is therefore responsible for administering and implementing the MMP. The decision-makers must define specific reporting and/or monitoring requirements to be enforced during project implementation prior to final approval of the project. The primary purpose of the MMP is to ensure that the mitigation measures identified in the Draft and Final EIR are implemented thereby minimizing identified environmental effects.

The MMP for the proposed project will be in place through all phases of the project, including design, construction, and operation. The County of Los Angeles Department of Regional Planning (DRP) shall be responsible for administering the MMP. The DRP will also ensure that monitoring is documented through periodic reports and that deficiencies are promptly corrected. The designated environmental monitor will track and document compliance with mitigation measures, note any problems that may result, and take appropriate action to remedy problems. The project applicant is responsible for implementing all mitigation measures and demonstrating the effectiveness of the mitigation measures.

Each mitigation measure is categorized by impact area, with an accompanying identification of:

- The action required;
- When monitoring to occur (e.g., prior to issuance of grading permit, prior to issuance of building permits, post-construction/ongoing);
- The responsible agency or party; and
- The monitoring agency or party.

Table 4-1

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
A. GEOTECHNICAL RESOURCES				
Prior to issuance of grading or building permits, the following mitigation measures shall be revised as necessary to support an equivalent or greater level of environmental protection based on a design-level geotechnical investigation completed to the satisfaction of the County of Los Angeles Department of Public Works:				
4.A-1: The following materials are considered unsuitable and shall be removed and recompacted in the grading of the site: existing fill soils, colluvial deposits and slopewash, alluvial deposits, landslide debris, and terrace deposits. Their removal and recompaction mitigate the potential for seismic settlement.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
4.A-2: Landslides (or portions thereof) that remain in place and are not removed and recompacted following the grading of the project site shall be designated as Restricted Use Areas, in accordance with Los Angeles County Department of Public Works (LACDPW) requirements. Landslides designated as Restricted Use Areas and landslides that are removed and recompacted are identified in the Geotechnical Investigations prepared by Geolabs-Westlake Village (dated March, 6, 2004, August 23, 2004, January 3, 2005, November 16, 2006, April 13, 2007, and August 28, 2008).	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>4.A-3(a): Interior slopes with daylighted bedding conditions shall be analyzed for appropriate buttress design. Tall cut slopes in the southerly portion of the site are anticipated to expose friable, uncemented bedrock zones and large cobbles and boulders. Several of these slopes require stabilization in order to mitigate the potential for raveling and dislocation of cobbles and boulders. All stability fills and buttresses shall be provided with backdrains and shall incorporate the generalized stability fill key dimensions for the "refacing" of planned cuts slopes.</p>	<p>Submittal and approval of Grading Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DPW</p>
<p>4.A-3(b): Fill caps for cut/fill lots shall be constructed to provide uniform foundational support for future structures. Shallow cut lots and cut/fill lots shall be provided with a minimum 5-foot cap of compacted fill. Cut/fill lots underlain by 10 feet or less of compacted fill on the fill portion of the lot shall have the cut portion overexcavated a minimum of 5 feet below finish grade and replaced with compacted fill, thus providing a fill cap with a minimum 5-foot fill thickness. For those transition lots with 10 to 20 feet of fill on the fill side, the cut side shall be provided with a minimum 7-foot-thick fill cap. For those transition lots with in excess of 20 feet of fill on the fill side, the cut side shall be provided with a minimum 10-foot-thick fill cap. Fill caps shall extend a minimum of 5 feet beyond the perimeter footings.</p> <p>Where the backslope is 3:1 or steeper, the last bench prior to reaching the undercut shall be at least 15 feet in width. The 15-foot-wide bench is intended to</p>	<p>Submittal and approval of Grading Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DPW</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
reduce the steep dip of the fill-bedrock contact commonly created during undercutting.				
4.A-3(c): All vegetation, trash debris, or other deleterious material shall be stripped from the area to be graded. These materials shall be removed from the site and deposited at a local landfill or recycled on site. Soils bearing sparse grasses may be thoroughly mixed with at least ten parts clean soil and incorporated into the engineered fill. Other materials shall be removed from the site.	Submittal and approval of Grading Plan Field verification	Prior to issuance of grading permit During grading	Applicant Applicant	DPW/DRP DPW/DRP
4.A-3(d): Fill slopes, which toe onto sloping ground, shall be founded in bedrock, below the compressible surface soils. The key shall be at least 20 feet wide and 3 feet deep (measured on the downslope side). The bottom of the key shall be graded so that there is at least 1 foot of fall across its width (toward the upslope side). The key shall be located in front of the toe of slope (as shown on the plan) so that the outside limit of the key lies at or beyond a 1:1 projection from the planned toe of the slope.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
4.A-3(e): Fill-over-cut slopes shall have the fill founded on a 20-foot-wide bench cut into the bedrock or, where bedrock is not present in the cut portion of the slope, on a key cut below the toe of the slope. The 20-foot bench shall be graded to provide at least 1 foot of fall toward its upslope side. If keyed below the toe of slope, then the key shall be at least 20 feet wide, 3 feet deep (below the toe), and tilted (at least 1 foot) into the slope. The cut portion of the slope shall be exposed (and observed by a representative of a	Submittal and approval of Grading Plan Field verification	Prior to issuance of grading permit During grading	Applicant Applicant	DPW Representative of qualified geotechnical firm

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
qualified geotechnical firm) prior to constructing the fill portion of the slope.				
4.A-3(f): Exposed surfaces shall be scarified, moistened, or air-dried, as appropriate, and compacted to 90 percent of the material's maximum dry density prior to placement of fill.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
	Field verification	During grading	Applicant	DPW
4.A-3(g): Where the ground slopes steeper than 5:1 (horizontal: vertical), the fill shall be properly benched into bedrock.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
	Field verification during grading	During grading	Applicant	DPW
4.A-3(h): All fill slopes shall utilize mixed soils [sand with some proportion of fines; i.e., clayey sand] in the outer 20 feet of the fill slope in order to minimize the potential for surficial slope deterioration.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
4.A-3(i): Fill materials shall be placed in thin lifts, watered to near the material's optimum moisture content (or to near two percent over optimum moisture content and compacted to the applicable level of relative compaction prior to placing the next lift).	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
	Field verification	During grading	Applicant	DPW
4.A-3(j): The 90 percent relative compaction standard applies to the face of fill slopes. This may be achieved by overfilling the constructed slope and trimming to a compacted finished surface, rolling the slope face with a sheepsfoot, or any method that achieves the desired product.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.A-3(k): All retaining walls constructed within the project site shall be constructed in accordance with the Los Angeles County Building Code requirements and a design-level geotechnical investigation.	Submittal and approval of Building Plans	Prior to issuance of building permits	Applicant	DPW
4.A-3(l): Backfill for retaining walls shall be properly compacted. An impervious cap shall be provided at the top of the backfill to retard infiltration of water.	Submittal and approval of Building Plans	Prior to issuance of building permits	Applicant	DPW
4.A-3(m): Slope setbacks set forth in the Los Angeles County Building Code shall be applied to residences and appurtenant structures. Structures situated within the setback area shall require special foundation design, which might include deepening footings, pile/caisson construction, and/or consideration of creep loads.	Submittal and approval of Building Plans	Prior to issuance of building permits	Applicant	DPW
4.A-3(n): Backfill for utility trench excavations shall be compacted to at least 90 percent relative compaction. Where installed in sloping areas, the backfill shall be properly keyed and benched.	Submittal and approval of Improvement Plans	Prior to issuance of Improvement Plan	Applicant	DPW
4.A-3(o): Those lots exposed to ascending natural slope conditions shall be provided with drainage ditches or swales, berms or impact walls, and/or small slopes descending from the pads to the natural slopes, to provide protection from potential debris flow hazard.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.A-4: Expansive lithologies shall be over-excavated where encountered within lots and streets in order to mitigate the potential for differential expansion. The depth of such over-excavation shall range between 7 and 10 feet.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
	Field verification	During grading	Applicant	DPW
4.A-5: During grading, soils containing significant fines content (cohesive soils) shall be preferentially placed in the outer five feet of fill slopes. In addition, the required 90 percent relative compaction standard shall be applied to the outer face of fill slopes in order to reduce the amount of infiltration and erosion. Cut slopes exposing erodible bedrock formations shall require stabilization with engineered fill.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
B. HYDROLOGY AND WATER QUALITY				
4.B-1: Final drainage <u>improvement</u> plans for the project shall ensure that there is no displacement of flood plain area in the vicinity of Sierra Highway and its intersection with proposed Skyline Ranch Road through construction of a culvert, bridge, or combination thereof, within the flood plain area. Final drainage <u>improvement</u> plans and the culvert or bridge shall be designed during the engineering stage by a licensed engineer to ensure that the water surface shall be equal or lower than existing conditions both downstream and upstream of the proposed project entrance along Sierra Highway and adjacent properties during a 50-year storm event and that post-development flow rates shall be less than existing conditions downstream along Sierra Highway and adjacent properties. Final drainage <u>improvement</u> plans	Submittal and approval of final drainage plans/Drainage Concept Plan	Prior to issuance of phased grading permit	Applicant	DPW/City of Santa Clarita

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
to achieve these standards shall be designed to the satisfaction of, and approved by, the Los Angeles County Department of Public Works and City of Santa Clarita, Department of Public Works.				
4.B-2: Prior to issuance of grading permits, the construction contractor shall prepare an Erosion Control Plan (ECP) that incorporates BMPs to specifically address and reduce the potential for erosion and sedimentation impacts on downstream receiving waters. The project shall include any combination of the following erosion control BMPs: Hydraulic mulch, preservation of existing vegetation, hydroseeding, ¹ streambank stabilization, diversion of runoff (such as earth dikes, temporary drains, slope drains), velocity dissipation devices (outlet protection, check dams, and slope roughening/terracing), and dust control measures (such as sand fences and watering). Sedimentation control BMPs may include filtration devices and barriers (such as silt fencing, check berms, debris basins, sediment traps, fiber rolls, sandbags, gravel inlet filters, and straw bale barriers) and/or settling devices (such as sediment traps or basins). Stabilization control BMPs may include blankets, reinforced channel liners, soil cement, fiber matrices, geotextiles, or other erosion resistant soil coverings or treatments. The construction entrance(s)/exit(s) should also be stabilized (e.g. aggregate underdrain with filter	Submittal and approval of Erosion Control Plan/Drainage Concept Plan	Prior to issuance of grading permit	Applicant	DPW/LARWQCB

¹ California Stormwater Quality Association, California Stormwater BMP Handbook—Construction, January 2003.

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>cloth). Specific application of these BMPs shall occur before site runoff is discharged to proposed and existing off-site storm drain/flood control channel systems that ultimately discharge water to the Santa Clara River.</p> <p>The ECP shall be reviewed by the Los Angeles County Department of Public Works and by the Los Angeles Regional Water Quality Control Board for inclusion of appropriate and effective erosion and sedimentation controls.</p>				
<p>4.B-3: Prior to issuance of any grading permits, a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared by the construction contractor and submitted to the Los Angeles County Department of Public Works and the Los Angeles Regional Water Quality Control Board for approval. The SWPPP shall meet all applicable regulations by requiring controls of pollutant discharges that utilize best available technology economically achievable (BAT) and best conventional pollutant control technology (BCT) to reduce pollutants. The SWPPP shall be certified in accordance with the signatory requirements of the General Construction Permit.</p> <p>The SWPPP shall be developed and amended or revised, when necessary to meet the following objectives:</p> <ul style="list-style-type: none"> Identify all pollutant sources including sources of sediment that may affect the quality of storm water 	<p>Submittal and approval of Notice of Intent and Storm Water Pollution Prevention Plan/ Drainage Concept Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DPW/LARWQCB/ Construction Contractor</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>discharges associated with construction activity (storm water discharges) from the construction site;</p> <ul style="list-style-type: none"> • Identify non-storm water discharges; • Identify, construct, implement in accordance with a time schedule, and maintain Best Management Practices (BMPs) to reduce or eliminate pollutants in storm water discharges and authorized non-storm water discharges from the construction site during construction; and, • Develop a maintenance schedule for BMPs installed during construction designed to reduce or eliminate pollutants after construction is completed (post-construction BMPs). Paving operations shall be performed using measures to prevent runoff pollution. <p>In compliance with the SWPPP, non-stormwater level BMPs shall be implemented that include controls and objectives for vehicle and equipment maintenance, cleaning, and fueling, and potable water/irrigation practices. Material/waste management BMPs shall include: liquid waste management, spill prevention and control, hazardous waste management, and sanitary/septic waste management. Specific BMPs to be implemented by the construction contractor may include but are not necessarily limited to the following:</p> <ul style="list-style-type: none"> • Paving operations shall be performed using measures to prevent runoff pollution; 				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<ul style="list-style-type: none"> • Wash out areas for concrete trucks, construction vehicles and equipment, paint and stucco equipment, and other construction materials shall be designated, and containment measures employed, to prevent discharges of wash water; • Vehicle and equipment maintenance and fueling activities shall occur off-site to the degree feasible; • Construction area, street and pavement washing shall be controlled to preclude discharges of wash water; • Discharging super-chlorinated water pipe and sprinkler system flushing and test water to the storm drain system shall be prohibited; • All waste shall be properly stored and disposed of off-site; • Employees and subcontractors shall be trained in the prevention of storm water contamination; • Hazardous material (specifically chlorine- and ammonia-containing products) shall be stored in elevated (e.g., on pallets or a deck) and covered structures to prevent any contact between the chemicals and irrigation or precipitation; • All hazardous and chemical materials generated during construction (i.e., diesel fuel, hydraulic fluid, motor oil, etc.) shall be cleaned up and disposed of in compliance with Federal, State, and local laws, regulations and ordinances; and 				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<ul style="list-style-type: none"> All structure construction and painting areas shall be enclosed, covered, or bermed to prevent run-on/run-off in these areas and associated contamination of storm water. 				
<p>4.B-4: Prior to approval of a NPDES Stormwater Permit No. CAS004001 (Order No. 01-182) and issuance of a grading permit, the applicant or an applicant designee shall complete and have approved a Stormwater Quality Management Plan (SQMP) and a Standard Urban Stormwater Mitigation Plan (SUSMP) outlining usage of BMPs for non-point source pollution control measures to address pollutants from such sources as roofing materials, atmospheric deposition, grease, oil, suspended solids, metals, solvents, phosphates, fertilizers and pesticides. Post-construction structural or treatment BMPs shall be designed to meet performance standards that mitigate (treat) storm water runoff from either: 1) the 85th percentile 24-hour runoff event determined as the maximized capture storm water volume for the area, from the formula recommended in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87, (1998), or; 2) the volume of annual runoff based on unit basin storage water quality volume, to achieve 80 percent or more treatment by the method recommended in California Stormwater Best Management Practices Handbook—Industrial Commercial, (1993), or; 3) the volume of runoff produced from a 0.75 inch storm event, prior to its discharge to a storm water conveyance system; and, 4) the volume of runoff produced from a historical-</p>	<p>Submittal and approval of Stormwater Quality Management Plan and Standard Urban Stormwater Mitigation Plan/ Drainage Concept Plan</p>	<p>Prior to issuance of grading permit and approval of an NPDES Permit</p>	<p>Applicant</p>	<p>DPW/LARWQCB</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>record based reference 24-hour rainfall criterion for "treatment" (0.75 inch average for the Los Angeles County area) that achieves approximately the same reduction in pollutant loads achieved by the 85th percentile 24-hour runoff even. Furthermore, project BMPs and design features shall control peak flow discharge to provide stream channel and over bank flood protection, based on design criteria selected by the local agency.</p> <p>The range of BMPs, which shall meet the performance standards identified above, shall include but not be limited to the following to the extent feasible:</p> <p><u>Site Planning and Design BMPs</u></p> <p>Minimize Impervious Area and Directly Connected Impervious Areas</p> <ul style="list-style-type: none"> • Minimize impervious areas by incorporating landscaped areas over substantial portions of the project area. [For the Skyline Ranch Project, the area designated solely for uses with impervious surfaces are about 401 acres or 18 percent of the entire project site. This means the remaining 1,772 acres or 82 percent will be either vacant or in uses with impervious ground surface such as landscaped and park areas.] • If possible, minimize directly connected impervious areas by draining parking lots to landscaped areas, desilting (secondary infiltration) basins or other previous surfaces to promote filtration and infiltration of storm water, if landscaping slopes 				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>are less than 2 percent and the area is not directly adjacent to steep slopes (which promotes further erosion); or the area is being treated with catch basin inserts. Furthermore, lot runoff (from the pervious surfaces) shall be infiltrated from the graded pad areas through onsite pervious soils.</p> <ul style="list-style-type: none"> To the extent practicable, utilize vegetated areas (e.g., parks, setbacks, end islands, and median strips) for biofiltration and/or bioretention of nuisance and storm runoff flows from parking lots. <p><u>Selection of Construction Materials and Design Practices</u></p> <ul style="list-style-type: none"> Select building materials for roofs, roof gutters and downspouts that do not include exposed copper or zinc. Construct streets, sidewalks, and parking lot aisles to the minimum widths as specified in the Los Angeles County Department of Public Work's requirements (also in compliance with regulations for the Americans with Disabilities Act) for safety requirements for fire and emergency vehicle access and incorporate landscaped buffer areas between sidewalks and streets. <p><u>Conserve Natural Areas</u></p> <ul style="list-style-type: none"> Concentrate or cluster the development on the least environmentally sensitive portions of the project site while leaving the remaining land in a natural, undeveloped condition. [For the Skyline Ranch 				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Project, about 1,551 acres of the site (71 percent of the project site) is proposed to remain undeveloped, including 1,355 acres to be designated as natural open space through the establishment of the Skyline Ranch Conservation Area (SRCA) .]</p> <ul style="list-style-type: none"> Maximize canopy interception and water conservation by preserving existing native trees and shrubs and planting additional native or drought tolerant trees and large shrubs. [For the Skyline Ranch Project, approximately 71 percent of the project site is proposed to remain undeveloped, and along the perimeter of the site, landscaping would consist of a mix of native, drought-tolerant and non-invasive plant species.] <p><u>Protect Slopes and Channels</u></p> <ul style="list-style-type: none"> Protect slopes and minimize erosion potential by covering highly erodible soils with vegetative cover (preferably native or drought tolerant plants), route flows safely from or away from steep and or sensitive slopes, stabilize disturbed slopes. All slopes within the project should be designed and constructed to minimize erosion. Protect channels and minimize erosion by controlling and treating flows in landscaping and/or other controls prior to reaching existing natural drainage systems; stabilize channel crossings; ensure that increases in runoff velocity and frequency caused by the project do not erode 				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>the channel; install energy dissipaters (riprap), at the outlets of storm drains, culverts and conduits.</p> <p><u>Source (non-structural) Control BMPs</u></p> <ul style="list-style-type: none"> • Drain Inlet Stenciling or Signage. Stenciling (or signage) is intended to raise public awareness and limit illegal dumping of trash, debris, oil, and other pollutants into storm drains. "Stenciling" may be accomplished via a traditional stencil or via the use of grates with text such as "Warning! Drains to Ocean" notes or other equivalent symbols. All catch basins and inlets shall be stenciled. • Irrigation Controls and Management. Irrigation controls shall be implemented to ensure that irrigation is conducted efficiently. Where feasible, plants with similar watering requirements shall be grouped in order to reduce excess irrigation runoff and promote surface filtration. Efficient irrigation systems may include computerized and/or radio telemetry that controls the amount of irrigation based on soil moisture or other indicators. • Proper Application of Fertilizers and Pesticides. Best management practices shall be implemented to minimize the application of fertilizers, pesticides, and other landscape management products on slopes and landscaped areas maintained by the homeowner's association (HOA) and/or landscape maintenance districts (if any). Examples of these management practices include, but are not to limited to: the use of slow release 				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>fertilizers, applying fungicides only to greens to limit the use of pesticides, and closely monitoring weather forecast to ensure appropriate timing (during dry periods) for the application of landscape management products.</p> <ul style="list-style-type: none"> Community Education Program. Public education shall be used to reduce the potential for hazardous materials entering the storm drain system. This shall be accomplished through distribution of brochures or other materials to property managers, owners and occupants, and employees at the time of initial sale or lease of property or hiring of employees and periodically thereafter. Brochures shall discuss, among other topics and as appropriate for the audience: 1) the importance of downstream water bodies, the storm water system, management of fertilizers, pesticides, and other harmful chemicals, 2) the impacts of dumping oil, antifreeze, pesticides, paints, and other pollutants into storm drains and proper handling and disposal of these materials, 3) effective cleaning practices such as the cleaning of vehicles only in maintenance areas where the water will be recycled or routed to the sanitary sewer system to prevent nuisance flows, 4) the benefits of the prevention of excessive erosion and sedimentation, 5) the benefits of proper landscaping practices, 6) pavement clean-up practices, 7) the impacts of over-irrigation, 8) swimming pool draining practices, and 9) other relevant issues. 				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<ul style="list-style-type: none"> • Prevention of Nuisance Flows. Grease traps shall be included for school cafeterias (if any). Draining swimming pools into storm drains shall be prohibited. These flows shall be properly connected to sewer lines. • Pavement Sweeping Program. The majority of roads in the project area are proposed to be dedicated to the public, and would thus be maintained by the Los Angeles County Department of Public Works. The County has street sweeping programs that will help control trash, vegetation debris and sediment that may accumulate on roadways. Other non-public roadways shall also be periodically swept. • Litter Control Program & Design of Trash Storage Areas. A program for litter control shall be implemented to control litter in common areas. The program may include standards for proper placement and emptying of trash receptacles, practices to ensure that trash bins are maintained in the closed position, and regular removal of trash from parking and landscaped areas. In conjunction with the litter control program, trash storage areas shall be designed to prevent introduction of pollutants into runoff. The design principles to prevent this pollution from occurring are using impervious surfaces for storage areas which prevent run-on from adjacent areas, ensuring that there is no connection of trash drains to the storm drain system, and keeping lids on all trash 				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>receptacles in addition to the use of roofs or awnings to minimize direct precipitation.</p> <ul style="list-style-type: none"> • Proper Connection and Maintenance of Sewer Lines. Sewer lines shall be properly connected and adequately maintained. • Activity Restrictions (Conditions, Covenants, and Restrictions). For source control BMPs, County maintenance and implementation of BMPs or Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared requiring maintenance and implementation of BMPs by the HOA for the purpose of surface water quality protection, or use restrictions shall be developed through lease terms. • BMP Maintenance. Los Angeles County shall assume responsibility for the inspection and maintenance of structural BMPs within their boundaries. For the public school site, the school district with jurisdiction shall be responsible for the inspection and maintenance of structural BMPs. For private roads and private parks the HOA shall be responsible for BMP maintenance. • Common Area Drainage Facility Inspection. Privately-owned common area drainage facilities shall be inspected each year and, if necessary, cleaned and maintained prior to the storm season. <p><u>Structural and Treatment Control BMPs</u></p> <p>Implementation of NPDES General Permit requirements entails the use of post-construction</p>				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>structural controls that will remain in service to protect water quality throughout the life of the project. Therefore, these BMPs will need to be regularly maintained for proper function. As Los Angeles County will assume maintenance of BMPs in public rights-of-way, the main structural BMPs recommended below are systems that the County currently approves of for use within their jurisdiction. Final selection, design and siting of structural BMPs will ultimately depend on the project-wide drainage plan approved by the County. The following BMP options were selected due to their relative effectiveness for treating potential pollutants from the project site; as well as consideration for County of Los Angeles requirements and acceptance of these systems (as they would be maintained by the County), site feasibility, relative costs and benefits; and other constraints. The recommended BMP design flow rates, volumes, types and other specifications will be provided during final design stage of the project (with hydrology map approval).</p> <ul style="list-style-type: none"> Hydrodynamic Separator Systems and Gross Solids Removal Devices. Hydrodynamic Separation Systems (HSS) and Gross Solids Removal Devices (GSRDs) are flow-based, flow-through BMPs that are installed within a storm drain line in order to remove large sediment particles and associated storm water pollutants, as well as trash, oils, and grease. HSS and/or GSRDs, such as a Continuous Deflective Separator (CDS), manufactured by CDS Technologies, Inc., supplemented with oil absorbent materials (such as pellets), are 				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>recommended for use at various locations in the proposed storm drain systems. Depending on the particular model and manufacturer, maintenance shall occur quarterly to yearly for clean-outs. Cleaning after a storm event may also be required. Inspection is required to make certain that the unit is operating correctly and to make any repairs.</p> <ul style="list-style-type: none"> • Stormscreen. The StormScreen is a manufactured patented BMP by CONTECH Stormwater Solutions, Inc., designed to remove mostly trash and debris and larger suspended solids at high flow rates. The StormScreen is comprised of a grouping of StormScreen cartridges placed in a precast or cast-in-place concrete vault. Although maintenance may be required within six (6) months of project completion due to erosion occurring on newly constructed sites, it is intended that the StormScreen be maintained annually by the Los Angeles County Department of Public Works, Flood Control Division. For the StormScreen maintenance, during the first year, an inspection is recommended every other month for the first six months of operation in order to develop an ongoing maintenance schedule. A visual inspection can be conducted without entering the vault. Sediments and water must be disposed of in accordance with all applicable waste disposal regulations. • Catch Basin Inserts. Catch basin inserts are flow-based BMP options for consideration at various locations to treat runoff before it enters the storm 				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>drain system by filtering or screening out sediments and associated storm water pollutants during dry weather and low flow events. During large flow events, they are typically designed to allow storm water runoff to bypass the inlet device and continue directly into the storm drain system. Although treatment levels are generally low for the pollutants of concern for this project, the inserts would provide pre-treatment of storm water runoff prior to further treatment at downstream BMPs. Drainage inserts could be replaced with HSS or GSRDs that perform similar functions and are interchangeable. At the time of final design, if the implementation of a CDS is deemed infeasible, a catch basin insert may be used in its place. Although maintenance requirements vary greatly depending on the particular model and manufacturer, they are typically maintained quarterly to yearly for clean-outs. Cleaning after a storm event and in anticipation of storm events after extended dry periods or periods of typical debris removal is recommended. Inspection will be required to make certain that the unit is operating correctly and to make any repairs.</p> <ul style="list-style-type: none"> • Detention/Retention Basins. Detention and retention basins require a fairly large amount of space to build them. Basins can be used on sites with slopes up to about 15 percent. The design should incorporate enough elevation drop from the basins inlet to the outlet to ensure that flow can move through the system. These systems require 				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
regular maintenance (semi-annual and annual), as well as sediment removal from the forebay every 5 to 7 years and monitoring the sediment accumulation and removal when the volume has been significantly reduced (about every 25 to 50 years). Basins shall be properly maintained to avoid safety hazards.				
C. BIOLOGICAL RESOURCES				
4.C-1 Mitigation for grading and fuel modification impacts (calculated 200 feet beyond the limits of grading) to 467.9 acres of combined coastal sage scrub and disturbed coastal sage scrub (452.3 acres within on- and off-site, and 15.6 acres within on- and off-site fuel modification zones), 77.0 acres of coastal sage-chaparral scrub (69.9 acres within on- and off-site grading and 7.1 acres within on- and off-site fuel modification zones), and 2.8 acres of holly-leaved cherry scrub (2.1 acres within on-site grading and 0.7 acre within on- and off-site fuel modification zones) shall be provided by establishing a 1,355 acre conservation area [Skyline Ranch Conservation Area (SRCA)] within the northern portion of the study area as shown in Figure 2-3, Aerial View-Development and Conservation Area. The applicant shall cause the preservation of this 1,355-acre area through either a Declaration of Restrictions or a Conservation Easement, or dedication or transfer of the land to a conservation organization committed to the preservation of the land in perpetuity. A Declaration of Restrictions, Conservation Easement, or similar	Prepare a Declaration of Restrictions, Conservation Easement, or dedication or transfer to ensure the preservation of the 1,355 acre Skyline Ranch Conservation Area	Prior to transfer of SRCA	Applicant	DRP/Qualified Biologist

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>recorded instrument shall be placed and recorded in this area to ensure its long-term preservation. The applicant shall arrange for the long-term management of the property to ensure the long-term persistence of the property's biological resources through a non-profit organization, conservation-oriented entity, or entity with experience in biological resource conservation approved by the County. The applicant shall provide long-term funding to assure the management of the property to protect its biological resources in perpetuity. The SRCA includes approximately 623.9 acres of coastal sage scrub, 115.8 acres of disturbed coastal sage scrub, 248.6 acres of coastal sage-chaparral scrub, and 10.6 acres of holly-leaved cherry scrub. This area shall be preserved as natural open space. These 1,355 acres provide substantial ecological value based on the quantity, quality, and regional value of the habitats preserved. Establishment of the 1,355-acre SRCA shall achieve the following performance standards:</p> <ol style="list-style-type: none"> 1. Provision of sufficient quantity of habitat to offset vegetation impacts associated with the proposed project. When considering coastal sage scrub, disturbed coastal sage scrub, coastal sage-chaparral scrub, and holly-leaved cherry scrub collectively, this 1,355-acre area will provide close to 2:1 preservation of like and contiguous habitats [1,354.6 acres preserved vs. 642.1 acres impacted (621.7 acres impacted by grading and 20.4 acres impacted by fuel modification)]. Preserved habitats are similar to those impacted 				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
by the project and most vegetation communities (with the exception of sycamore woodland), regionally common species, and special status plant and wildlife species impacted by the project are represented within the SRCA.				
<p>2. An on-going maintenance and management program shall be adequately funded and implemented to ensure the long-term integrity of biological resources within the 1,355-acre SRCA. Direct and indirect degradation of habitat shall be prevented in part through steep topography that separates the SRCA from the proposed development area and through the prohibition or restriction of uses within the SRCA.</p> <p>3. The SRCA shall include signage, where appropriate, and other management practices to discourage off-road vehicles, domestic pets, and other activities harmful to natural lands.</p> <p>4. Any continued use of lands within the SRCA (such as film-making) shall be subject to approval by the SRCA habitat manager and restricted to uses that are not incompatible with the resource conservation objectives of the SRCA.</p>	Establishment, submittal, and approval of maintenance and management program for the SRCA to DRP	Post-Construction/Ongoing	Applicant and subsequent owner(s)	DRP/Qualified Biologist
<p>5. A 21.6-acre Mitigation Exchange Area shall be provided to replace the 21.6 acres of preserve area that would be disturbed within Tract 46018 due to the construction of Skyline Ranch Road. This shall be established separately from the SRCA through an agreement between the applicant,</p>	Establish a 21.6-acre Mitigation Exchange Area through an agreement between the applicant, Shapell-Monteverde Partnership,	Prior to issuance of grading permit	Applicant	DRP/ACOE

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Shapell-Monteverde Partnership (owner of the recorded Tract 46018), the Army Corps of Engineers, and the County of Los Angeles.	the Army Corps of Engineers, and the County of Los Angeles			
6. Following grading operations any areas that have been disturbed within the 50-foot grading buffer zone; which includes coastal sage scrub (10.7 acres), disturbed coastal sage scrub (6.1 acres), coastal sage-chaparral scrub (3.3 acres), non-native grassland (1.8 acres), disturbed (0.8 acres), holly-leaved cherry scrub (0.7 acres) and sycamore riparian woodland (0.2 acres), shall be restored to pre-graded conditions by a qualified biologist. Restoration shall be designed to provide the same vegetation resources and habitat value as those removed within the buffer zone. At the end of all project grading, proposed restoration actions within the buffer zone (if necessary) shall be presented in a restoration plan provided to the County. Following approval by the County, restoration shall be initiated and completed according to the approved restoration plan.	Submittal and approval of a restoration plan	Following grading operations and prior to issuance of building permit	Applicant	DRP/Qualified Biologist
4.C-2: As detailed in the Habitat Mitigation and Monitoring Plan (HMMP) prepared by GLA, mitigation for impacts to 5.22 acres of Army Corps of Engineers (ACOE) and RWQCB jurisdiction, none of which consists of jurisdictional wetlands, and 9.30 acres of California Department of Fish and Game (CDFG) jurisdiction (of which 2.91 acres is vegetated riparian habitat) shall be accomplished by the applicant through the following:	Comply with provisions of Habitat Mitigation and Monitoring Plan and obtain permits from the Army Corps of Engineers, the Regional Water Quality Control Board, and from the California Department	Prior to transfer of SRCA	Applicant	DRP/ACOE/LARWQC B/CDFG

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>1. The preservation of 1,355 acres of natural open space within the SRCA through the use of a conservation easement or the dedication of such land to a qualified conservation organization. This 1,355-acre area includes approximately 5.35 acres of ACOE and RWQCB jurisdiction, none of which consists of jurisdictional wetlands and approximately 5.71 acres of CDFG jurisdiction (of which 0.31 acre is vegetated riparian habitat).</p> <p>2. The preservation of 1.53 acres of southern vernal pool and artificial pool habitats within the SRCA subject to RWQCB jurisdiction.</p> <p>3. On-site establishment of 7.27 acres of sycamore/cottonwood riparian woodland within Plum Canyon.</p> <p>As described further in the HMMP, the proposed 7.27-acre sycamore riparian woodland (mitigation site) will be established within portions of Plum Canyon on-site within the SRCA as shown in Figure 4.C-7, Proposed Conservation and Mitigation Areas, on page 4.C-74. Hydrology is currently present at the mitigation site and the mitigation site supports Cortina sandy loam and Saugus loam which are conducive to the establishment of sycamore riparian woodland. An ACOE-approved reference site will be used prior to implementation of the mitigation program to provide the necessary data to measure the performance of the mitigation site.</p>	<p>of Fish and Game</p>			

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>The plant palette for the proposed mitigation site includes the planting of two riparian species; 727 one-gallon containers of Fremont cottonwood and 1,818 one-gallon containers of western sycamore. One-gallon upland buffer species will also be planted including chamise, hoaryleaf ceanothus, California buckwheat, deerweed, coast prickly pear, snake cholla, scrub oak, white sage, black sage, and our Lord's candle. A seed mix of 12 native shrub and herbaceous species will also be used.</p> <p>The planting of a sycamore riparian woodland in the vicinity of the holly-leaved cherry woodland is not intended to, nor is it expected to, result in an inadvertent conversion of the riparian area from holly-leaved cherry to sycamore woodland. The creation of 7.27 acres of sycamore riparian woodland within Plum Canyon within the SRCA is expected to provide an overstory on the edges of the holly-leaved cherry woodland that replicates the conditions currently found in Drainage 5 (where impacts are proposed). On-site occurrences of both species indicate that they can exist concomitantly without the risk of conversion from one type to another altogether. With appropriate spacing and the use of drip irrigation on the planted sycamores, the existing swath of holly-leaved cherry will not be adversely affected by the addition of the sycamore riparian woodland.</p>				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>The HMMP includes a number of features to ensure the success of the mitigation site including supervision by a qualified habitat restoration specialist, a 5-year qualitative and quantitative monitoring program, contractor education, the use of mycorrhizal fungi, supplemental irrigation, regular maintenance (e.g., exotic vegetation control, pest control, trash removal), and adaptive management assurances.</p> <p>The Hybrid Functional Assessment (HFA) conducted by GLA (2009) concluded that the proposed project, considering off-setting mitigation measures, would result in a 25 percent increase in the total functionality of the aquatic features remaining within the SRCA after project implementation.</p> <p>In addition to the measures proposed above, the project will require permits from the ACOE under section 404 of the Clean Water Act (CWA), from the Regional Water Quality Control Board (RWQCB) under section 401 of the CWA, and from the CDFG under section 1602 of the State Fish and Game Code. Should the ACOE, RWQCB, and/or CDFG impose additional or greater mitigation measures on the project for these impacts, those measures – to the extent that they exceed what is required by the measures contained herein – may be substituted for the measures set forth herein, as the County does not intend to require the project to mitigate twice for the same impact once the project has already mitigated the impact below a level of significance.</p>				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>4.C-3: In order to avoid impacts to nesting birds protected by the Migratory Bird Treaty Act and raptors protected by State Fish and Game Code, project grading and vegetation removal should take place outside of the nesting season, roughly defined as mid-February to mid-August. If grading or vegetation removal is to take place during the nesting season, a biologist acceptable to Los Angeles County shall be present during vegetation clearing operations to search for and flag active nests so that they can be avoided. A raptor survey will also be required in the unnamed canyon prior to the fill of that drainage. An avoidance buffer of 100 to 500 feet (exact radius to be determined by the monitoring biologist) will be fenced around any active raptor nests and impacts to nests will be avoided until after the nesting season is over. After mitigation the anticipated impact on nesting birds is less than significant. The results of the nesting bird construction monitoring will be provided in writing to the CDFG and County Department of Regional Planning (DRP).</p>	<p>If grading or vegetation removal is to take place during the nesting season, a biologist shall survey and mark active nesting areas to avoid</p>	Prior to grading	Applicant	Qualified Biologist/DRP/CDFG
	<p>Conduct a raptor survey of the unnamed canyon prior to the fill of that drainage and delineate an avoidance buffer</p>	Prior to grading	Applicant	DRP/CDFG
	<p>Provide written report documenting results of nesting bird construction monitoring/Field verification</p>	After grading	Applicant	DRP/CDFG/Qualified Biologist
<p>4.C-4: To mitigate the loss of the coast live oak on-site (32 inches diameter at breast height [dbh]) in the southeastern section of the study area, an oak tree permit will be obtained from the County. The impacted oak tree will be replaced at a minimum ratio of 10:1 in the appropriate location at the interface between development and undeveloped areas. This ratio is in excess of the mitigation ratio set forth in the County ordinance, which is 2:1.</p>	<p>Obtain oak tree permit</p>	Prior to issuance of grading permit	Applicant	DRP

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
No mitigation is necessary for oak woodlands regulated under SB 1334 because no oak woodlands occur within the study area.				
The loss of two California junipers within mixed coastal sage chaparral scrub shall be replaced in the landscaping scheme along roadways and in parks and other recreational areas at a minimum ratio of 3:1. Trees grown from local area stock shall be used, along with salvaged trees from the development area where possible.	Submittal and approval of Landscape Plan	Prior to issuance of grading permit	Applicant	DRP
To mitigate the potential loss of the coast live oak off-site, the Applicant shall obtain an oak tree removal permit from the City of Santa Clarita for the coast live oak tree that may be adversely impacted by trenching for the proposed 78-inch pipeline installation, prior to initiation of pipeline trenching and construction. To the extent feasible, impacts to areas within the drip line (or root system) should be avoided during construction.	Avoid root system during grading or obtain oak tree removal permit Field verification	Prior to issuance of grading permit During grading/construction	Applicant	DRP/DPW/City of Santa Clarita/Qualified Biologist
4.C-5: To mitigate potentially significant indirect impacts to open space areas adjacent to fuel modification zones due to the possible spread of invasive plant species, the proposed project shall incorporate the use of native plant species to the maximum extent practicable and avoid the use of plant species known to be highly invasive adjacent to open space areas. The plant palette for the fuel modification areas adjacent to open space areas shall be consistent	Submittal and approval of Fuel Modification Plan and Landscape Plan	Prior to issuance of grading permit	Applicant	Fire Department/DRP

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
with the County of Los Angeles Fire Department Fuel Modification Plan Guidelines ² and shall focus on native species provided in the table of desirable plant species.				
D. CULTURAL AND PALEONTOLOGICAL RESOURCES				
4.D-1(a): Archaeological Monitoring. Archaeological Monitoring. At the commencement of project grading or construction, all workers associated with earth disturbing activities (particularly remedial grading and excavation) shall be given an orientation regarding the possibility of exposing unexpected archaeological material and/or cultural remains by a qualified archaeologist who satisfies the Secretary of the Interior's Professional Qualification Standards for Archaeology (prehistoric/historic archaeology) pursuant to 36 CFR 61. The archaeologist shall also instruct the workers as to what steps are to be taken if such a find is encountered. Due to the moderate sensitivity and possibility of buried cultural materials within the project area, it is recommended that initial grading and ground disturbing activities in areas determined to be sensitive (primarily those areas proximal to recorded sites) be monitored by an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology (prehistoric/historic archaeology) pursuant to	Provide orientation to all workers associated with earth disturbing activities. Monitor initial grading and ground disturbing activities. Stop work if cultural remains are discovered and notify the applicant and County. If necessary, formulate and implement a mitigation plan.	Prior to and during grading/construction	Applicant	Qualified Archaeologist/DPW

² County of Los Angeles Fire Department, Fuel Modification Unit, Prevention Bureau, Forestry Division, Brush Clearance Section. Fuel Modification Plan Guidelines. January 1998. Available at <http://www.fire.lacounty.gov/Forestry/PDF/FuelModificationPlan.pdf>.

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>36 CFR 61. The archaeologist shall have the authority to stop work if sensitive or potentially significant cultural remains are discovered during excavation or ground disturbing activities. Test excavations may be necessary to reveal whether such cultural materials are significant. In the event the archaeologist indicates that a significant or unique archaeological/cultural find has been unearthed, grading operations shall cease in the affected area until the geographic extent and scientific value of the resources can be reasonably verified. Upon such discoveries the archaeologist shall notify the applicant and Los Angeles County. Any excavation and recovery of resources shall be performed by a qualified archaeologist using standard archaeological techniques. If necessary, a mitigation plan shall be formulated. Work in the area shall only resume with the approval of the project archaeologist. Artifacts, notes, photographs, and other project materials recovered during the monitoring program shall be curated at a facility meeting federal and state standards.</p>				
<p>4.D-1(b): Human Remains. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner will notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely</p>	<p>Stop work if human remains are discovered and notify County Coroner. If the remains are Native American then follow recommendations of Most Likely Descendent for disposition.</p>	<p>During grading/construction</p>	<p>Applicant</p>	<p>DPW/County Coroner/NAHC/MLD Representative</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Descendent (MLD) of the deceased Native American, who will have 24 hours to make a formal recommendation as to disposition of the remains. All work associated with the remains will be done respectfully, and with recognition that the remains are considered sacred. All work in the area of the remains will be monitored by an authorized representative of the MLD.</p>				
<p>4.D-2(a): Paleontological Survey and Treatment Program. Prior to the implementation of grading or construction related activities, a qualified paleontologist shall be retained by the applicant to survey the project area to relocate known fossil localities, and determine the most sensitive areas. A qualified paleontologist is defined as a paleontologist meeting the criteria established by the Society for Vertebrate Paleontology including institutional affiliations/credentials, ability to recognize and recover vertebrate fossils in the field, local geological and biostratigraphic expertise, proficiency in identifying vertebrate fossils, publications in scientific journals. Following the survey, a paleontological resources monitoring and mitigation program will be developed by the qualified paleontologist that will include salvage of known fossil resources, areas that will be monitored during project-related earth-moving activities. The paleontological resources monitoring and mitigation program shall be submitted to the County for review and approval prior to construction grading activities. The program shall define specific procedures for construction monitoring; emergency discovery, sampling and data recovery, if</p>	<p>Conduct paleontological survey. Submittal and approval of a paleontological resources mitigation and monitoring program.</p>	<p>Prior to issuance of grading permit and during grading/construction</p>	<p>Applicant</p>	<p>Qualified paleontologist/DPW</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
needed; museum storage of any specimen and data recovered; preconstruction coordination; and reporting. Any curation costs shall be incurred by the applicant.				
4.D-2(b): Paleontological Monitoring. The paleontological monitor, who has been trained by a qualified paleontologist to identify vertebrate fossils, shall monitor earth-moving construction activities at depths determined to be sensitive as specified in the County approved monitoring plan. Monitoring will not be conducted in areas where the ground has been previously disturbed or in areas where exposed sediment will be buried, but not otherwise disturbed.	Monitor sensitive areas as determined in the County approved monitoring plan.	During grading/construction	Applicant	Qualified Paleontologist/DPW
4.D-2(c): Paleontological Data Recovery. Prior to the start of grading or construction related activities, construction personnel involved with earth-moving activities shall be informed of procedures to follow if fossil remains are encountered. In the event that paleontological resources are encountered during construction-related earth-moving activities, all work shall cease within the immediate area and be redirected elsewhere until the paleontological monitor has evaluated the situation and provided recommendations for the protection of, or mitigation of adverse effects to, significant paleontological resources assessed. Upon such discoveries, the contractor shall notify the applicant and Los Angeles County. Procedures for mitigating potential impacts to significant paleontological resources shall follow the monitoring and mitigation program previously developed under this mitigation measure. Construction work within this	Provide orientation to all workers associated with earth disturbing activities. Stop work if paleontological resources are encountered. Evaluate resources and provide recommendations for mitigation. Notify the applicant and County.	Prior to and during grading/construction	Applicant	Qualified Paleontologist/DPW

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
area shall resume upon approval from the principal project paleontological monitor.				
E. VISUAL QUALITIES				
4.E-1: During construction, the applicant or his contractors shall locate equipment, stockpiles, and staging areas out of direct public or private view to the extent feasible.	Field Verification	During construction	Applicant	DPW/DRP
4.E-2(a): To reduce the significant aesthetic impact associated with graded slopes and paved terrace drains along the southern entrance to the project site, the slopes on both sides of proposed Skyline Ranch Road shall be revegetated and landscaped as soon as feasible following grading and roadway development. Landscaping in this area shall be selected and planted to screen proposed terrace drains from public views and to merge ornamental and native materials such that sharp contrasts in form and color with undeveloped areas are avoided.	Revegetate and landscape slopes on both sides of Skyline Ranch Road Field Verification	After grading	Applicant	DRP/DPW
4.E-2(b): A landscape plan for the planned residential development shall be prepared by a Landscape Architect with a plant palette that will merge ornamental and native materials such that shape contrasts in form and color are avoided with adjacent undeveloped areas. Trees and shrubs on streets, slopes and ridgelines should emphasize mounded rather than columnar forms (such as palm trees and cypress). Plantings on the hillsides to the south and east of the entry road shall be specifically selected, sized, and placed to soften angular forms created by grading at	Submittal and approval of Landscape Plan Maintain landscaping/Field verification	Prior to issuance of grading permit Post Construction/Ongoing	Applicant HOA	DRP DRP

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>the interface of manufactured slopes and natural hillsides. Furthermore, every effort shall be made as grading plans are finalized and during grading to create rounded landforms that are generally reflective of the natural topography of the area. Planting of common landscape areas shall be undertaken as soon as possible following grading to avoid prolonged view degradation. Landscaping on the site shall be routinely maintained by a homeowners association and/or through Covenants, Conditions and Restrictions (CC&Rs) throughout the life of the project. The landscape plan shall be subject to review and approval by the County prior to issuance of any grading permits.</p>				
F. TRAFFIC/ACCESS				
<p>4.F-1(a): Plum Canyon Road at Skyline Ranch Road/Heller Circle (South): Prior to issuance of a certificate of occupancy, the project shall redesign and construct the new east leg (Skyline Ranch Road) to include one left-turn lane, one shared left/through lane, and one right-turn lane; and restripe the existing west leg (Heller Circle South) to consist of one left-turn lane and one shared through/right-turn lane; and restripe the existing north leg (Plum Canyon Road) left-turn pocket to allow the left-turn movement. Implementation of improvements and fair share determination shall be coordinated with adjoining Tract 46018, since many of the stated improvements are conditions of approval for Tract 46018 and are required to be in place prior to occupancy of Tract 46018 or the proposed project.</p>	<p>Coordinate roadway improvements for Plum Canyon/Skyline Ranch Road/Heller Circle and payment of fair share fees with adjoining Tract 46018</p>	<p>Prior to issuance of a certificate of occupancy</p>	<p>Applicant</p>	<p>DPW</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.F-1(b): Golden Valley Road at Plum Canyon Road: The project shall pay its fair share (53 percent) to restripe the northbound Golden Valley Road approach to provide a second left-turn lane, for a total of two northbound left-turn lanes, one northbound through lane, and one northbound right-turn lane. Timing of improvement shall be determined by the County based on Bridge and Thoroughfare (B&T) District priorities.	Payment of fair share fees	Prior to final tract map approval	Applicant	DPW
	Submittal and approval of striping plans for Improvements to Golden Valley Road	Prior to final tract map approval	Applicant	DPW
	Construction of improvements	To be determined based on B&T District priorities	Applicant	DPW
4.F-2(a): Sierra Highway at Soledad Canyon Road: The project shall pay its fair share (100 percent) to add a second southbound left-turn lane, for a total of five approach lanes and reconfigure the approach lanes as two left-turn lanes, two through lanes, and one right turn lane, so as to mirror the northbound approach. This improvement may require the acquisition of additional right-of-way to widen the southbound approach of the north leg. Timing of improvement shall be determined by the City based on B&T District priorities.	Payment of fair share fees	Prior to final tract map approval	Applicant	DPW/City of Santa Clarita
	Submittal and approval of striping plans for improvements to Sierra Highway	Prior to final tract map approval	Applicant	DPW/City of Santa Clarita
	Construction of improvements	To be determined based on B&T District priorities	Applicant	DPW/City of Santa Clarita
4.F-2(b): Sierra Highway at Skyline Ranch Road: Prior to the issuance of the 301st building permit the project shall construct a new intersection for project access; provide one northbound left-turn lane, two northbound through lanes, two southbound through lanes, one eastbound left-turn lane, and two eastbound right-turn lanes; and install a traffic signal. The placement of the new west leg should be of sufficient distance from the Sierra Highway centerline to allow	Submittal and approval of striping plans for intersection improvements to Sierra Highway at Skyline Ranch Road	Prior to final tract map approval	Applicant	DPW/City of Santa Clarita
	Construction of improvements	Prior to issuance of the 301 st building	Applicant	DPW/City of Santa Clarita

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
for the eventual addition of a third southbound through lane as identified in the City of Santa Clarita General Plan Circulation Element.		permit		
4.F-3: In the event the State approves a Caltrans impact fee mitigation program prior to implementation of the proposed project, the applicant shall pay a fair share to fund programmed improvements to Highway 14 that would mitigate the project's contribution to cumulative impacts on the highway. Such improvements may include the addition of HOV lanes, truck lanes, and additional mixed flow lanes to the segments of Highway 14 between Sand Canyon Road to south of the Sierra Highway interchange, that have been identified in the Short Range Plan outlined in the North County Combined Highway Corridors Study.	Payment of fair share fees if Caltrans impact fee mitigation program approved and implemented by the State	Prior to implementation of the project (if Caltrans impact fee program implemented)	Applicant	DPW/Caltrans
G. NOISE				
4.G-1(a): Construction truck routes and equipment shall, to the extent feasible, avoid residential areas and roadways adjacent to noise sensitive receptors.	Submit a copy of approved Building Plans with note referencing noise attenuation measures	During construction	Applicant/Contractor	DPW
	Field Verification	During construction	Applicant/Contractor	DRP

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.G-1(b): Wherever heavy duty truck traffic associated with project construction utilizes roadways with adjacent noise sensitive receptors, the trucks shall avoid peak hour traffic in order to minimize potential truck idling in proximity to these receptors.	Submit a copy of approved Building Plans with note referencing noise attenuation measures	During construction	Applicant/Contractor	DPW
	Field Verification	During construction	Applicant/Contractor	DRP
4.G-2(a): All construction activities within 300 feet of an occupied single- or multi-family residential lot shall be restricted to between the hours of 7:00 A.M. and 7:00 P.M. Monday through Friday, and between 8:00 A.M. and 6:00 P.M. on Saturday. Construction work shall be prohibited on Sundays, New Year's Day, Independence Day, Thanksgiving Day, Christmas Day, Memorial Day, and Labor Day.	Submit a copy of approved Building Plans with note referencing noise attenuation measures	During construction	Applicant/Contractor	DPW
	Field Verification	During construction	Applicant/Contractor	DRP
4.G-2(b): The construction contractor shall provide at least 72-hour advance notice of the start of construction activities to all noise sensitive uses within 300 feet of on-site and off-site occupied residences. Notification shall be by mail. The announcement shall state specifically where and when construction activities will occur, and provide contact information for filing noise complaints. Notices shall provide tips on reducing noise intrusion, for example, by closing windows facing the planned construction.	Submit a copy of approved Building Plans with note referencing noise attenuation measures	Prior to beginning construction/During construction	Applicant/Contractor	DPW/DRP
	Prepare and distribute notice	Prior to beginning construction/During construction	Applicant/Contractor	DPW/DRP
4.G-2(c): When construction operations occur within 300 feet of on-site or off-site occupied residences, all feasible measures to reduce construction equipment noise levels at the residences shall be employed. These measures shall include among other things changing	Submit a copy of approved Building Plans with note referencing noise attenuation measures	During construction	Applicant/Contractor	DPW/DRP

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
the location of stationary construction equipment to increase the distance between the equipment and the receptors, shutting off idling equipment, notifying residents in advance of construction work, and installing temporary acoustic barriers around stationary construction noise sources.	Install temporary acoustic barriers	During construction	Applicant/Contractor	DRP
	Field verification	During construction	Applicant/Contractor	DRP
4.G-2(d): Prior to construction of structures on the residential lots east of existing residences east of Falcon Crest Drive and Bakerton Avenue, temporary acoustic barriers shall be erected along the rear lot lines within 300 feet of the western site boundary. The extent of this requirement, including the height, length, number of properties, etc., shall be determined by an acoustical consultant retained by the applicant with access to project-related design and construction information. These barriers may be constructed of any solid material, shall be continuous with no gaps, and shall remain in place until building construction on these lots is completed.	Submit a copy of approved Building Plans with note referencing noise attenuation measures	Prior to building construction	Applicant/Contractor	DPW/DPH
	Prepare acoustical study	Prior to building construction	Applicant	Acoustical Consultant/DPW/DPH
	Install temporary acoustic barriers	Prior to building construction	Applicant	DRP
	Field verification	During construction	Applicant	DRP
4.G-3(a): Prior to construction of any residential development along Skyline Ranch Road a detailed acoustical analysis report prepared by a qualified acoustical consultant shall be submitted to the County for review and approval. For all on-site single family residences that have rear and/or side yard lines within 100 feet from the centerline of the proposed Skyline Ranch Road, the acoustical analysis report shall describe and quantify the noise sources impacting the area and the measures required to meet the 60 dBA CNEL residential noise standard. Based on a	Submit a copy of approved Building Plans with note referencing noise attenuation measures	Prior to building construction	Applicant	DPW/DPH
	Submittal and approval of a detailed acoustical analysis report	Prior to building construction	Applicant	Acoustical Consultant/DPW/DPH
	Field verification	Prior to occupancy	Applicant	DRP

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
preliminary acoustical analysis included in Appendix G of this Draft EIR, the placement of a 6-foot high solid masonry wall is recommended at the locations shown in Appendix G, Figures 1 through 8, in order to achieve this noise standard.				
4.G-3(b): Balconies, greater than six (6) feet in depth, are considered exterior living areas and must also meet the exterior noise standard. Therefore, balconies shall either be discouraged from exposure to exterior noise levels greater than the 65 dBA CNEL (residences that are within 50 feet from the edge of the proposed Skyline Ranch Road) standard for single-family residences through architectural or site design, or balconies shall be enclosed by solid noise barriers, such as 3/8-inch glass or 5/8-inch Plexiglas or other equally effective construction materials to a height specified by a qualified noise consultant.	Submit a copy of approved Building Plans with note referencing noise attenuation measures	Prior to building construction	Applicant	Acoustical Consultant/ DPW/DPH
4.G-3(c): All on-site single-family residences within 50 feet of the Skyline Ranch Road right-of-way shall include whole-house air conditioning so that windows facing the roadway may be closed without compromising a comfortable interior living environment.	Submit a copy of approved Building Plans with note referencing noise attenuation measures	Prior to building construction	Applicant	DPW/DPH
	Install air conditioning	Prior to occupancy	Applicant	DPW/DPH
4.G-4(a) Prior to issuance of building permits, a detailed acoustical analysis study shall be prepared by a qualified acoustical consultant for all on-site single family residences that have rear and/or side yard lines within line-of-site of the proposed school and/or park	Submit a copy of approved Building Plans with note referencing noise attenuation measures	Prior to issuance of building permits	Applicant	DPW/DPH

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>and shall be submitted to the County. This acoustical analysis report shall describe and quantify the noise sources impacting the area. In the event the report shows that noise levels for the residences would exceed applicable standards, measures shall be required to reduce noise to levels that are within applicable standards. Such measures may include:</p> <ul style="list-style-type: none"> • Locate student pick-up/drop-off and parking areas as far away from residences as feasible; • Arrange school buildings such that they will provide shielding between the play field and the residences; or • Provide acoustical walls with sufficient mass, length and height to break the line-of-sight between the residences and the play field. <p>The acoustical analysis report shall be subject to review and approval by the County and shall ensure compliance with applicable noise standards in the County Code.</p>	<p>Submittal and approval of a detailed acoustical analysis report</p>	<p>Prior to building construction</p>	<p>Applicant</p>	<p>Acoustical consultant/ DPW/DPH</p>
<p>4.G-4(b) Prior to completion of plans for the proposed elementary school and public park, a detailed acoustical analysis report shall be prepared by a qualified acoustical consultant in consultation with the Sulfur Springs School District and the County of Los Angeles Department of Parks and Recreation. The requirements set forth in the report shall ensure that on-site single family residences that have rear and/or side yard lines within line-of-site of the proposed school and/or park are not subject to unacceptably high levels</p>	<p>Submit a copy of approved Building Plans with note referencing noise attenuation measures</p> <p>Submittal and approval of a detailed acoustical analysis report</p>	<p>Prior to construction</p> <p>Prior to completion of plans for proposed elementary school and public park</p>	<p>Applicant</p> <p>Applicant</p>	<p>DPW/DPH</p> <p>DPW/DPH</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
of noise (i.e., noise levels in excess of the standards provided in the County Code) from school yard or park activities. The acoustical analysis report, subject to review and approval by the County, shall include requirements relating to the locations of courts and playfields and the materials and heights of property walls as necessary to support compliance with applicable noise standards in the County Code.				
H. AIR QUALITY				
<p>4.H-1(a): Develop and implement a construction management plan, as approved by the County of Los Angeles prior to issuance of a grading permit, which includes the following measures recommended by the South Coast Air Quality Management District (SCAQMD) to implement SCAQMD Rule 403.</p> <p>a. Ground cover shall be replaced in disturbed areas as quickly as practicable;</p> <p>b. Soil stabilizers/dust suppressants shall be applied to inactive disturbed areas in sufficient quantity and frequency to maintain a stabilized surface;</p> <p>c. Haul roads and site access roads shall be watered no less than three times daily;</p> <p>d. Disturbed surfaces shall be watered no less than two times daily;</p> <p>e. All stockpiles shall be covered with tarps as soon as practicable;</p>	Submittal and approval of a construction management plan	Prior to issuance of grading permit	Applicant	DPW/SCAQMD
	Implement construction management plan	During construction	Applicant	DPW
	Field verification	During construction	Applicant	DRP/DPW

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>f. Travel speed on unpaved surfaces shall not exceed 15 miles per hour;</p> <p>g. Provide a publicly visible sign and directly notify property owners in the vicinity of a contact person and telephone number to call regarding dust complaints; the contact person shall respond with appropriate corrective actions within 24 hours;</p> <p>h. Prohibit construction vehicle idling in excess of 10 minutes;</p> <p>i. Stockpiles, haul routes, staging locations, and parking areas shall be located as far as possible from adjacent residential uses;</p> <p>j. Pave or place gravel on all construction access roads at least 100 feet on to the site from the main road;</p> <p>k. Configure construction parking to minimize traffic interference;</p> <p>l. Provide temporary traffic controls when construction activities have the potential to disrupt traffic to maintain traffic flow (e.g., signage, flag person, detours);</p> <p>m. Schedule construction activities that affect traffic flow to off-peak hours (e.g., between 7:00 P.M. and 6:00 A.M. and between 10:00 A.M. and 3:00 P.M.);</p> <p>n. Develop a construction traffic management plan that includes the following measures to address</p>				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>construction traffic that has the potential to affect traffic on public streets:</p> <ul style="list-style-type: none"> • Consolidate truck deliveries • Provide temporary dedicated turn lanes for movement of construction trucks and equipment on and off of the site; <p>o. Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at 800/242-4022 for daily forecasts;</p> <p>p. Use electricity from power poles rather than temporary fossil fuel-powered generators; and</p> <p>q. Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices.</p>				
<p>4.H-1(b): Maintain construction equipment and vehicle engines in good condition and in proper tune as per manufacturers' specifications and per SCAQMD rules, to minimize exhaust emissions.</p>	<p>Submittal and approval of a construction management plan</p>	<p>During construction</p>	<p>Applicant</p>	<p>DPW</p>
<p>4.H-1(c): All on-site heavy-duty construction equipment shall be equipped with diesel particulate traps as feasible.</p>	<p>Submittal and approval of a construction management plan</p>	<p>During construction</p>	<p>Applicant</p>	<p>DPW</p>
<p>4.H-2(a): Subdivisions and buildings will be required to exceed Title 24 of the California Code of Regulations (also known as the California Building Standards Code) 2005 requirements by 15 percent.</p>	<p>Submit a copy of approved Building Plans with note referencing Green Building Ordinance requirements</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<p>DPW/DRP</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.H-2(b): Lighting for public streets, parking areas, and recreation areas shall utilize energy efficient light and mechanical, computerized or photo cell switching devices to reduce unnecessary energy usage.	Submittal and approval of a Lighting Plan with note referencing Green Building Ordinance requirements	Prior to issuance of building permits	Applicant	DPW/DRP
I. WATER RESOURCES				
4.I-1 All appliances such as showerheads, lavatory faucets and sink faucets shall comply with efficiency standards set forth in Title 20, California Administrative Code Section 1604(f). Title 24 of the California Administrative Code Section 1606(b) prohibits the installation of fixtures unless the manufacturer has certified to the California Energy Conservation compliance with the flow rate standards.	Submit a copy of approved Building Plans with note referencing Green Building Ordinance requirements	Prior to issuance of building permits	Applicant	DPW/DRP
4.I-2 Low flush toilets shall be installed as specified in California State Health and Safety Code Section 17921.3 and the County Green Building Ordinance.	Submit a copy of approved Building Plans with note referencing Green Building Ordinance requirements	Prior to issuance of building permits	Applicant	DPW/DRP
4.I-3 All common area irrigation areas shall be capable of being operated by a computerized irrigation system which includes an onsite weather station/ET gage capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in	Submittal and approval of a Landscape Plan with note referencing Green Building Ordinance requirements	Prior to issuance of building permits	Applicant	DPW/DRP

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
the event of a mainline break or broken head. All common area irrigation controllers shall also include a rain sensing automatic shutoff.				
4.I-4 Common area landscaping shall emphasize drought-tolerant vegetation. Plants of similar water use shall be grouped to reduce over-irrigation of low-water-using plants. Those areas not designed with drought-tolerant vegetation shall be gauged to receive irrigation using the minimal requirements.	Submittal and approval of a Landscape Plan with note referencing Drought-Tolerant Landscaping Ordinance requirements	Prior to issuance of building permits	Applicant	DPW/DRP
4.I-5 Residential occupants shall be informed as to the benefits of low-water-using landscaping and sources of additional assistance in such.	Provide information to residents	Post occupancy	Applicant	DRP
L. LAW ENFORCEMENT SERVICES				
4.L-1(a): Prior to issuance of building permits, the project shall incorporate Crime Prevention Through Environmental Design (CPTED) features into the project, in coordination with and to the satisfaction of the Sheriff's Department. Such features should include, but are not limited to the following: <ul style="list-style-type: none"> • Lighting in parking lots and low-level security lighting; • Provision that doors and windows are visible from the street and between buildings; • Lighting of building address numbers to ensure visibility from the street for emergency response agencies; and • Landscaping that would minimize opportunities for hiding. 	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	Sheriff's Department

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.L-1(b): Prior to issuance of building permits, the applicant shall provide the Sheriff's Department with plans indicating the project's street circulation system and building addresses to facilitate emergency response.	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	Sheriff's Department
M. FIRE SERVICES AND HAZARDS				
4.M-1(a): Prior to issuance of building permits, the applicant shall pay fees pursuant to the Developer Fee Program or make an in-lieu donation, as determined appropriate by the Los Angeles County Fire Department (LACoFD).	Payment of fees or in-lieu donation	Prior to issuance of building permits	Applicant	LACoFD
4.M-1(b): Development of the project shall occur in accordance with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and hydrants.	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	LACoFD
4.M-1(c): Project buildings shall adhere to all applicable State and County Fire and Building Codes.	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	LACoFD
4.M-1(d): The project shall provide adequate emergency access. Access roads shall: <ul style="list-style-type: none"> • Provide a minimum width of 20 feet; • extend to within 150 feet of any exterior portion of all structures; • meet the minimum width requirements prescribed by the LACoFD; • be constructed with an all-weather surface; • have a minimum of 10 feet of brush clearance on each side; 	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	LACoFD

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<ul style="list-style-type: none"> have an unobstructed vertical clearance clear-to-sky with the exception of protected tree species; have a vertical clearance of 13.5 feet when protected tree species are overhanging; and have a turning radii of no less than 32 feet. 				
4.M-1(e): A turning area satisfactory to the LACoFD shall be provided for all driveways exceeding 150 feet in length and at the end of all cul-de-sacs.	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	LACoFD
4.M-1(f): All fire lanes must be a minimum of 26 feet in width (clear-to-sky) and marked "NO PARKING—FIRE LANE."	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	LACoFD
4.M-1(g): All access devices and gates for the proposed school shall comply with California Code of Regulations, Title 19, Article 3.05, including providing a minimum paved access width of 26 feet for circulation purposes.	Submittal and approval of final plans	Prior to completion of plans for proposed elementary school and public park	Applicant/Sulphur Springs School District	DRP/LACoFD
4.M-1(h): Proposed traffic calming measures shall be submitted to the LACoFD for review and approval.	Submittal and approval of applicable measures	Prior to issuance of building permits	Applicant	LACoFD
4.M-1(i) All fire hydrants shall: <ul style="list-style-type: none"> Measure 6"x4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal; On-site hydrants shall be installed a minimum 25 feet from a structure or protected by a two-hour rated firewall; 	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	LACoFD

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<ul style="list-style-type: none"> • Fire hydrants shall be installed, tested, and accepted prior to construction; • Vehicular access to fire hydrants shall be provided and maintained serviceable throughout construction. 				
<p>4.M-2: Prior to the issuance of any grading permit, a Fuel Modification Plan, consistent with the Fuel Modification Plan Guidelines, shall be submitted for review and approval by the Department of Regional Planning and the Forestry Division of the LACoFD to reduce the threat of wildfire. The Fuel Modification Plan shall require that applicant or homeowners association provide and maintain fuel modification and brush clearance zones around each on-site structure. Said plan shall be approved by the Forestry Division prior to completion of final landscape plans.</p>	<p>Submittal and approval of Fuel Modification Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>LACoFD/DRP</p>
<p>S. GLOBAL CLIMATE CHANGE</p>				
<p>GHG Reduction Measure GCC-1: The builder shall strive to construct at least 10 percent of dwelling units in the proposed project with LIVINGSMARTSM features so as to achieve a minimum of 25 percent reduction in projected GHG emissions. The builder commits to offer enhanced advertising, education, and, if needed, other incentives to encourage market acceptance of these various energy- and water-conserving options.</p>	<p>Submit a copy of approved Building Plans with note referencing Green Building Ordinance requirements</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<p>DPW/DRP</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
GHG Reduction Measure GCC-2: The builder shall plant approximately 40 trees per landscaped acre as a means to capture (sequester) carbon dioxide emissions and to provide shade to the buildings, which can decrease the need for air conditioning.	Submittal and approval of a Landscape Plan with note referencing Green Building Ordinance requirements	Prior to issuance of building permits	Applicant	DPW/DRP
GHG Reduction Measure GCC-3: To facilitate the extension of existing bus service to include Skyline Ranch Road, the builder shall work with the Santa Clarita Transit District to design and provide bus turnouts and shelters along Skyline Ranch Road.	Identify bus stop locations, turnouts, and shelters on final plans	Prior to issuance of building permits	Applicant	Santa Clarita Transit District/DRP
GHG Reduction Measure GCC-4: In order to increase awareness of green building practices and to promote water and energy conservation, the builder will develop and implement a green educational program. The program will include but not necessarily be limited to a pamphlet that educates and promotes conservation practices that homeowners can implement, with specific guidance on landscaping with drought tolerant plants, use of efficient irrigation systems, compact florescent lighting, and other measures that help lower GHG emissions.	Develop and implement green educational program and provide information to residents	Post occupancy	Applicant	DRP

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
COMPLIANCE				
As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance reports to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required	Applicant and subsequent owner(s)	DRP
The subdivision shall conform to the design standards and policies of the Department of Public Works.	Submittal and approval of Public Works Plans	Prior to Final Map Approval	Applicant	DPW/DRP

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as changed/conditioned.

Applicant Signature

Date

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

Staff Signature

Date

Natural Resource Consultants

July 07, 2009

Mr. Hugh Hewitt
Hewitt & O'Neil LLP
19900 MacArthur Boulevard, Suite 1050
Irvine, CA 92612

SUBJECT: Status of Single Coast Live Oak Tree (*Quercus agrifolia*) on the Approximately 2,173-acre Skyline Ranch Site, Los Angeles County, California.

Dear Mr. Hewitt:

Natural Resource Consultants (NRC) was retained by Hewitt & O'Neil LLP to update the description of the single coast live oak (*Quercus agrifolia*) occurring on the Skyline Ranch site. This tree is proposed to be removed by project development and is described in the Draft Environmental Impact Report (DEIR) and associated Los Angeles Oak Tree Removal Permit for the Skyline Ranch project. NRC evaluated this tree in July of 2003 and, but for fire-damage incurred in October 2007 as described in this letter, is accurately described by the oak tree report dated April 10, 2007 (NRC 2007). No other oak tree occurs on-site. The following letter describes the methods, results and conclusions from NRC's 2009 evaluation of the oak.

SITE LOCATION AND DESCRIPTION

The Skyline Ranch site encompasses approximately 2,173 acres located in the upper Santa Clarita Valley north of Highway 14 (Antelope Valley Freeway) and the city of Santa Clarita in unincorporated northern Los Angeles County, California. The site is roughly defined by Sierra Highway (Mint Canyon) on the east and southeast, residential and future residential communities on the south and southwest, Plum Canyon Road on the west, Bouquet Canyon Road to the northwest, and Vasquez Canyon Road to the northeast. Plum Canyon forms the major drainage on-site and runs east-west, ultimately draining into Bouquet Canyon west of the site. The site ranges in elevation from approximately 1,445 feet adjacent to the residential community at the southwestern corner of the site to just over 2,400 feet on Beacon Hill west of Fitch Avenue and south of the extension of Arline Street that traverses Plum Canyon. At the north end of the site is Cruzan Mesa, a flat terrace bordered on the west, north, and east by steep escarpments.

Vegetation within Drainage 5 prior to the 2007 Buckweed fire was composed predominantly of various shrub communities, including coastal sage scrub, chaparral, coastal sage-chaparral scrub and holly-leaved cherry scrub. The one (1) coast live oak on-site occurred within Drainage 5 within the holly-leaved cherry scrub. All vegetation on-site was burned during the fire.

FIELD METHODS

NRC biologist Thomas Juhasz visited the site on July 03, 2009. The site visit focused on the location of the on-site coast live oak located in Drainage 5 within holly-leaved cherry scrub. NRC evaluated the current physical condition of the tree and surveyed the site to determine if any other oak trees had matured since the 2005 survey. Photographs of the single oak tree on the Skyline Ranch site are shown on Exhibit 1.



RESULTS AND DISCUSSION

MORPHOLOGY

Based on observation in July 2003 the single coast live oak on-site is a mature specimen located within a narrow seasonal drainage. The tree is estimated at 60 feet in height, with a partially resprouted crown occurring on one (1) of two (2) co-occurring trunks. The DBH was measured at approximately 32 inches with a circumference of 110.5 inches. The protected zone of the oak (canopy) reaches 74.9 feet at its widest point.

HEALTH

The oak incurred significant structural damage in the 2007 Buckweed fire. Epicormic sprouting has occurred on the eastern trunk, with approximately 75 percent canopy cover on the tree. No new growth was observed on the western trunk. Charred wood within the trunk indicates that the fire has permanently damaged the sapwood which performs the core transpiration activities of the tree. Basal sprouting is occurring on the dead trunk which has the potential for forming new trunks long term.

PARASITES AND DISEASES

The tree shows no signs of disease or parasite infestation. The tree is fire-damaged and is more susceptible to insect pests and disease than in pre-fire conditions. The occurrence of fungus and wood boring insects is possible in the near term based on existing fire damage.

PROPOSED MITIGATION

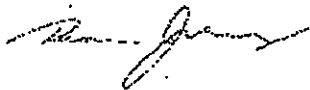
Consistent with the Draft DIER the Applicant proposes to plant a minimum of ten (10) 24" box coast live oaks in the proposed project's open space areas that are suitable for the long term establishment of oaks. Mitigation oaks shall be selected by a qualified oak tree consultant. All selected oaks will be in natural form with no lopping or other structural defects. All mitigation oaks shall be inspected for proper root development and any tree with a poorly developed root system (i.e. girdling etc) will be rejected. The precise locations of these mitigation plantings shall be evaluated by a qualified oak tree consultant in coordination with the project's landscape architect.

No other on-site oaks were observed within the impact zone of the proposed development.

If you have any questions or comments regarding this letter, please contact me directly at 949.497.0931 x213.

Sincerely,

NATURAL RESOURCE CONSULTANTS



Thomas Juhaz
Certified Arborist WE-8262A

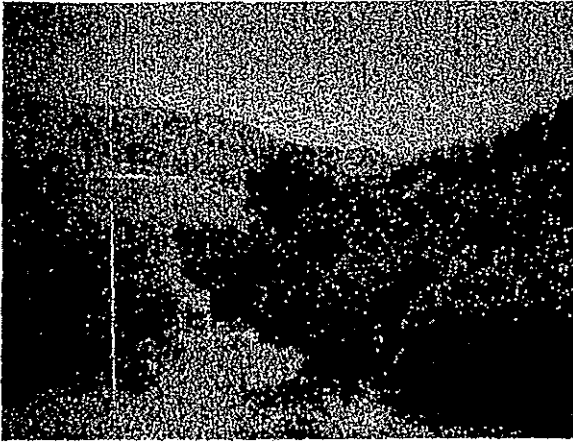


Photo 1 Photograph of coast live oak (*Quercus agrifolia*) looking northeast. The holly leaved cherry (*Fraxus utrifolia*) in the foreground is now three (3) to five(5) feet in height. Photo taken July 3, 2009.

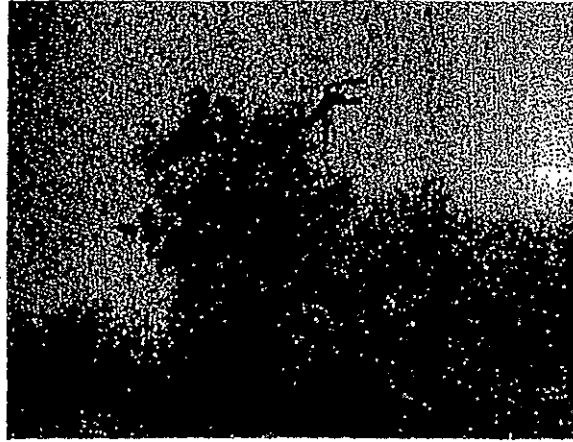


Photo 2 Photo of coast live oak facing east depicting dead western trunk. The sapwood within the trunk has been badly damaged by the 2007 Buckweed fire and the western half of the tree will likely not recover.



Photo 3 Photo of coast live oak depicting the flare of the eastern trunk. The eastern trunk suffered minimum damage from the fire.

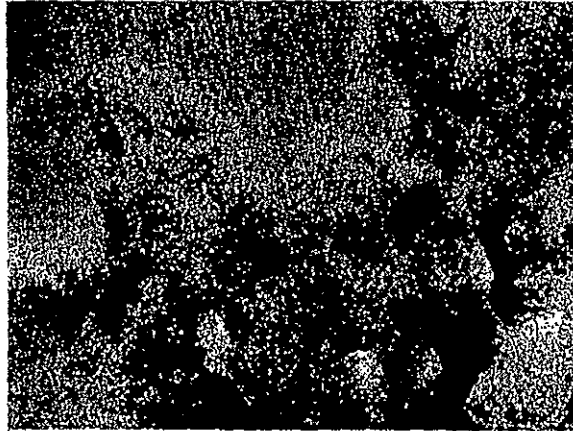


Photo 4 Photo of coast live oak looking west depicts the recovering canopy on the eastern trunk of the coast live oak. The epicormic sprouting originates from the main scaffold of the tree, not the pre-fire branches. Photo taken July 3, 2009.

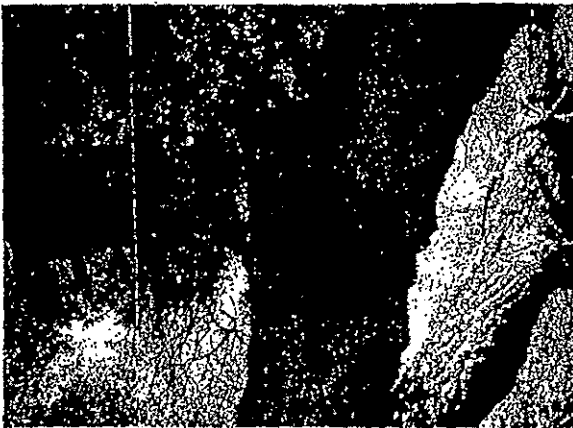


Photo 5 Photo of coast live oak depicting epicormic growth along the main scaffold of the eastern trunk. Note the approximately 10' diameter cavity on the main trunk. Photo taken July 3, 2009.



Photo 6 A photo of the coast live oak looking south shows the co-occurring trunks of the coast live oak. The eastern trunk is actively resprouting while the western trunk shows no sign of recovery. Photograph taken July 3, 2009.

EXHIBIT 1: OAK TREE DATA — POST FIRE PHOTOGRAPHS
SKYLINE RANCH | LOS ANGELES COUNTY, CALIFORNIA





Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



OAK TREE PERMIT BURDEN OF PROOF

TT 60922 / Project # OA-015

Please identify the number of oak trees proposed for:

1 Removal Encroachment To Remain 1 Total existing oak trees

Pursuant to Zoning Code Section 22.56.2100, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

<p>A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56, if any, on the subject property.</p> <p>See attachment</p>
<p>B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.</p> <p>See attachment</p>
<p>C. That in addition to the above facts, at least one of the following findings must apply:</p> <ol style="list-style-type: none"> 1. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that: <ol style="list-style-type: none"> a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or 2. That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways either within or outside of the subject property and no reasonable alternative to such interference exists other than removal of the tree(s), or 3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or other danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices. 4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure. <p>See attachment</p>

Burden of Proof
Tentative Tract 60922

A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject Property, and

Response: The entire subject site (2,173 acres) has one tree and we are requesting to remove the same. The replacement of oak tree will be mitigated per the County Forestry division guidelines.

B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated, and

Response: The proposed removal of the scrub oak tree will not result in soil erosion through the diversion or increased flow of surface waters. The location of the oak tree proposed for removal will be graded (80' fill) as part of the proposed development. Standard conditions of approval include erosion control measures, which have been incorporated into the proposed development to satisfactorily mitigate this concern.

C. That in addition to the above facts at least one of the following findings apply:

1. That the removal of oak trees proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
 - a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
 - b. Placement of such tree(s) precludes the reasonable use and efficient use of such property for a use otherwise authorized, or
2. That the oak trees proposed for removal or reduction interfere with utility service or streets and highways either within or outside of the subject property and no reasonable alternative to such interference exists other than removal of tree(s), or
3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or danger of falling, is such that it cannot be remediated through reasonable preservation procedures and practices.
4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedures.

Response: The removal of one oak tree is necessary as continued existence at the present locations frustrates the planned improvements/of streets and lots or proposed use of the subject property to such an extent that:

- a. The cost of alternative development plans would be prohibitive given the size and condition of the one scrub oak tree proposed for removal, and
- b. Placement of such tree precludes the reasonable depth of fill and efficient use of said property.
4. That the removal of the oak trees will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedures. The applicant proposes to plant a minimum of ten coast live oak trees in the proposed projects landscaping scheme in parks or other open space areas.



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

#13 12-07-10

Agenda No. 7
07/27/10

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

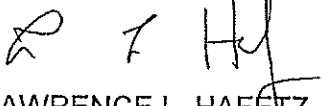
**Re: PROJECT NUMBER 04-075-(5)
VESTING TENTATIVE TRACT MAP NUMBER 060922
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a public hearing regarding the Regional Planning Commission's approval of the above-referenced subdivision, which proposes to create a residential development of 1,260 single-family lots, 25 open space lots, 10 park lots, four water pump station lots, 10 park lots and 13 public facility lots on 2,173 gross acres, located north of the City of Santa Clarita in the Sand Canyon Zoned District. At the completion of the hearing, your Board indicated an intent to approve the subdivision with revised conditions, and instructed us to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

ANDREA SHERIDAN ORDIN
County Counsel

By 
LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:


JOHN F. KRATTLI
Senior Assistant County Counsel

LLH:sh
Enclosure

HOA.748759.3

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. 04-075-(5)
VESTING TENTATIVE TRACT MAP NO. 060922**

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. 060922 ("Vesting Map") on July 27, 2010. The Vesting Map was heard concurrently with General Plan Amendment Case No. 2009-00009-(5) ("Plan Amendment"), Conditional Use Permit Case No. 04-075-(5) ("CUP I"), Conditional User Permit Case No. 2009-00121-(5) ("CUP II"), Oak Tree Permit Case No. 2007-00021-(5) ("Oak Tree Permit"), and Highway Realignment Case No. 2009-00001-(5) ("Highway Realignment Case"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Vesting Map, CUP I, Oak Tree Permit, and Highway Realignment Case on September 16, 2009, and conducted a continued duly-noticed public hearing on these entitlements, with the addition of the Plan Amendment and CUP II, on December 16, 2009, March 3, 2010, and March 24, 2010.
2. The Vesting Map proposes a clustered hillside residential development of 1,260 single-family lots, 25 open space lots (including landscaped and natural open space lots), 10 park lots (including one 12-acre public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres. The project includes the proposed development of:
 - A. An elementary school on an 11.6-acre school site;
 - B. A network of privately-maintained paseos and trails, and one public trail;
 - C. A new master-planned secondary highway ("Skyline Ranch Road") including a Class II bike lane;
 - D. Significant acreage of permanent and publicly dedicated open space, which open space will include the on-site portion of the proposed Cruzan Mesa Vernal Pools Significant Ecological Area ("SEA"); and
 - E. A pedestrian bridge over Skyline Ranch Road, connecting and providing access to the new elementary school.
3. The site is located west of Sierra Highway, south of Vasquez Canyon Road, and north of the City of Santa Clarita ("City"), in the Sand Canyon Zoned District.
4. The Highway Realignment Case is a related request to authorize the realignment of Whites Canyon Road, a designated proposed secondary highway, through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway, and renaming the realigned portion of the road to Skyline Ranch Road. As required by the Los Angeles County Code ("County Code"), the Highway Realignment Case was initially presented to the County

Interdepartmental Engineering Committee ("IEC") for consideration, which ultimately recommended approval of the matter to the Commission.

5. The Plan Amendment is a related request to amend the Los Angeles Countywide General Plan ("General Plan") to effectuate the Highway Realignment Case. That is, the Plan Amendment will amend the County Master Plan of Highways to delete Cruzan Mesa Road, a designated limited secondary highway, and to realign Whites Canyon Road through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway, where the realigned portion of the road will be named Skyline Ranch Road and will continue to be a designated secondary highway. The Plan Amendment was not included in the subdivider's original set of entitlement requests and was not considered at the Commission's September 16, 2009 public hearing session, but based on the IEC review discussed above, as well as from recommendations by staff of the County Department of Regional Planning ("Regional Planning") and direction from the Commission, the Plan Amendment was subsequently filed and included as part of the project.
6. CUP I is a related request to ensure compliance with the requirements of: (a) hillside management development in urban and non-urban areas; (b) density-controlled development; and (c) on-site grading exceeding 100,000 cubic yards. CUP I also authorizes the development of an on-site temporary materials processing facility during project construction.
7. CUP II is a related request to authorize an off-site grading and solid fill project for the grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon/Plum Canyon Road, with approximately 535,000 cubic yards of cut and 37,000 cubic yards of fill. CUP II was not included in the subdivider's initial set of entitlement requests and was not considered at the Commission's September 16, 2009 public hearing session, but based on recommendations by staff and direction from the Commission, CUP II was subsequently filed and included as part of the project.
8. The Oak Tree Permit is a related request to authorize removal of one non-heritage oak tree from the site.
9. The site is irregularly-shaped, approximately 2,173 gross acres in size, and is in a mostly natural condition with level to steeply sloping topography. Approximately 774 acres of the site have slopes of 0 - 25 percent, 644 acres of the site have slopes of 25 - 50 percent, and 755 acres of the site have slopes of 50 percent and greater.
10. Access to the site will be from Skyline Ranch Road from the west, a proposed 84-foot to 94-foot-wide secondary highway, which will traverse the site to Sierra Highway, a 100-foot major highway.

11. The site falls within the following zoning classifications: A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area); A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area); A-1-10,000 (Light Agricultural - 10,000 Square Feet Minimum Required Lot Area); and A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), which all were established by Ordinance No. 7339 and became effective on June 6, 1958.
12. The project will be consistent with the A-1, A-1-1, A-1-10,000, and A-2-1 zoning classifications, where applicable. Single-family residences are permitted in the A-1 and A-2 zones pursuant to sections 22.24.070 and 22.24.120 of the County Code, respectively. Moreover, although the project's proposed lot sizes are less than what is otherwise required in the A-1-1, A-1-10,000, and A-2-1 zones, respectively, the subdivider is seeking CUP I for density-controlled development to allow the project's dwelling units to be concentrated in a portion of the property with smaller lot sizes. The project's remaining acreage, outside the clustered development, will be reserved as permanent open space.
13. The surrounding properties are zoned as follows:
14. North: A-1 and A-2-1;
 East: A-1, A-1-10,000, R-3 (Limited Multiple Residence), C-3 (Unlimited Commercial), M-1 (Light Industrial), and City-zoned property;
 South: A-2-1 and City-zoned property; and
 West: A-2-1 and City-zoned property.
15. Surrounding land uses are as follows:
 North: Vacant property and single-family residences;
 East: Vacant property, single-family residences, industrial and commercial uses;
 South: Vacant property, single- and multi-family residences, industrial and commercial uses, and a school; and
 West: Vacant property and single-family residences.
16. The existing site consists of vacant land, part of which was previously subdivided by recorded Tract Map Nos. 49433, 49434, and 49467. One such tract, Tract Map No. 49467, was a subdivision approved to create 200 single-family lots on 360 acres within the Cruzan Mesa area. This tract was never developed. As part of the instant subdivision, the underlying lots within these recorded tract maps will be merged into one open space lot, Lot No. 1293.
17. The site falls within the following land use categories in the Santa Clarita Valley Area Plan ("Area Plan"), a component of the General Plan: Hillside Management ("HM"); Non-Urban 2 ("N2"); Urban 1 ("U1"); Urban 2 ("U2"); Urban 3 ("U3"); and Floodway/Flood Plain ("W"). These land use categories would authorize a maximum of 1,302 dwelling units for non-urban and urban hillside residential

development, and thus the proposed 1,260 dwelling units for the project are consistent with these Area Plan categories.

18. The project is considered hillside development because the site exhibits natural slopes of 25 percent or greater. CUP I is required because the project's proposed 1,260 dwelling units exceed the low-density and mid-point density thresholds of 402 dwelling units and 870 dwelling units, respectively, as calculated by the slope density analysis for the site.
19. The Vesting Map and Exhibit "A," dated October 22, 2009, depict 1,260 single-family lots clustered over approximately 622 acres in the southern portion of the site. The lots range in size from 6,048 to 23,950 square feet. A proposed 12-acre public park is depicted at the northern portion of the developed area and will include such recreational amenities as a basketball court, a baseball field, and a children's play area. The project will provide other park space, totaling approximately six acres, that will be privately maintained by the Homeowners' Association ("HOA") established for the development. An 11.6-acre elementary school site is shown on Exhibit "A," in the center of the site's developed area with a pedestrian bridge over Skyline Ranch Road. Thirteen debris basin lots are depicted throughout the development. A public trail will be included within the project site, as will a number of privately-maintained trails and paseos, to provide connectivity to the project's private parks, cul-de-sac streets, and main thoroughfare, Skyline Ranch Road.
20. Grading for the project will consist of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill, totaling 41.6 million cubic yards of cut and fill, to be balanced on site. Off-site grading for the construction of Skyline Ranch Road will consist of 535,000 cubic yards of cut and 37,000 cubic yards of fill. On- and off-site monument signs are proposed for entrance to the development both in the unincorporated County and in the City, and a single on-site oak tree will be removed due to grading and construction.
21. The project will provide approximately 1,770 acres of open space (approximately 81 percent of the project area) within public park Lot No. 1262, private park Lot Nos. 1263 through 1271, and open space Lot Nos. 1272 through 1296. The project will thus be consistent with the minimum 25 percent open space requirement for urban hillside projects under the County Code, and the 70 percent open space requirement for non-urban hillside projects. All open space will be designated as permanent open space and will comply with density-controlled development requirements.
22. The project and its proposed density are consistent with the adopted General Plan and zoning designations for the site, and are consistent with the surrounding communities.

23. The project will comply with the development standards of the A-1 and A-2 zones, where applicable, pursuant to sections 22.24.110 and 22.24.170 of the County Code.
24. Prior to the Commission's public hearing, an Initial Study was prepared for the project in compliance with the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning determined that an Environmental Impact Report ("EIR") was the appropriate environmental document for the project.
25. Prior to the Commission's public hearing, the Commission received written correspondence concerning the project from, among other entities: the City; Santa Clarita Organization for Planning and the Environment ("SCOPE"); the United States Department of Homeland Security - Federal Emergency Management Agency; Santa Monica Mountains Conservancy ("SMMC"); County Sanitation District; California Water Impact Network; Sierra Club; United States Department of the Interior – Fish and Wildlife Services; Southern California Association of Governments; and the California Energy Commission. The correspondence provided comments on, among other things, the draft EIR and the project design.
26. The Commission held its initial public hearing session on the matter on September 16, 2009. At the time, the only project entitlements requested were the Vesting Map, CUP I, Oak Tree Permit, and Highway Realignment Case. At the public hearing session:
 - A. The Commission heard a presentation from staff, who recommended a continuance of the public hearing for the County Subdivision Committee ("Subdivision Committee") to complete its review of the Vesting Map, for the IEC to review and make a recommendation on the Highway Realignment Case, and for staff to research the appropriate regulation of filming activities within the project's open space. Staff also recommended that the subdivider apply for the additional entitlements of: (a) the Plan Amendment, to amend the County Master Plan of Highways to construct Skyline Ranch Road; and (b) CUP II, to authorize a solid fill grading project for the off-site construction of Skyline Ranch Road;
 - B. The Commission heard testimony from the subdivider and its representative, testimony from persons in favor of the project, and testimony from persons in opposition to or with concerns over the project. Testimony from the City, SCOPE, and the Mountains Recreation and Conservation Authority ("MRCA") addressed, among other concerns, the need for off-site improvements at the intersection of Sierra Highway and Soledad Canyon Road, the need and type of improvements for Skyline Ranch Road, and the City's need for assurance that the project's traffic

improvements would not preclude the City from making its own planned improvements to Sierra Highway. The SMMC testified about its expertise in managing vernal pools and the need for permanent funding to maintain the project's open space;

- C. The Commission addressed, among other things, the importance of water supply to the site, the concurrent processing of Regional Planning's General Plan update known as One Valley One Vision ("OVOV"), and the need for pedestrian-friendly development at the site;
 - D. The Commission also discussed the history of filming in Southern California and questioned whether filming revenues could be used to fund the maintenance of the vernal pools on site. The Commission expressed its intent to achieve a balance between filming activity and resource protection; and
 - E. The Commission continued the public hearing to December 16, 2009.
27. In response to the hearing testimony and discussion, the subdivider submitted applications for the Plan Amendment and CUP II, which were then considered collectively with the other project entitlements at the continued public hearing of December 16, 2009, March 3, 2010, and March 24, 2010.
28. During the Commission's December 16, 2009 continued public hearing session:
- A. The Commission heard a presentation from staff, who indicated that most of the previously-identified project issues had been resolved but, that an issue remained with the City regarding the design of Skyline Ranch Road;
 - B. The Commission heard testimony from the subdivider and its representative, and testimony from the City. Among other things, the subdivider's testimony showed that, through a clustered design, the project would preserve Regional Planning's proposed SEA boundaries in its General Plan update by protecting the project's on-site vernal pools;
 - C. The Commission discussed the importance of water supply, the need to rely on water supply experts for the project's environmental analysis, and the benefits of having new developments promote the use of water conservation technology and drought-tolerant landscaping; and
 - D. The Commission continued the public hearing to March 3, 2010.
29. Prior to the March 3, 2010 public hearing session, the IEC conducted a public meeting to review the Highway Realignment Case. At the conclusion of the meeting, the IEC recommended approval of the proposed highway realignment to the Commission.

30. Prior to the March 3, 2010 public hearing session, County and City staff met with the subdivider and made a determination that a modified cross-section would be appropriate for Skyline Ranch Road. Such a design would include two travel lanes (one in each direction), a 14-foot-wide landscaped median, and Class II bicycles lanes (one in each direction).
31. During the Commission's March 3, 2010 continued public hearing:
 - A. The Commission heard a presentation from staff, who indicated that the IEC recommended approval of the Highway Realignment Case and that the City, County, and subdivider agreed on proposed improvements to Skyline Ranch Road. Staff also indicated that the County Department of Public Works ("Public Works") had recommended that the subdivider provide proof of the requisite off-site easements prior to the Board's public hearing on the project. Staff further noted that it had received additional correspondence from the Sierra Club regarding the project, expressing concern that the project's environmental impacts were inadequately addressed or mitigated in the final EIR;
 - B. The City testified that it would encourage staff to develop additional project conditions to specify the initial and ongoing funding mechanisms to maintain the project's natural open space;
 - C. The Commission discussed the history of filming near the vernal pools on Lot No. 1293;
 - D. The subdivider testified that the project's natural open space had always been intended to be dedicated to a public agency and that the County Department of Parks and Recreation ("Parks") had indicated its intent to accept such dedication. The subdivider also testified that film revenue on the site should be sufficient to maintain the open space, and that the site's vernal pools would remain protected from filming activity; and
 - E. The Commission continued the public hearing to March 24, 2010.
32. During the Commission's March 24, 2010 continued public hearing, the Commission heard a presentation from staff, who briefed the Commission regarding discussions with Parks for funding the project's open space. Based on this discussion, the Commission directed staff and the subdivider to resolve the funding issue prior to the Board's public hearing on the project. After hearing all testimony, the Commission closed the public hearing, certified the final EIR, approved the Vesting Map, CUP I, CUP II, Oak Tree Permit, and Highway Realignment Case, and recommended approval of the Plan Amendment to the Board.
33. Pursuant to section 22.60.230(B)(2) of the County Code, because the project approvals included a recommendation by the Commission to the Board of the Plan Amendment, the Vesting Map, CUP I, CUP II, Oak Tree Permit, and

Highway Realignment Case were called up for review by the Board along with the request for the Plan Amendment.

34. The Board conducted its public hearing on the project on July 27, 2010, and heard a presentation from Regional Planning staff, testimony from Public Works staff, testimony from the subdivider and its representative, and testimony from the public. A significant majority of the public testified in support of the project.
- A. Regional Planning staff testified that the two outstanding issues, discussed in Finding Nos. 31(A) and 32 above, had been resolved. That is, since the time of the Commission's approval: (a) Public Works had received the necessary documentation regarding the off-site easements for construction of Skyline Ranch Road; and (b) Parks had made the determination that the net revenue collected from expected filming activities within the site would be sufficient to operate and maintain open space Lot No. 1293.
 - B. Regional Planning staff also recommended to the Board that two additional conditions be imposed on the project:
 - i. That the subdivider shall construct off-site asphalt concrete (AC) paving to include a travel lane, a bicycle lane, a buffer, a curb, and a gutter adjacent to the bicycle lane, and sidewalks in both directions on Skyline Ranch Road to join Plum Canyon Road, which improvements shall conform to the latest approved IEC alignment P-270(PW) to the satisfaction of Public Works. Further, before recordation of the 301st unit in phase one of the development, the remaining improvements as shown on the approved typical sections exhibit labeled "TR 60922 Street Cross-Section Revised 03/03/10" shall be completed to the satisfaction of Public Works; and
 - ii. That the subdivider shall construct a pedestrian bridge over Skyline Ranch Road at the project's school site that will be bonded for upon the recordation of the first buildable unit on the northeast side of Skyline Ranch Road, and that it shall be completed, along with access improvements, prior to occupancy of the first unit of the project on the northeast side, all to the satisfaction of Public Works.
 - C. Public Works' testimony indicated that the water supply assessment for the project had been prepared in compliance with state law and that it had adequately addressed the water demand and water supply issues related to the project.
 - D. The testimony from the public included: (a) testimony in support of the project from the Chair of the Canyon Country Advisory Committee, the City, and two residents from the nearby Fair Oaks Ranch community, also

developed by the subdivider; (b) testimony from the Assistant Superintendent of Business Services for the Sulphur Springs School District in Santa Clarita regarding its successful relationship with the subdivider in developing schools, and that it had reached an agreement with the subdivider for development of an elementary school as part of the project; and (c) testimony in opposition to the project from a representative of SCOPE claiming, among other things, that the water supply assessment for the project was inaccurate and that the statement of overriding considerations ("SOC") under CEQA misstates the benefits of the project.

35. At the conclusion of the Board's public hearing, the Board certified the final EIR for the project, which included the Addendum to the final EIR dated March 2010, and the Skyline Ranch Water Supply Update dated July 2010. The Board further indicated its intent to approve the project approvals, subject to staff's recommended conditions, including the two additional conditions discussed in Finding No. 34(B). The Board also deemed it appropriate to impose the following additional conditions on the project to address a number of issues raised during the public hearing process, including the issue related to providing a range of residential designs to reduce the massing of the project:
- A. The subdivider shall, within 12 months from the Board's approval of the Vesting Map, grant a site in fee title to the County Flood Control District for future sediment placement, the size and location of which shall be to the satisfaction of Public Works. The grant shall be made in accordance with the Subdivision Map Act, section 66477.5 of the California Government Code;
 - B. Within each project phase that includes residential lots: (a) at least three distinct residential designs shall be provided to the satisfaction of Regional Planning; and (b) at least 20 percent of the units within that phase shall have detached garages located toward the rear of the property, and these residences shall be interspersed among the residences with attached garages;
 - C. Residences within the development shall be limited to a maximum of two stories and 25 feet in height;
 - D. For two-story residences, on the two sides of the second story (i.e., not the front and back sides), each side must be setback a minimum of one foot from the edge of the first story for every two feet of height of the second story;
 - E. There shall be no more than one garage for each residence, and such garage shall not exceed 26 feet in width;

- F. For residences with attached garages, the garage shall be setback at least six feet from the front face of the residence;
 - G. A minimum of three native, drought-tolerant trees (15-gallon or larger) shall be planted on each lot; and
 - H. Condition No. 1 of "Trails Conditions of Map Approval" in Parks' letter dated November 30, 2009 should be revised to require Parks' approval, trail alignment, posting of bonds, and all associated actions, to occur prior to the recordation of the project's first final unit map.
36. Subsequent to the Board's public hearing, minor changes to the additional conditions imposed by the Board were considered by staff to further reflect the spirit and intent of the Board's concern regarding project massing. The Board finds that these minor changes, set forth in this Finding No. 36, are appropriate and should be incorporated into the project conditions:
- A. Rather than residences being limited to 25 feet in height (set forth in Finding No. 35(C) above), residences should instead be limited to 32 feet in height;
 - B. The condition set forth in Finding No. 35(D) above should be deleted and replaced with the following: "there shall be a minimum 15-foot horizontal separation between the side walls of the second story on any two adjoining lots."
 - C. Rather than garages being limited to 26 feet in width (set forth in Finding No. 35(E) above), garages should instead be limited to 30 feet in width.
37. The Board finds that the project incorporates design changes and conditions involving trails, paseos, bicycle lanes, and right-of-way dimensions that reflect testimony from the public and the City through the public hearing process. The Board further finds that the adjustment made to proposed right-of-way dimensions in the public hearing process furthers a significant goal in OVOV, which is to eliminate or minimize differences in roadway design in County and City neighborhoods.
38. The Board finds that over 80 percent of the site, i.e., 1,770 acres, will be preserved as open space. The project includes a fully-developed 11-acre park with a multi-use athletic field, a basketball court, a volleyball court, a children's play area, picnic areas, and a community gathering space. The Board further finds that, in addition to the community park, the project provides six acres of smaller parks, a series of walking paseos and sidewalks, and a pedestrian bridge for children to walk to the proposed elementary school. The natural open space and public park and trails are to be dedicated to the County, and the private parks and trails are to be dedicated to an HOA for ownership and maintenance, where a Landscaping and Lighting Act District will be used to maintain the landscaped medians and manufactured slopes.

39. The Board finds that the site will be developed with an approximate density of three units per acre, which is a lower density than in the adjoining Plum Canyon development, which is four units per acre, and a lower density than the older residential neighborhoods surrounding the project, which are approximately 3.9 units per acre.
40. The Board finds that the Plan Amendment grants no additional development rights to the subdivider. Instead, the Plan Amendment results in a net environmental benefit to the community by eliminating 200 recorded lots and thereby preventing future development in an environmentally-sensitive area.
41. The Board finds that the project has been reviewed by the County Departments of Fire, Health, Parks, Public Works, and Regional Planning, and by the involved local water wholesaler and purveyor. The recommendations from these agencies have been incorporated into the conditions of approval for the project.
42. The Board finds that due to recent fire and storm activity unrelated to the project, there is an increasing need for disposal locations for sediment that accumulates behind dams and in debris basins. The Board further finds that this need is particularly significant in areas near the Angeles National Forest and in the Santa Clarita Valley, where disposal sites are in short supply. The Board finds that this project will provide the additional benefit of granting a site to the County Flood Control District for the disposal of sediment within one year of the Board's approval of the project.
43. The Board finds that Regional Planning's recommendation to approve the project is appropriate given its compliance with the General Plan and zoning, the environmental benefits associated with the project, and its proposed public amenities.
44. The Board finds that in 1980, the County adopted 61 SEAs to help preserve rare plants and animals. In 2000, the County prepared an updated study of the County SEAs ("2000 SEA Update Study"). The 2000 SEA Update Study proposed to more than double the existing acreage of the County SEAs and to designate a new Cruzan Mesa Vernal Pools SEA within and surrounding the project site.
45. The Board finds that the proposed SEA includes mesas, canyons, steep interior slopes, a seasonally-flowing wash, and two regionally-serving vernal pool complexes with the potential to support a variety of special status plants and animals, including the endangered fairy shrimp.
46. The Board finds that after release of the 2000 SEA Update Study, the subdivider, in consultation with Regional Planning, conducted an extensive land assembly effort involving approximately 36 different property owners to purchase privately-owned property within the SEA.

47. The Board finds Mystery Mesa is a landmark setting within the site, and that due to its remarkable views, Mystery Mesa has been an important movie and television filming location for 40 years, being vital to the regional economy. The Board further finds that a tract map has been recorded for 200 homes on Mystery Mesa, but that after its recordation, the County proposed to include Mystery Mesa within the proposed SEA.
48. The Board finds that the current County Highway Plan proposes to extend Whites Canyon Road and to construct a new Cruzan Mesa Road through the proposed SEA. Both road connections would require substantial grading and landform alteration that are not supported by federal and state resource agencies because of unacceptable environmental impacts.
49. The Board finds that after its purchase of substantial portions of the proposed SEA, the subdivider, in collaboration with Regional Planning, designed the project to transfer the allowable density within the SEA to the proposed development site, thereby preserving the on-site portions of the proposed SEA as open space.
50. The Board finds that because of the unacceptable environmental impacts associated with the planned development of Cruzan Mesa Road and extension of Whites Canyon Road, an alternative traffic circulation improvement was needed to connect Plum Canyon Road to Sierra Highway. The Board further finds that the subdivider, in cooperation with Regional Planning, designed the project and Skyline Ranch Road to provide this significant alternative highway connection.
51. The Board finds that the construction of Skyline Ranch Road will eliminate the need for the environmentally-damaging road connections through the proposed SEA and will provide a more appropriate highway connection closer to urban development. The elimination of Cruzan Mesa Road and realignment of Whites Canyon Road are consistent with the relevant recommendations by both state and federal agencies and County staff.
52. The Board finds that the project appropriately transfers density to concentrate development on approximately 20 percent of the site, located on less steep terrain, proximate to existing urban development, and outside the environmentally-sensitive and biologically significant SEA.
53. The Board finds that changed circumstances support the preservation of previously designated urban areas and Tract Nos. 49433, 49434, and 44967 as open space for the following reasons:
 - A. Five pockets of land designated in the Area Plan as U2 and W, and located in the easterly portion of the project site are no longer appropriate for urban development;
 - i. Urban development would be out of character with nearby rural residential development. The existing community located to the

east of these areas is developed to rural densities and the community pattern would not support the development of these areas at urban densities. The urban designation for these areas resulted from an historical understanding that the Sierra Highway corridor would be developed at urban densities, which has not occurred.

- ii. The land is located proximate to proposed Cruzan Mesa Road, which is proposed for elimination on the County Highway Plan. An alternative highway connection is being provided through the project site. Accordingly, these other areas will not be provided with sufficient circulation and access to be developed at urban densities, while the proposed development site would be traversed by a new major highway connecting to Sierra Highway.
 - iii. The topography of these other areas is less appropriate for urban development than the flatter site proposed for development.
 - iv. The urban areas along the Sierra Highway corridor are prone to hazardous flooding.
- B. The three small and isolated areas located in the southerly portion of the project site designated in the Area Plan as U1, U3, and W are less appropriate for urban development than the development site;
- i. These areas are at elevations significantly lower than the proposed development site, which make development at these locations difficult.
 - ii. Access through nearby development is not available for the U1 designated area and nearby development is located on streets that are already at capacity.
 - iii. The site will be traversed by a proposed highway, which will provide adequate circulation for urban development.
 - iv. The proposed new highway will traverse the areas designated as U3 and W, and thus a portion of these areas are no longer available for urban development. Transferring the available density to the nearby development site is therefore appropriate.
- C. One small pocket of land designated in the Area Plan as U1 and located in the westerly portion of the site and proximate to the proposed development is no longer appropriate for urban development. The land is located within a proposed SEA, which makes urban development at this location inappropriate. Instead, transferring the urban density to the proposed site, located outside the proposed SEA, is proper; and

- D. Tract Nos. 49433, 49434, and 44967 are isolated, recorded tracts located in the northerly portion of the project site and are no longer appropriate for urban development.
 - i. The recorded tracts are located on Mystery Mesa, within the proposed SEA and regionally significant open space. The transfer of urban density from the recorded tracts to the proposed site will preserve open space views, regionally significant vernal pools, and land proposed to be included in the SEA.
 - ii. The recorded tracts are remotely located from urban development and public facilities and significant grading will be required to access the recorded lots. The transfer of urban density from these recorded tracts to the proposed site will prevent mass grading that would otherwise be necessary to access these isolated recorded lots.
- 54. The Board finds that the proposed transfer of non-urban density to the proposed site will preserve ridgelines, significant open space, and lands within the proposed SEA. The portion of the site designated in the Area Plan as Hillside Management, near Tract Nos. 49433, 49434, and 44967 is isolated and located remotely from urban development and public facilities. Substantial grading would be required to provide infrastructure to this area. The transfer of non-urban density from this Hillside Management area to the project site will minimize grading, preserve open space, and promote good planning by locating urban development near already developed communities.
- 55. The Board finds that the Area Plan encourages density transfer when it promotes important Area Plan goals, such as preserving open space, hillsides, and SEAs, minimizing grading, disruption and degradation of the environment, and avoiding development in hazardous lands.
 - A. The Area Plan authorizes density transfer among land use classifications within a project site (regardless of urban or non-urban designation) when geological and topographic data support the need, the number of units is not increased, and health and safety is not detrimentally affected.
 - B. The Area Plan authorizes density transfer as a tool to preserve significant ecological areas, to preserve hillsides, to promote superior design, and to respond to changing housing needs.
 - C. The Area Plan encourages density transfer and clustering of structures in urban and non-urban hillsides from steeper to more gently rolling and level land as a means of preserving the natural terrain, minimizing grading, and reducing exposure to natural hazards.

- D. The Area Plan encourages the consideration of residential densities as averages for the site to allow for the clustering of development and the transfer of unit credit to provide for additional open space.
 - E. The Area Plan encourages clustering of residential uses in hilly and mountainous areas to minimize grading and to preserve the natural terrain.
56. The Board finds that the project is consistent with the above density transfer provisions of the Plan.
 57. The Board finds that Skyline Ranch Road will provide an important highway connection between Plum Canyon Road and Sierra Highway and will eliminate the need for the environmentally-damaging planned extension of Whites Canyon Road.
 58. The Board finds that Cruzan Mesa Road, a proposed limited secondary highway, is unnecessary for traffic and its construction could lead to greater environmental impacts due to topography and necessary grading. Its removal from the Master Plan of Highways would not diminish the County's future right to require access in this area.
 59. The Board finds that the project proposes no interconnecting streets from Skyline Ranch to existing adjacent neighborhoods, thereby preventing disturbance to existing residents from additional vehicle traffic.
 60. The Board finds that an elementary school similar to the school in the Fair Oaks Ranch and Golden Valley communities will be provided as part of the project. The Board further finds that a pedestrian bridge will be constructed over Skyline Ranch Road to provide safe access to the elementary school.
 61. The Board finds that the project is consistent with the minimum 25 percent requirement for urban hillside projects, and the minimum 70 percent requirement for non-urban hillside projects. All open space will be permanent, as part of a density-controlled development.
 62. The Board finds that filming activities at Mystery Mesa have historically generated substantial annual revenue which can continue to be used as a regular funding source for open space maintenance.
 63. The Board finds that the project will include creation of a Landscaping and Lighting Act District, which will provide additional funding for open space maintenance.
 64. The Board finds that the Castaic Lake Water Agency ("CLWA") is the wholesale water agency for much of the Santa Clarita Valley. The CLWA treats and delivers water to four local water retailers, and the retailers sell water to residents and businesses throughout the Santa Clarita Valley. Current and planned water

supplies available to CLWA include local groundwater, imported water from the State Water Project ("SWP"), water storage programs, water banking programs, and recycled water. The full range of supplies developed by CLWA would be used within the service area in accordance with the provisions of the current County Urban Water Management Plan ("UWMP") and Groundwater Management Plan.

65. The Board finds that in 1999, CLWA purchased one of its water retailers, now known as the CLWA Santa Clarita Water Division ("SCWD"). After the purchase, section 15.1 was added to the CLWA Law (Act 9099b of the California Water Code Uncodified Acts) to clarify SCWD's ability to provide retail water service. Under the CLWA Law, in areas where SCWD's service area overlaps with Newhall County Water District's ("NCWD") service area, NCWD has exclusive authority to provide water service unless it consents to service by SCWD.
66. The Board finds that the project site is located within an area of overlapping water service areas. The Board further finds that SCWD water supply infrastructure is the closest to the project site and that SCWD would have the ability to more readily serve the proposed project than would NCWD.
67. The Board finds that following public hearings by the County Local Agency Formation Committee, NCWD consented to SCWD serving the Skyline Ranch project by entering into a Memorandum of Understanding ("MOU") with CLWA. Accordingly, SCWD is authorized to serve Skyline Ranch pursuant to section 15.1 of CLWA Law, the MOU, and the California Water Code ("Water Code").
68. The Board finds that the final EIR for the project includes a water supply assessment ("WSA") prepared by SCWD. The Board further finds that the WSA analyzed a reduced water pumping scenario taking into account interim operating restrictions imposed on the SWP by the federal court to protect the Delta smelt.
69. The Board finds that the California Department of Water Resources ("DWR") is the state agency charged with the statutory responsibility to build, manage, and operate the SWP. DWR publishes a reliability report every two years that contains data concerning the reliability of current and future SWP deliveries. In August 2008, DWR released a 2007 SWP Delivery Reliability Report, which included simulations to evaluate future SWP reliability incorporating interim court-ordered operating rules to protect the Delta smelt and climate change impacts to hydrology in the Central Valley.
70. The Board finds that subsequent to the approval of the WSA by SCWD and the 2007 SWP Delivery Reliability Report by DWR, the United States Fish and Wildlife Service issued a biological opinion imposing permanent operating restrictions on SWP operations to protect the Delta smelt. Similar court actions and regulatory proceedings have also occurred, designed to protect other endangered fish species, which also impact SWP operations. DWR had not

issued formal guidance regarding the impact of these recent court and regulatory actions on SWP operations and water supply reliability. In the absence of such guidance, and because the WSA considers restrictions to SWP based on reduced water pumping from the Sacramento-San Joaquin Delta, the Board finds that the WSA would not be changed materially by the court decisions and regulatory actions occurring subsequent to the approval of the WSA.

71. The Board finds the final EIR includes the most current reports and information required by section 10910 of the Water Code. The Board further finds that the final EIR goes beyond the published reports to analyze all recent court decisions and regulatory actions taken to protect endangered fish in the Sacramento-San Joaquin Delta, which may further reduce the reliability of SWP water deliveries to CLWA and other water agencies throughout California.
72. The Board finds that SCWD concluded in the WSA that there is a sufficient water supply available for the project during normal, single-dry, and multiple-dry years over the next 20-year period. The Board further finds that Public Works reviewed the WSA and determined that it adequately addressed the demands and water supply issues related to the project in compliance with CEQA and the Water Code. SCWD also submitted a letter to the subdivider confirming its ability to serve the project.
73. The Board finds that based on the analysis provided in the current UWMP, as updated by the 2007 SWP Delivery Reliability Report, the WSA and the final EIR, sufficient water supplies would be available to meet projected demand for future development, including the project, through 2030. Nevertheless, due to the reduction in SWP reliability and County water conservation requirements, the project imposes mitigation measures to further reduce less-than-significant impacts to water supply, including the use of water efficient fixtures, low-flush toilets, water-efficient irrigation, and drought-tolerant landscaping.
74. The Board finds that as required by section 66473.7 of the California Government Code, the project includes a condition of approval requiring SCWD to submit a water supply verification to the County before a final map can be recorded on the property.
75. The Board finds that the project is required to comply with the County's green building program, which imposes green building requirements and stringent landscaping restrictions to minimize water use.
76. The Board finds that the project's five flag lots are justified by topographic conditions and the size and shape of the division of land, and that the design is not in conflict with the pattern of neighborhood development. The proposed development will be creating new neighborhoods, and will not increase density by proposing homes adjacent to any rear yards of existing homes.

77. The Board finds that the required front yard setbacks to the habitable structures shall be a minimum of 18 feet as measured from the back of the sidewalks, and the front yard setbacks to the garages shall be a minimum of 20 feet as measured from the back of the sidewalks. These setbacks will ensure compatibility with American with Disabilities Act requirements to ensure accessible sidewalks when cars are parked in individual driveways.
78. The Board finds that the proposed alternate cross-sections are in keeping with the design and improvement of adjoining highways and streets. The Board further finds that, with the alternate cross-sections, the project will still appear to have a 20-foot front yard, except that six feet of open area between the house and the sidewalk will consist of landscaped parkway. As with a traditional cross-section, 40 feet of roadway will be provided for the project.
79. The Board finds that alternate cross-sections are proposed only for interior local streets, which do not adjoin existing or planned adjacent development. All collector roads and secondary highways that connect the new community to existing and planned neighborhoods and highways will be developed with traditional cross-sections.
80. The Board finds that, to avoid a sterile appearance for the project, the subdivider should incorporate feasible design controls, setbacks, and other measures into the project's master design standards to limit repetitive home design.
81. The Board finds that the proposed project is required to comply with the development standards of the A-1 zone pursuant to section 22.24.110 of the County Code, and A-2 zone pursuant to section 22.24.170 of the County Code, except as otherwise modified by CUP I.
82. The Board finds that the proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the Area Plan, a component of the General Plan. The Board further finds that the project increases the supply and diversity of housing in the area and promotes the efficient use of land through a concentrated pattern of development, while at the same time minimizing development in hillside and natural resources areas.
83. The Board finds that the subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping, and other accessory structures, as shown on the site plan and Vesting Map.
84. The Board finds that compatibility with the surrounding land uses will be ensured through the Plan Amendment, CUP I, CUP II, Oak Tree Permit, and Highway Realignment Case.
85. The Board finds that there is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.

86. The Board finds that the site is physically suitable for the type of development and density proposed because it will have adequate building sites to be developed in accordance with the County grading ordinance, will have access to a County-maintained street, will be served by public sewers, will have adequate water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will be developed to mitigate any flood and geologic hazards in accordance with the requirements of Public Works.
87. The Board finds that the design of the subdivision and type of improvements for the project will cause no serious public health problems because sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.
88. The Board finds that the design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat, except as otherwise described in the Findings of Fact and SOC ("Findings and SOC").
89. The Board finds that the design of the subdivision provides for future passive and/or natural heating or cooling opportunities where feasible.
90. The Board finds that 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, because the design and development as set forth in the conditions of approval and on the Vesting Map provide adequate protection for any such easements.
91. The Board finds that the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir, consistent with Chapter 4, Article 3.5 of the Subdivision Map Act, section 66478.1 of the California Government Code, et seq.
92. The Board finds that 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 Code.
93. The Board finds that in determining that the project will be consistent with the General Plan, the housing and employment needs of the region were considered and balanced against the public service needs of local residents and the available fiscal and environmental resources.
94. The Vesting Map was 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.

95. The Board finds that a final EIR for the project was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles, which final EIR consists of the Draft EIR dated July 2009, the Technical Appendices to the Draft EIR dated July 2009, the final EIR including Responses to Comments dated February 2010, the Addendum to the final EIR dated March 2010, and the Skyline Ranch Water Supply Update dated July 2010. The Board reviewed and considered the final EIR, along with its associated Findings and SOC, and found that it reflects the independent judgment of the Board. The Findings and SOC are incorporated herein by this reference, as if set forth in full.
96. The Board finds that, as stated in the final EIR and the Findings and SOC, implementation of the project will result in unavoidable significant effects on visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and cumulative global climate change. However, the Board finds the benefits of the project outweigh these potential unavoidable adverse impacts and they are determined to be acceptable based upon the overriding considerations set forth in the Findings and SOC.
97. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the final EIR was prepared, and its requirements are incorporated into the conditions of approval for this project.
98. The MMP, prepared in conjunction with the final EIR, identifies in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured.
99. The Board finds this project has an impact on fish and wildlife resources and thus is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
100. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval and the MMP as well as the conditions of approval for CUP I, CUP II, and Oak Tree Permit.
101. 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, Hall of Records, 13th Floor, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the final EIR for the project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the final EIR, and that the final EIR reflects the independent judgment and analysis of the

Board as to the environmental consequences of the project; indicates that it certified the final EIR at the conclusion of its hearing on the project and adopted the Findings and SOC, and MMP, finding that pursuant to section 21081.6 of the California Public Resources Code, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation, found that the unavoidable significant effects of the project after adoption of said mitigation measures are as described in those Findings and SOC; and determined that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the project as stated in the Findings and SOC; and

2. Approves Vesting Tentative Tract Map No. 060922-(5) subject to the attached conditions.

**CONDITIONS OF APPROVAL
PROJECT NO. 04-075-(5)
VESTING TENTATIVE TRACT MAP NO. 060922**

1. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). The subdivider shall also conform to the requirements of Conditional Use Permit Case No. 04-075-(5) ("CUP I"), Conditional Use Permit Case No. 2009-00121-(5) ("CUP II"), Oak Tree Permit Case No. 2007-00021-(5) ("Oak Tree Permit"), and the Mitigation Monitoring Program ("MMP"), all approved by the Los Angeles County ("County") Board of Supervisors ("Board") in connection with the approval of this Vesting Tentative Tract Map No. 060922 ("Vesting Map").
2. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or entity making use of this grant.
3. All development governed by this Vesting Map and its related entitlements shall comply with the applicable provisions of the County's green building program, including the green building, low-impact development, and drought-tolerant landscaping ordinances, as set forth in Parts 20, 21, and 22, respectively, of Chapter 22.52 of Title 22 of the County Code.
4. Recordation of the final map is contingent upon adoption by the Board of General Plan Amendment Case No. 2009-00009-(5) ("Plan Amendment") amending the Master Plan of Highways to delete Cruzan Mesa Road and to realign Whites Canyon Road through the project site, where the realigned portion of the road will be named Skyline Ranch Road and will continue to be a designated secondary highway.
5. Except as otherwise specified in Condition No. 6 and by CUP I, the subdivider shall conform to the requirements of the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), A-1 (Light Agricultural - 5,000 Square Feet Minimum Lot Size), A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area), and A-1-10,000 (Light Agricultural - 10,000 Square Feet Minimum Required Lot Area) zones, where applicable.
6. As a density-controlled development in a non-urban and urban hillside management area, and in accordance with CUP I, the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the A-2-1, A-1-1, and A-1-10,000 zones, as applicable, as shown on the approved Vesting Map. If multiple final maps are recorded for the project, 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-2-1, A-1-1, and A-1-10,000 zones, as applicable.

7. The subdivider shall submit a copy of any and all project Covenants, Conditions, and Restrictions ("CC&Rs"), and any other covenants or maintenance agreements entered into with respect to the project, to the County Department of Regional Planning ("Regional Planning") for review and approval. All project conditions of approval shall be included as conditions in the CC&Rs, and the CC&Rs shall prohibit any such condition from being amended in any way, or from being eliminated, without prior approval from the Director of Regional Planning ("Director").
8. The subdivider shall submit evidence to Regional Planning that these conditions of approval, and the conditions of the associated CUP I, CUP II, and Oak Tree Permit have been recorded.
9. This grant shall authorize the subdivider to record multiple final maps for the project. The boundaries of the final unit maps shall be established to the satisfaction of the Los Angeles County Subdivision Committee ("Subdivision Committee"). Each final unit map to be recorded shall comply, on its own or in combination with previously recorded final unit maps, with the open space and lot area requirements of the Los Angeles County General Plan, Title 22 of the County Code (i.e., the zoning ordinance), and the other entitlements approved for this project, where applicable. Prior to approval of each final unit map, the subdivider shall submit the following to Regional Planning:
 - a. A phasing map indicating the boundaries of the current final unit map, the boundaries and status of all previously filed final unit maps, and the expected boundaries and phasing of all future final unit maps;
 - b. A summary sheet for the phasing map, indicating the number and type of all current and previous final maps shown, including a breakdown of open space acreage, type, and percentage; and
 - c. If, pursuant to this Condition No. 9, a phasing map is required to be reviewed and approved by the Subdivision Committee, the subdivider shall submit multiple copies of the phasing map to Regional Planning for circulation and approval by the Subdivision Committee.
10. Prior to recordation of the final map, or each final unit map if applicable, and also prior to obtaining any grading and/or building permit for the project, the subdivider shall provide to Regional Planning a valid, current water availability letter from the involved water purveyor, to the satisfaction of the Director and the Director of the County Department of Public Works ("Public Works").
11. The subdivider shall be authorized to adjust lot lines between lots within the subdivision to the satisfaction of Regional Planning.
12. For each lot fronting a cul-de-sac and/or a knuckle, the lot shall have at least 40 feet of street frontage from the property line; for all other lots (including Lot No. 73) except Flag Lot Nos. 20, 499, 502, and 539, the lot shall have at least

50 feet of street frontage from the property line. Each lot shall have approximate radial lot lines.

13. The subdivider shall construct or bond with Public Works for driveway paving on Flag Lot Nos. 20, 499, 502, 539, and 542 with minimum widths of:
 - a. Fifteen feet where the driveway is less than 150 feet in length and serves one lot;
 - b. Twenty feet where the driveway exceeds 150 feet in length and serves one lot, or for dual access strips; and
 - c. Twenty feet where a common driveway serves two lots.
14. The final map shall show all streets within the project site to be dedicated as public streets.
15. Prior to recordation of each final unit map, if applicable, the subdivider shall submit to the Subdivision Committee for its review and approval an updated phasing map depicting project access to all phases of the project and the open space acreage within each phase.
16. All open space lots on each final unit map shall be numbered and access shall be provided to each open space lot with a minimum of 15 feet in width, all to the satisfaction of Regional Planning.
17. Additional open space lots shall be created, to the satisfaction of Regional Planning, to separate manufactured slopes from natural open space areas on each final unit map.
18. Private park Lot Nos. 1263 and 1271 shall be owned and maintained by a Homeowners' Association formed within the development, to the approval of Regional Planning.
19. The subdivider shall dedicate to the County on each final unit map the right to prohibit construction of any and all residential structures on the project's school site, shown as Lot No. 1261 on the Vesting Map, and the project's open space areas, shown as public park Lot No. 1262 and private park Lot Nos. 1263 through 1271 on the Vesting Map. The words "Open Space-Building Restriction Area" shall be depicted over the open space lots just described on each recorded final unit map, where applicable.
20. The subdivider shall dedicate to the County on each final unit map the right to prohibit development, including grading or the construction of any structure, on the open space areas shown as open space Lot Nos. 1272 through 1296 on the Vesting Map. The words "Open Space-Development Restriction Area" shall be depicted over these open space lots on each recorded final unit map, where applicable.

21. The subdivider shall dedicate open space Lot Nos. 1272 through 1296 to the County or some other public agency, subject to the approval of Regional Planning. The dedication instrument shall contain language that access to said open space lots for emergency purposes shall not be prohibited.
22. The subdivider shall be authorized to grade in phases, subject to the approval and/or satisfaction of Public Works and Regional Planning.
23. No grading permit for development within the project site shall be issued prior to recordation of a final unit map, unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of CUP I, CUP II, and the Oak Tree Permit.
24. The development shall include slope planting and an irrigation system in accordance with the County grading and drought-tolerant landscaping ordinances. The subdivider shall ensure that the project CC&Rs include a requirement for the continued maintenance of plantings for those lots with planted slopes.
25. The project's irrigation system for manufactured slopes shall include dual piping to allow for future connection and the use of reclaimed water within landscaped slopes, to the satisfaction of the Director and the Director of Public Works.
26. Prior to issuance of a grading and/or building permit for the project, the subdivider shall submit three copies of a landscape plan, including an irrigation plan, for approval by the Director, to be incorporated into a revised site plan, showing, at a minimum, that the subdivider will plant at least one tree of a non-invasive species within the front yard of each residential lot. The location and the species of said tree shall also be shown on the landscape plan. Prior to approval of each final unit map, the landscape plan shall be approved by the Director and a bond shall be posted with Public Works, or the subdivider shall submit other verification to the satisfaction of the Director, ensuring that the required trees will be planted.
27. The subdivider shall construct off-site asphalt concrete (AC) paving, to include a travel lane, bicycle lane, buffer, curb and gutter adjacent to the bicycle lane, and sidewalks in both directions on Skyline Ranch Road joining to Plum Canyon Road, which improvements shall conform to the latest approved IEC alignment P-270(PW) to the satisfaction of Public Works. Further, before recordation of the 301st unit in phase one of the development, the remaining improvements as shown on the approved typical sections exhibit labeled "TR 60922 Street Cross-Section Revised 03/03/10" shall be completed to the satisfaction of Public Works.
28. The subdivider shall construct a pedestrian bridge over Skyline Ranch Road at the project's school site that will be bonded for upon the recordation of the first buildable unit on the northeast side of Skyline Ranch Road, and it shall be

completed, along with access improvements, prior to occupancy of the first unit of the project on the northeast side, all to the satisfaction of Public Works.

29. The subdivider shall, within 12 months from the Board's approval of the Vesting Map, grant a site in fee title to the County Flood Control District for future sediment placement, the size and location of which shall be to the satisfaction of Public Works. The grant shall be made in accordance with the Subdivision Map Act, section 66477.5 of the California Government Code.
30. Within each project phase that includes residential lots: (a) at least three distinct residential designs shall be provided to the satisfaction of Regional Planning; and (b) at least 20 percent of the units within that phase shall have detached garages located toward the rear of the property, and these residences shall be interspersed among the residences with attached garages.
31. Residences within the development shall be limited to a maximum of two stories and 32 feet in height.
32. There shall be a minimum 15-foot horizontal separation between the side walls of the second story on any two adjoining lots.
33. There shall be no more than one garage for each residence, and such garage shall not exceed 30 feet in width.
34. For residences with attached garages, the garage shall be set back at least six feet from the front face of the residence.
35. A minimum of three native, drought-tolerant trees (15-gallon or larger) shall be planted on each lot.
36. Condition 1 of "Trails Conditions of Map Approval" in Parks and Recreation's letter dated November 30, 2009, should be revised to require Parks and Recreation's approval, trail alignment, posting of bonds, and associated actions all to occur prior to recordation of the project's first final map.
37. If any bond is posted for any improvements required by these conditions of approval, the subdivider shall be financially responsible and reimburse Regional Planning for all inspections made to ensure compliance with such conditions and to the approved site plan on file. The amount charged for these inspections shall be equal to the recovery cost at the time of payment (currently \$200 per inspection).
38. Within three days of the approval date of this grant, the subdivider shall remit processing fees in the amount of \$2,867.25 payable to the County 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.

39. Within 30 days of the approval date of this grant, the subdivider shall record a covenant and agreement with the County agreeing to comply with the required environmental mitigation measures imposed in the Final Environmental Impact Report ("EIR") and MMP for this project, and shall attach the MMP to the document to be recorded. Prior to recordation of the covenant, the subdivider shall submit a copy of the draft covenant to the Director for review and approval.
40. The attached environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final EIR for the project are incorporated herein and made conditions of Vesting Map. The subdivider shall comply with all such mitigation measures in accordance with the attached MMP. To ensure the effectiveness of these mitigation measures, the subdivider shall submit mitigation monitoring reports to Regional Planning for approval as frequently as may be required by the Director, until such time as all such mitigation measures have been completed and implemented. These reports shall describe the status of the subdivider's compliance with the required mitigation measures.
41. Within 30 days of the approval date of this grant, the subdivider shall deposit the sum of \$3,000 with Regional Planning in order to defray the cost of reviewing the subdivider's MMP reports and to verify compliance with the information contained therein, as required by the MMP.
42. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of section 66499.37 of the California Government Code or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
43. 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 subdivider's counsel. The subdivider or successor in interest 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 the initial or supplemental deposit may exceed the minimum amounts defined herein.

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

Except as modified herein, this approval is subject to all of the conditions set forth in CUP I, CUP II, Oak Tree Permit, the MMP, and the attached reports recommended by the Subdivision Committee, which Subdivision Committee consists of members of Regional Planning, Public Works, and the County Departments of Fire, Parks and Recreation, and Public Health.

Attachment:

Subdivision Committee Reports (VTTM No. 060922 - Pages 1-44)

Mitigation Monitoring Program (VTTM No. 060922 - Pages 45 – 91)

The following reports consisting of 21 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.

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

TRACT NO. 60922 (Rev.)

TENTATIVE MAP DATED 10-22-2009
EXHIBIT "A" MAP DATED 10-22-2009


7. Design the boundaries of the unit final maps to the satisfaction of the Director of Public Works and the Department of Regional Planning.
8. The first unit of this subdivision shall be filed as Tract No. 60922-01, the second unit, Tract No. 60922-02, and the last unit, Tract No. 60922.
9. Show open space/graded slope lots on the final map and dedicate residential construction rights over the open space/graded slope lots.
10. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
11. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
12. Quitclaim or relocate easements running through proposed structures.
13. Dedicate vehicular access rights to the rear of double frontage residential lots, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
14. If possible, modify the boundaries of the open space lots or add additional open space lots to include the airspace easements for sight distance to the satisfaction of Public Works and the Department of Regional Planning.
15. Provide full width off-site easement and/or right of way on Skyline Ranch Road from the tract boundary southerly to join Sierra Highway and westerly to join the existing Skyline Ranch Road on the final map to the satisfaction of Public Works.
16. 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.
17. 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.

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

TRACT NO. 60922 (Rev.)

TENTATIVE MAP DATED 10-22-2009
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18. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
19. 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.


Prepared by John Chin
tr60922L-rev5(rev'd 3-10-10).doc

Phone (626) 458-4918

Date 11-19-2009



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 60922

TENTATIVE MAP DATE: 10/22/2009

EXHIBIT MAP DATE: 10/22/2009

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Drainage Concept/Hydrology Study/Standard Urban Stormwater Mitigation Plan (SUSMP), which was approved on 05/13/09 to the satisfaction of the Department of Public Works.
2. Obtain approval or letter of non-jurisdictional from the State Department of Fish and Game.
3. Obtain approval or letter of non-jurisdictional from the State Water Resources Control Board.
4. Obtain approval or letter of non-jurisdictional from the Corps of Engineers.
5. This site is located in Zone A per the Federal Flood Insurance Rate Map. Obtain a Conditional Letter of Map Revision (CLOMR) from FEMA to the satisfaction of the Department of Public Works.

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

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.
2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.
3. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all drainage devices/systems identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. 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. This is required to the satisfaction of the Department of Public Works.

Prior to Building Permit:

1. Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; comply with NPDES, SWMP, and SUSMP requirements.



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 60922

TENTATIVE MAP DATE: 10/22/2009
EXHIBIT MAP DATE: 10/22/2009

Prior to Improvement Acceptance for Public Maintenance:

1. A Letter of Map Revision (LOMR) from FEMA must be obtained. Public Works, Watershed Management Division, (626) 458-7155, should be contacted to obtain required procedures.
2. All maintenance permits of the regulatory agencies must be active at the time of acceptance.

Note:

Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record an irrevocable offer to dedicate right of way and slope/drainage easements for Skyline Ranch Road and Sierra Highway within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the irrevocable offer to dedicate has been recorded.

It is agreed that the improvements to be constructed on Lots 48 and 49 of Tract No. 7493, which are under the same ownership as VTM 60922 at the time of approval, shall not be considered "offsite improvements". Therefore, Section 66462.5 of the Subdivision Map Act will have no future effect to compel the County or City of Santa Clarita to acquire any rights over the subject lots in the future for the benefit of any subdivider.

AP Name Yong Guo Date 11/18/09 Phone (626) 458-4921

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

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 60922
SUBDIVIDER Pardee Homes
ENGINEER Sikand
GEOLOGIST & SOILS ENGINEER Geolabs - Westlake Village

TENTATIVE MAP DATED 10/22/09 (Revision & Exhibit)
LOCATION Santa Clarita
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE 8/28/08, 4/13/07, 11/16/06, 1/3/05, 8/23/04, 3/6/04

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://www.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://www.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).
5. The Soils Engineering review dated 11/16/09 is attached.

Reviewed by _____



Geir Mathisen

Date 11/16/09

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 8,2
Job Number LX001129
Sheet 1 of 1

Tentative Tract Map 60922
Location Santa Clarita
Developer/Owner Pardee Homes
Engineer/Architect Sikand
Soils Engineer Geolabs - Westlake Village
Geologist Same as above

DISTRIBUTION:

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

Review of:

Revised Tentative Tract Map Dated by Regional Planning 10/22/09 (Revision and Exhibit)
Soils Engineering Report and Addenda Dated 4/13/07, 11/16/06, 1/3/05, 8/23/04, 3/6/04
Previous Review Sheet Dated 7/8/09

ACTION:

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

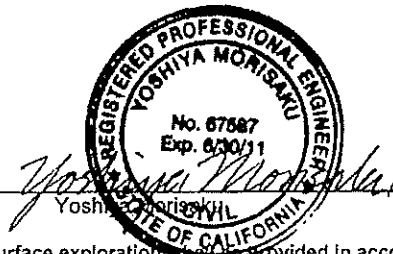
REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At the grading plan stage, provide geotechnical maps and tentative maps that conform. The geotechnical maps within the submitted report do not conform to the latest tentative map dated 10/22/09 by Regional Planning.

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

- A. ONSITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL AND ARE CORROSIVE TO METALS.
- B. OFF-SITE GRADING IS RECOMMENDED FOR THE REMOVAL AND RECOMPACTION OF LANDSLIDES QLS-9A, QLS-10, QLS-10A, L1, AND L17.

Reviewed by _____



Date 11/16/09

NOTICE: Public safety, relative to geotechnical subsurface exploration, is provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh\60922Tent\T

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Notarized covenants shall be secured 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. Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively.
2. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
 - 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.

ADDITIONAL COMMENTS:

1. Provide easements for the pedestrian bridge and associated appurtenances over Skyline Ranch Road for access and maintenance purposes to the satisfaction of Public Works.
2. Slope set back as shown on the tentative map are not necessarily approved. All the set back shall conform to section J108.1 of grading code.
3. Westerly face of the Debris Basin containing the inlet for MTD 1548 (on the western tract boundary) shall be concrete lined if determined to be appropriate to the satisfaction of Public Works.

MDE

Name David Esfandi Date 11/16/09 Phone (626) 458-4921

Public Works' tentative map clearance of this project is contingent upon:

1. The Board of Supervisors' approval of the corresponding General Plan amendment for the realignment of Skyline Ranch (Whites Canyon) Road; and
2. The developer providing a written easement in favor of the County for the offsite portion of the future alignment of Skyline Ranch (Whites Canyon) Road and associated drainage facilities prior to the public hearing before the Board of Supervisors regarding this project.
3. In the event that the developer fails to obtain the above- referenced items, Public Works recommends that the project be approved for a maximum of 75 units, composed of those 75 units closest to the sole point of access at Sierra Highway.

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

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. Reversing curves of local streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.
2. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
3. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.
4. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.
5. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances.

6. The minimum centerline radius on a local street with an intersection street on the concave side shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances.
7. The centerline of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from 60 feet to 58 feet of right of way.
8. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
9. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
10. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections.
11. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent. For 4-legged intersections, the maximum permissible grade of the through street is 8 percent.
12. Depict all line of sight easements on landscaping and grading plans.
13. Permission is granted to vacate the excess right of way on Vasquez Canyon Road providing the adjoining property owners have the underlying ownership of the portion of street to be vacated. 40 feet of right of way shall be retained on Vasquez Canyon Road. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.
14. Dedicate slope and drainage easements for future widening on Vasquez Canyon Road to the satisfaction of Public Works.
15. Dedicate vehicular access rights on Skyline Ranch Road and Vasquez Canyon Road for all lots, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
16. Provide standard property line return radii of 13 feet at all local street intersections,

and 27 feet at the intersection of local streets with General Plan Highways and where all General Plan Highways intersect, or to the satisfaction of this Department.

17. Dedicate right of way 40 feet from centerline within the tract boundaries on Skyline Ranch Road per the latest approved I.E.C. alignment P-270(PW). The alignment and grade of Skyline Ranch Road shall be compatible with Tract 46018.
18. Dedicate off-site right of way 40 feet from centerline on Skyline Ranch Road from Sierra Highway to the southerly property line per the latest approved I.E.C. alignment P-270(PW). It shall be the sole responsibility of the subdivider to acquire the necessary right of way.
19. Dedicate right of way 32 feet from centerline within the tract boundaries on Main Street South and Main Street North. The details of the proposed ultimate typical section are not necessarily approved. Approval is contingent on the traffic study demonstrating that the projected traffic volumes do not exceed the capacity of this roadway. If so, provide additional lanes.
20. Dedicate right of way 32 feet from centerline within the tract boundaries on S-A Street, S-L Street, S-M from Main Street South to S-L Street, S-U Street, S-BB Street, S-HH Street, N-A Street from Main Street North to N-D, N-B from Main Street North to N-E Street, N-J Street from Main Street North to N-C Street, N-R Street, N-S Street, and N-X1 Street.
21. Dedicate right of way 30 feet from centerline within the tract boundaries on S-B Street, S-C Street, S-D Street, S-G Street, S-J Street, S-N Street, S-P Street, S-V Street including a standard cul-de-sac bulb, S-CC Street, S-DD Street, S-GG Street, S-OO Street including a standard cul-de-sac bulb, S-NN Street, S-MM Street, S-JJ Street, S-KK Street, S-LL Street including a standard knuckle, N-A, N-B from N-E Street to N-G Street, N-C Street, N-D Street, N-E Street, N-G Street, N-H Street including a standard cul-de-sac bulb, N-J Street from N-C Street to N-F Street, N-Q N-W Street, N-T Street, N-U Street, N-V Street, N-X Street, N-CC Street, and N-DD Street.
22. Dedicate right of way 29 feet from centerline including a standard cul-de-sac bulb within the tract boundaries on S-B1 Street, S-B2 Street, S-D1 Street, S-E Street, S-E Street, S-F Street, S-H Street, S-J1 Street, S-K Street, S-M1 Street, S-N1 Street, S-O Street, S-Q Street, S-S Street, S-W Street, S-X Street, S-Y Street, S-Z Street, S-AA Street, S-CC1 Street, S-CC2 Street, S-DD1 Street, S-EE Street, S-FF Street, S-GG1 Street, S-JJ1 Street, S-MM1 Street, S-MM2 Street, S-PP Street, S-QQ

Street, S-RR Street, N-B1 Street, N-C1 Street, N-F Street, N-H1 Street, N-H2 Street, N-I Street, N-J1 Street, N-K Street, N-L Street, N-N Street, N-O Street, N-P Street, N-Q Street, N-T1 Street, N-V1 Street, N-Y Street, N-Z Street, N-AA Street, N-BB Street, and N-DD1 Street.

23. Provide off-site full street r/w and construct off-site improvements and cul-de-sac bulbs wherever required to the satisfaction of the City of Santa Clarita.
24. Dedicate additional right of way at all proposed roundabout locations to the satisfaction of Public Works.
25. Construct curb, gutter, base, pavement and full-width sidewalk within the tract boundaries on Skyline Ranch Road to the satisfaction of Public Works.
26. Off-site improvements are required. Construct off-site full width highway improvements, including curb, gutter, base, pavement, sidewalk, street trees, and street lights, on the portion of Skyline Ranch Road from Sierra Highway to the southerly property line to the satisfaction of Public Works.
27. The street cross sections for all the streets shown (except for Skyline Ranch Road) are conceptually approved and are subject to final review and approval.
28. The street improvements for Skyline Ranch Road shall be designed to substantially conform with the approved typical sections labeled (TR 60922 STREET CROSS SECTION REVISED 03/03/10 as attached) to the satisfaction of Public Works.
29. If Tract 46018 improvements are not constructed first, construct a minimum of 24 feet of "all weather" off-site pavement joining Skyline Ranch Road to Plum Canyon Road per the latest approved I.E.C. alignment P-270(PW) to the satisfaction of Public Works. If the Fire Department requires a wider pavement width, construct the additional pavement to the satisfaction of Public Works. Proof of off-site access is required.
30. Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record an irrevocable offer to dedicate right of way and slope/drainage easements for Skyline Ranch Road and Sierra Highway within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the dedication or irrevocable offer to dedicate has

been recorded.

31. It is agreed that the improvements to be constructed on Lots 48 and 49 of Tract No. 7493, which are under the same ownership as VTM 60922 at the time of approval, shall not be considered "offsite improvements". Therefore, Section 66462.5 of the Subdivision Map Act will have no future effect to compel the County or City of Santa Clarita to acquire any rights over the subject lots in the future for the benefit of any subdivider.
32. Construct curb, gutter, base, pavement and sidewalk within the tract boundaries on all local streets. Permission is granted to use the alternate street section.
33. Construct a slough wall outside the street right of way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way. The wall shall not impede any required line of sight.
34. Plant street trees within the tract boundaries on Skyline Ranch Road and all local streets to the satisfaction of Public Works.
35. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.
36. Provide intersection sight distance for a design speed of:
 - a. 40 mph (415 feet) on Main Street from "N-CC" Street (westerly direction), from "N-CC" Street (westerly direction), and from "S-P" Street (southerly direction); on "S-M" Street from "S-L" Street (southerly direction), and from "S-N" Street (northerly direction).
 - b. 30 mph (310 feet) on "S-MM" Street from "S-NN" Street (northerly direction); on "N-J" Street from "N-E" Street (westerly direction); on "S-V" Street from "S-W" Street (both directions); and on "S-N" Street from "S-L" Street (westerly direction).
 - c. 25 mph (260 feet) on "N-T1" Street from "N-W" Street (easterly direction); on "N-V" Street from "N-R" Street (easterly direction); and on "N-L" Street from "N-C" Street (southerly direction).
 - d. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With

respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the top of curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from TC. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).

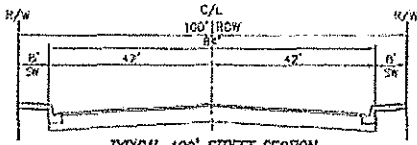
37. Comply with the following street lighting requirements:
- a. Provide street lights on concrete poles with underground wiring on Skyline Ranch Road and all internal public streets to the satisfaction of Public Works. Obtain Street Lighting Section's approval of the street light layout prior to project recordation. Street lighting plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed project, or portions thereof, are not within an existing Lighting District. Annexation is 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 prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk. Assessment will be imposed on portions of the development served by driveways or gated driveways as a result of benefits derived from existing or future street lights on adjacent public roadways.
 - (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 project, 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. Note that 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.
 - e. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the above conditions are met and the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.
38. 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.
39. Install postal delivery receptacles in groups to serve two or more residential units.
40. Provide and install street name signs prior to occupancy of buildings.
41. 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.
42. Prior to final map approval, the applicant shall pay the fees established by the Board of Supervisors for the portion of the subdivision within the boundaries for the Bouquet Canyon Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is \$15,640 per factored unit and is subject to change.

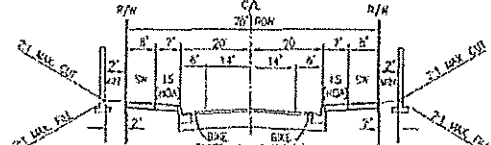
43. Comply with any additional requirements, as a means of mitigating any traffic impacts as identified in the traffic study approved by Public Works. If identified in the traffic study, prepare Traffic Signal Plans for all intersections (both on-site and off-site) affected by this subdivision to the satisfaction of Public Works.
44. Prepare signing and striping plans for Skyline Ranch Road within this subdivision to the satisfaction of Public Works.
45. Prepare Signing and Striping Plans for all off-site multi-lane highways and streets affected by this subdivision to the satisfaction of Public Works.
46. If the approved traffic study identifies the need of additional travel lanes on Main Street South and Main Street North, dedicate additional right of way on Main Street South and Main Street North to the satisfaction of Public Works.
47. If additional travel lanes are required on Main Street South and Main Street North, construct the additional travel lanes, and prepare signing and striping plans for Main Street South and Main Street North within this subdivision to the satisfaction of Public Works.
48. Establish a Landscape Maintenance District (LMD), subject to the approval of the Department of Parks and Recreation, for the purpose of maintaining the landscaped parkways and medians on Skyline Ranch Road.
49. Permission is granted to vacate all excess easements and right of way acquired by dedication on Tract No.'s 44967, 49433, 49434 by the recordation of Tract No. 60922 to the satisfaction of Public and the Department of Regional Planning. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.

ARW

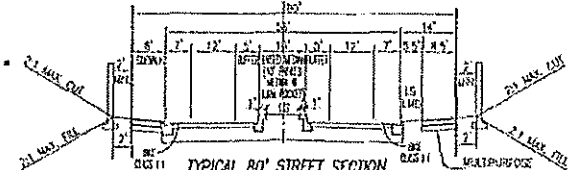
TR 060922 STREET CROSS SECTIONS REVISED 3/3/10



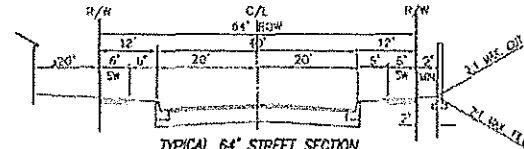
TYPICAL 100' STREET SECTION
 SIERRA HIGHWAY (PROPOSED COUNTY SECTION)
 SEE 58' HALF STREET SECTION HEREON



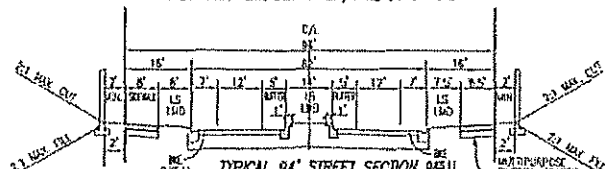
TYPICAL 70' STREET SECTION
 NORTH & SOUTH LOOPS
 NO PARKING



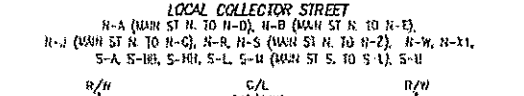
TYPICAL 80' STREET SECTION
 SKYLINE RANCH ROAD (2-LANES W/ MEDIAN AND BIKELANES)
 FROM DENSON EXTENSION TO PLENUM/WHITES CANYON ROAD



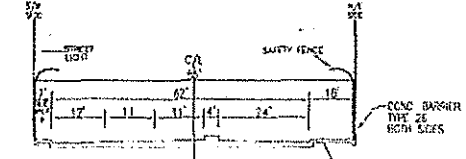
TYPICAL 64' STREET SECTION
 LOCAL COLLECTOR STREET



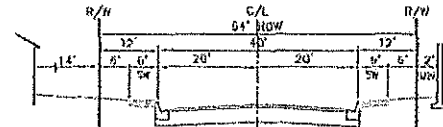
TYPICAL 94' STREET SECTION
 SKYLINE RANCH ROAD (2-LANES W/ MEDIAN AND BIKELANES)
 SECONDARY HIGHWAY, CASE 2, SECTION A WITH NO PARKING
 FROM SIERRA HWY TO 1600' W/O MAIN STREET SOUTH (AT PARK SIGN) (EXCEPT FOR BRIDGE)



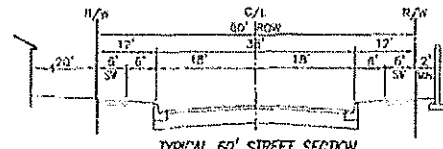
TYPICAL 64' ALTERNATE STREET SECTION
 LOCAL STREET



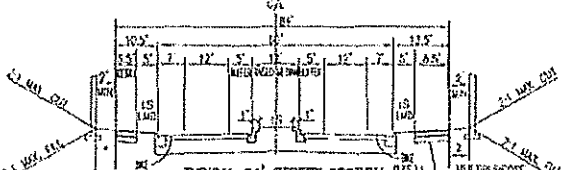
TYPICAL 85' STREET SECTION
 SKYLINE RANCH ROAD @ BRIDGE
 6" W/ CLEAR FROM FACE OF CURB TO DIVERTOR



TYPICAL 64' ALTERNATE STREET SECTION
 LOCAL STREET

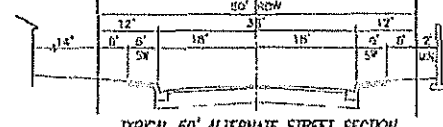


TYPICAL 60' STREET SECTION
 LOCAL STREET

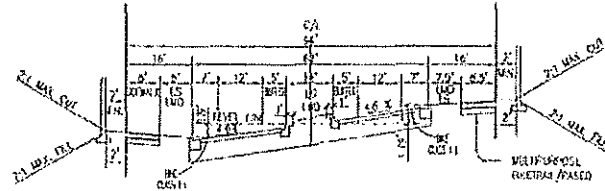


TYPICAL 84' STREET SECTION
 SKYLINE RANCH ROAD (2-LANES W/ MEDIAN AND BIKELANES)
 FROM 1600' W/O MAIN STREET SOUTH (AT PARK SIGN) TO DENSON EXTENSION
 *ADDITIONAL DIMENSIONS MAY BE REQUIRED BEHIND THE 56" SIDEWALK FOR UTILITIES OR SPECIALTY PARK SIGNS

N-A (MAIN ST N. TO N-D), N-B (MAIN ST N. TO N-E),
 N-C (MAIN ST N. TO N-G), N-R, N-S (MAIN ST N. TO N-2), N-W, N-X1,
 S-A, S-BB, S-HH, S-L, S-U (MAIN ST S. TO S-1), S-U

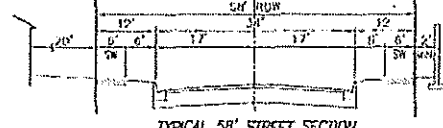


TYPICAL 60' ALTERNATE STREET SECTION
 LOCAL STREET



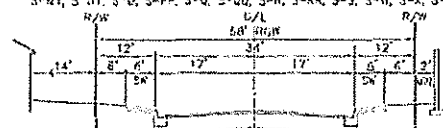
TYPICAL 94' STREET SECTION
 SKYLINE RANCH ROAD (SUPERELEVATION)

N-A (N-D TO N-E), N-B (N-E TO N-G), N-C, N-CC, N-D, N-HA, N-L, N-S, N-H, N-(N-C TO N-F),
 N-S (N-7 TO N-8B), N-T, N-U, N-V, N-X, N-Z, S-B, S-C, S-CC, S-D, S-DD, S-G, S-GG, S-H
 S-J, S-K, S-LF, S-M (S-1 TO S-11), S-MM, S-N, S-NH, S-OO, S-P, S-V



TYPICAL 58' STREET SECTION
 CUL-DE-SAC

N-AA, N-B1, N-BB, N-CC1, N-CC2, N-F, N-H1, N-H2, N-I, N-J, N-K, N-L, N-M, N-N,
 N-O, N-P, N-Q, N-R1, N-R2, N-V1, N-V2, S-AA, S-B1, S-B2, S-CC2, S-CC3,
 S-DD, S-DD1, S-E, S-F, S-F1, S-F2, S-G1, S-H1, S-H2, S-I1, S-I2, S-J1, S-K,
 S-M1, S-M2, S-O, S-PP, S-Q, S-QD, S-R, S-R1, S-S, S-W, S-X, S-Z, S-2



TYPICAL 58' ALTERNATE STREET SECTION
 CUL-DE-SAC

N-AA, N-B1, N-BB, N-CC1, N-CC2, N-F, N-H1, N-H2, N-I, N-K, N-L, N-M, N-N,
 N-O, N-P, N-Q, N-R1, N-R2, N-V1, N-V2, S-AA, S-B1, S-B2, S-CC2, S-CC3,
 S-DD, S-DD1, S-E, S-F, S-F1, S-F2, S-G1, S-H1, S-H2, S-I1, S-I2, S-J1, S-K,
 S-M1, S-M2, S-O, S-PP, S-Q, S-QD, S-R, S-R1, S-S, S-W, S-X, S-Z, S-2

NOTE:
 PRIVY & MEDIAN LANDSCAPING TO BE MAINTAINED BY A LANDSCAPE
 MAINTENANCE DISTRICT (LMD)

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. Comply with the mitigation measures as identified in the approved sewer area study (**PC 12109AS, dated 04-28-2009**) to the satisfaction of Public Works. The sewer area study shall be invalidated should the total number of dwelling units, increase, the density increases, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. 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 and/or approved sewer improvement plans.
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. Provide any necessary off-site easements to construct the off-site sewer improvements to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements.
7. If proposed sewer crosses Flood hazard, alignment may be acceptable provided permits are obtained from agencies having jurisdiction for the existing natural water course crossings.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 60922 (Rev.)

Page 2/2

TENTATIVE MAP DATED 10-22-2009
EXHIBIT MAP DATED 10-22-2009

8. Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record dedication or an irrevocable offer to dedicate sewer easements within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the irrevocable offer to dedicate has been recorded.


Prepared by Tony Khalkhali
tr60922s-rev5.doc

Phone (626) 458-4921

Date 11-18-2009

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 (including any approved booster pump stations) 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 necessary, extend the off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. 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.
5. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. Depict all line of sight easements on the landscaping and grading plans.
7. Install a separate water irrigation systems for recycled water use per landscape plans.
8. If necessary, install off-site recycle water mainline per landscape plans to serve this subdivision to the satisfaction of Public Work.
9. The recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

pp. Susie

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 60922 Map Date October 22, 2009 - Ex. A

C.U.P. Map Grid 3030B

- 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. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
The Fire Department has no additional requirements for this division of land.

Comments: The Fire Department recommends APPROVAL of this subdivision as presently submitted with the following conditions of approval: (See additional sheet for specifics)

By Inspector: Juan C. Padilla Date November 18, 2009



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

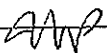
5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS
ADDITIONAL PAGE

Subdivision No: TR 60922 Map Date: October 22, 2009 - Ex. A

CONDITIONS OF APPROVALS

- 1 The proposed Street Cross Sections and the Roundabout Detail shall be designed to comply with the County of Los Angeles Department of Public Works standards.
- 2 The proposed Culvert Bridge shall be designed to comply with the Department of Public Works standards and Section 503.2.6 of the 2002 Los Angeles County Fire Code (Title 32).
- 3 All proposed Flag Lots shall provide a minimum paved driveway width of 20ft.
- 4 All proposed Fire Road Access shall provide a minimum width of 20' and shall be provide adequate accessibility for emergency use and maintenance.
- 5 The School and Park sites shall provide a minimum paved access width of 26' for circulation purposes. Final design shall be further reviewed for access compliance when plans are submitted to Fire Prevention Engineering for building permit clearances or Land Development Unit for C.U.P. review.

By Inspector: Juan C. Padilla  Date: November 18, 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 60922 Tentative Map Date October 22, 2009 - Ex. A

Revised Report

- Checkboxes for fire flow requirements: Residential (1250 gpm), School Site (5000 gpm), Private on-site, Hydrant requirements (137 public, 4 school site), Hydrant specifications (6"x4"x2-1/2" brass), Installation (tested/bonded), Additional requirements, Adequacy, and Upgrade necessity.

Comments: The required fire hydrants shall be installed and tested or bonded for prior to Final Map clearance. Additional on-site fire hydrant for the School Site maybe required during the Building Plan Check process. THE FIRE FLOW FOR THE PUBLIC FIRE HYDRANTS AROUND THE SCHOOL SITE MAYBE REDUCED DURING THE BUILDING PERMIT REVIEW OR CUP (EXHIBIT "A") REVIEW PROCESS.

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

By Inspector Juan C. Padilla Date November 18, 2009



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

Russ Guiney, Director

November 30, 2009

Ms. Susie Tae, AICP
Supervising Regional Planner
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, California 90012

Dear Ms. Tae:

**VESTING TENTATIVE TRACT MAP 060922
PARK CONDITIONS OF MAP APPROVAL
Regional Planning Map dated October 22, 2009**

These are primarily park conditions; trail and Landscaping and Lighting Act District (LLAD) conditions may be submitted under separate cover. The basic Quimby park land obligation is 12.13 net acres (maximum slope 3%). As shown on the attached Quimby Obligation Report and Worksheet, the dedication of a 9.20 net-acre public park on Lot 1262 results in a remaining Quimby obligation of \$442,325 in fees in lieu of park land. Total park development costs, estimated at \$3,637,105 as of October 2009 will be credited against and eliminate the subdivision's remaining obligation. Subdivider has agreed, as a condition of map approval, to provide a fully developed public park as described in Condition 1 of this report, at no cost to the County. Subdivider is responsible for total park development costs, even if they exceed \$3,637,105.

1. Lot 1262, Public Park. Develop and then convey to the County a ± 9.20 net-acre (maximum slope 3%) park with the following improvements: a park identity monument; a community gathering area; a children's play area with parents' seat wall; a shade structure near the community gathering area; shade structure with group picnic area; picnic tables near the grass volleyball area; open lawn area; a plaza seat wall; grass volleyball area; one (1) basketball court; one (1) comfort station (to include a restroom, drinking fountain and storage room); ball field with ball field plaza and bleachers; multi-use field; bio-swales and planted buffers; parking for 20 cars (including 1 van accessible space); security lighting (locations to be indicated in the Design Development Phase); drinking fountain(s) and trash enclosure(s) [locations to be indicated in the Design Development Phase]; locking gates at park entrance; park landscaping (including plant material, grading, irrigation and drainage); and ADA compliant walkways.
2. Removal of the landslide material on Lot 1262 shall be addressed on the park site grading plan to the satisfaction of the Department of Public Works.
3. The following off-site improvements to the public park shall be provided without receiving Quimby credit: full street improvements and utilities/utility connections, including, but not limited to curbs, gutters, relocation of existing public utility facilities, street paving, traffic control devices, public trees, public streets and sidewalks. Utility types, sizes, and locations shall be to the satisfaction of the

Department. Utilities shall include water meter and utility lines (electricity, sewer, and telephone).

4. Prior to the County accepting title to the public park, create a Landscaping and Lighting Act District (LLAD) for the mutual benefit of Subdivider and the County to maintain the park. When forming an LLAD, all easements must be dedicated with recordation.
5. Whenever these conditions require the Subdivider to enter into a Park Development Agreement (PDA) and to post bonds (Faithful Performance; Labor and Materials) with the Department and to submit a Park Delivery Schedule:
 - a. the PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on August 8, 2006;
 - b. the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW) and the Department may require them to be updated prior to construction commencement if contracted construction costs change; and
 - c. the Park Delivery Schedule shall use the critical path method (CPM), identify the design development phase and the various stages of construction document development, include all submittals, reviews, and approvals required by said phase/stages; permits; park construction commencement and completion dates identified as milestones; tests, inspections, and sign-offs; preparation and review time for the park deed, ALTA title policy and survey; and deed recordation. The Initial Park Delivery Schedule shall serve as the baseline for all activities. Subdivider shall update the Park Delivery Schedule on a monthly basis to show actual progress compared to planned progress and submit the updates to the Department on the first County business day of each month. If as a result of these monthly schedule updates it appears that the Park Delivery Schedule does not comply with the critical path, the Subdivider shall submit a Recovery Schedule as a revision to the Park Delivery Schedule showing how all work will be completed within the period for park delivery. In the event Subdivider fails to comply with any submittal required by this condition, the Department shall give written notice to Subdivider describing such breach. If Subdivider fails to cure said breach, the Department may do one or both of the following: (1) withhold further clearance of final maps which contain residential units and (2) request the Department of Public Works to withhold further issuance of residential building permits until the required submittal is made. Notice shall be deemed given when sent by Certified Mail, postage prepaid or by reliable over-night courier to Subdivider's address set forth in the PDA.
6. Lot 1262, Public Park:
 - a. Enter into a PDA, post bonds, and submit a Park Delivery Schedule prior to the Department clearing the first unit (final) map containing housing:
 - b. Commence park construction before the Department clears a cumulative amount of 377 residential units, currently before tract 60922-06 is cleared. Construction commencement is defined as when the Subdivider starts fine grading for the park.

- c. Complete park construction and conveyance to the County twenty (20) months after entering into the PDA with the Department.
7. Convey the public park by recordable grant deed showing the fee vested with the County of Los Angeles, and free of all encumbrances except those that do not interfere with the use of the property for park or recreational purposes. Subdivider's designated title company shall provide the County with an ALTA title policy and survey and shall record the park deed simultaneously to County's acceptance of the park improvements, as evidenced by the County's issuance of a Certificate of Acceptance for the park, and shall deliver the recorded deed to the Chief Executive Office Real Estate Division, Property Management Section, 222 South Hill Street, Third Floor, Los Angeles, CA 90012.
8. Any major change proposed by the Subdivider to the public park's improvements, size (not more than 2 acres variance), shape, location, or typography as shown on the approved tentative tract map shall be deemed a revision of the tentative tract map and shall require the filing of a revised map, as described in Los Angeles County Code Section 21.62.030.
9. Designate and identify a project manager who will oversee design and construction of the public park. The project manager shall communicate by providing written documentation via facsimile, e-mail, or mail to County's representative and abide by County's requirements and direction to ensure acceptable park completion; provide the County with reasonable access to the public park site and the park improvements for inspection purposes and at a minimum initiate and coordinate the following inspections and approvals during the course of construction with not less than two County business days advanced notice of any request for inspection or approval: (1) contractor orientation/pre-construction meeting; (2) construction staking and layout; (3) progress/installation inspections to be scheduled on a weekly basis or as required to insure conformance with construction documents; (4) irrigation mainline and equipment layout; (5) irrigation pressure test; (6) irrigation coverage test; (7) weed abatement after abatement cycle, to review degree of kill; (8) plant material approval; (9) plant material/Hydroseed/pre-maintenance inspection; (10) substantial completion and commencement of maintenance period; (11) final walk through and acceptance. Continued work without inspection and approval shall make Subdivider and its subcontractors solely responsible for any and all expenses incurred for required changes or modifications. County reserves the right to reject all work not approved in conformance with this condition.
10. Submit park plans and specifications to the Department for review and approval during the design development stage, fifty percent (50%), seventy five percent (75%), ninety percent (90%), and one hundred percent (100%) stages of construction document development. Specifications and a grading plan (scale 1 inch = 40 feet or as required by the Department) shall be submitted to the Department concurrent with the final grading plan submittal to DPW. The respective stage of each submittal shall be clearly labeled on the drawings. Plan submittals shall be made by giving the Department three (3) sets of drawings and a CD-ROM containing the drawings in AutoCAD 2006 format. Any corrections or changes made

by the Department during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for the Department's approval of said stage prior to permission by Department for Subdivider to proceed with the next stage. The public park shall be developed in accordance with park improvement plans approved by the Department, using standard construction activities and responsible contractors licensed by the State of California to perform this type of work. Sole responsibility for completion of the park improvements, and payment of all costs incurred, lies with the Subdivider.

11. Obtain all applicable jurisdictional approvals, comply with all applicable federal, state, and local laws, rules, codes, and regulations; obtain, coordinate and pay for all studies, permits, fees and agency inspections required to design and build the park; provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide the County with certification that the playground(s) constructed in the public park meet American Society for Testing and Materials (ASTM) standards, United States Consumer Product Safety Commission (USCPSC) standards, and all State of California accessibility playground guidelines.
12. Provide the Department with written Notice of Construction Commencement for the public park. The Construction Phase is defined as the period of time from said notice to the date the Department issues its Notice of Acceptance of Completed Park Improvements, inclusive of the 90-day plant establishment period. Upon completing park construction, and obtaining final sign off from DPW on all code compliance issues, notify the Department in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) days after receipt of said notice, Department shall inspect the park and reasonably determine whether or not the park improvements have been constructed in accordance with the construction documents, and to a level of quality and workmanship for the Department to issue its Notice of Acceptance of Completed Park Improvements. If park construction is unacceptable, within fifteen (15) County business days after inspection, Department shall provide Subdivider with a list of items that need to be corrected, after receipt of said list, in order for the Department to issue its Notice of Acceptance of Completed Park Improvements, or issuance of said notice will be delayed until the items on the list are corrected.
13. Upon Department's Notice of Acceptance of Completed Park Improvements, provide the Department with two (2) sets of record drawings, maintenance manuals, and irrigation controller charts, and contact information for utility companies and utility account codes in order for the Department to request timely transfer of utilities serving the public park. These documents shall also be submitted on a CD-ROM with the drawings in AutoCAD 2006 format.

Ms. Susie Tae
November 30, 2009
Page 5 of 5

Please contact me at (213) 351-5117 if you have any questions regarding these recommended conditions of map approval.

Sincerely,



James Barber, Section Head
Land Acquisition and Development

JB:CL 60922 SkyRnch_10.22.09 DRP md_11.30.09 scm

Attachments .

Park Obligation Report and Worksheet
c: K. Ritner, N.E. Garcia, L. Hensley, J. McCarthy (Parks and Recreation)
P. Malekian (LLAD)
Roger Hernandez (CEO-RED)



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



PARK OBLIGATION REPORT

Tentative Map #	60922	DRP Map Date: 10/22/2009	SCM Date: 11/30/2009	Report Date: 11/25/2009
Park Planning Area #	35D	CANYON COUNTRY		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:	12.13
IN-LIEU FEES:	\$1,831,193

Conditions of the map approval:

The park obligation for this development will be met by:

- The dedication of 9.20 acres for public park purposes.
- Contributing \$442,325 in park improvements.
- Conditions of approval attached to report.

Trails:

See also attached Trail Report. For Trail Requirements, please contact Mr. Robert Etteman at (213) 351-5134.

*****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 1st 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 1st 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) 351-5134.

By: 
James Barber, Land Acquisition & Development Section

Supv D 5th
November 19, 2009 14:19:41
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	60922	DRP Map Date: 10/22/2009	SMC Date: 11/30/2009	Report Date: 11/25/2009
Park Planning Area #	35D	CANYON COUNTRY		Map Type: REV. (REV RECD)

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

$$(P) \text{ People} \times (0.003) \text{ Ratio} \times (U) \text{ Units} = (X) \text{ acres obligation}$$

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

- 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.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio 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*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.21	0.0030	1,260	12.13
M.F. < 5 Units	3.03	0.0030	0	0.00
M.F. >= 5 Units	2.10	0.0030	0	0.00
Mobile Units	3.01	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				12.13

Park Planning Area = 35D CANYON COUNTRY

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	12.13	\$150,964	\$1,831,193

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
1262	Public Park	11.70	78.63%	9.20	Public
Total Provided Acre Credit:				9.20	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
12.13	9.20	0.00	2.93	\$150,964	\$442,325



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

Russ Guiney, Director

November 30, 2009

Ms Susie Tae
Principal Planner
Land Divisions Section
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, California 90012

Dear Ms Tae:

TRAIL CONDITIONS OF MAP APPROVAL
Vesting Tentative Tract Map # 060922
Map date-stamped by Regional Planning: October 22, 2009

The Department of Parks and Recreation (DPR) has completed the review of VTTM #060922. The proposed trail alignment with connection to TTM#46018 to the south and north to Bouquet Canyon as shown upon trail exhibit map [sheet five (5) of eight (8)] is approved. The Applicant shall provide a twenty (20)-foot wide easement for the Mint Canyon (Regional) Trail.

Applicant is required to construct a variable-width six to eight foot (6-8)' wide trail within the proposed switchbacks at the northern end of Open Space Lot 1293, as shown on sheet five (5) of eight (8) on the Trail Exhibit Map, to the satisfaction of Parks and Recreation Trail Construction Guidelines.

Because of the necessity to show the trail alignment as it pertains to topographical lines, all information pertaining to trail requirements must be shown on the Tentative and Final Map.

The map is approved with the following conditions, prior to final map recordation:

Map Specific Conditions

1. After Department approval of the trail alignments shown on the rough grading plans, and prior to the Department clearing the final (unit) map containing residential units, the trail bonds (Faithful Performance, Labor and Materials) will be incorporated into the Park bonds to cover design and construction of the Mint Canyon Trail segment located at the northern most section of the natural open space lot #1293 (see trail exhibit map sheet 5 of 8), and the trail construction estimate will be incorporated into the Park Development Agreement.

2. Dedications and the following language (in exact form) must be shown for trail dedications on the first phase of final map recordation:
 - a. Title Page: We hereby dedicate to the County of Los Angeles, Department of Parks and Recreation a twenty (20) foot width multiuse (Equestrian, Mountain, Biking, and Hiking) trail easement, estimated length of two miles, designated as the, "Mint Canyon Trail."
 - b. If a waiver is filed, a Plat Map depicting the trail alignment must accompany the waiver.

Trail Construction Conditions

1. Full public access shall be provided for the multi-use (Equestrian, Mountain, Biking, and Hiking) trail easement.
2. The Applicant shall provide the submittal of the rough grading plans, to include detailed grading information for the segment of trails the County will accept. The detailed grading information for the trail construction, shall include all pertinent information required, per Department trail standards and all applicable codes, but not limited to the following:
 - a. Cross slope gradients not to exceed two percent (3%), and longitudinal (running) slope gradients not to exceed ten percent (10%) for more than 300 feet. The Department will review and may allow running slopes slightly greater than ten percent (10%) on a case by case basis.
 - b. Typical trail section and details to include:
 - Longitudinal (running) gradients
 - Cross slope gradients
 - Name of trail
 - Width of trail or, if requested by Department of Parks and Recreation, denote as variable width.
 - c. Appropriate retaining walls as needed.
 - d. Appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department of Parks and Recreation.
 - e. Trail easement must be outside of the road right-of-way, and slope easement.

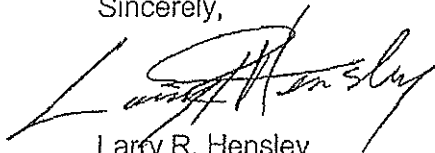
- f. If street crossing requested, streetlight pole(s) must have cross-walk activation buttons at two heights to accommodate both pedestrian and equestrian traffic. Contact the Los Angeles County, Department of Public Works (DPW) to address crosswalk design standards.
3. The Applicant shall submit a cost estimate for the construction of the trail(s) with the rough grading plans. An electronic copy (AutoCAD 2005 or newer version) of the rough grading plans shall also be submitted in a burned CD or DVD with the cost estimate.
4. After Department approval of the trail alignments shown on the rough grading plans, and prior to the Department clearing the final (unit) map containing residential units, the trail bonds (Faithful Performance, Labor and Materials) will be incorporated into the Park bonds to cover design and construction of the Mint Canyon Trail segment located at the northern most section of the natural open space lot #1293, and the trail construction estimate will be incorporated into the Park Development Agreement.
5. The Applicant then shall submit a preliminary construction schedule showing milestones for completing the trail.
6. Prior to the start of trail construction, the Applicant's authorized representative (project manager, licensed surveyor, etc.) shall stake or flag the centerline of the trail. The Applicant's representative shall then schedule a site meeting with the Department's Trails Case Planner for an inspection and approval.
7. The Applicant's representative shall provide updated trail construction schedules to the Department on a monthly basis. All schedule submittals shall provide a "Two Week Look-Ahead" schedule, to reflect any modifications to the original schedule.
8. Within five (5) business days after completing the trail, the Applicant shall notify the Department for a Final Inspection Trail Walk.
9. After the initial Final Inspection Trail Walk, any portions of the constructed trail not approved shall be corrected and brought into compliance, with the County of Los Angeles Department of Parks and Recreation Guidelines within thirty (30) calendar days. Applicant shall then call for another final inspection with the Department.
10. Upon Departmental verbal approval and acceptance of the trail construction, the Applicant shall:
 - a. Submit copies of the As-Built Trail drawing(s).

Ms. Susie Tae
November 30, 2009
Page 4

11. Upon receiving the submittal of the As-Built Trail drawing(s) the Department will issue the trail acceptance letter.

If you have any questions or comments, please contact Mr. Robert Ettleman, Park Planner at (213) 351-5134.

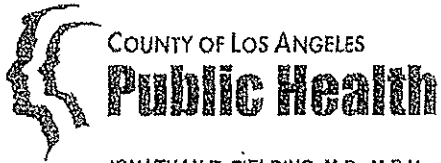
Sincerely,

A handwritten signature in black ink, appearing to read "Larry R. Hensley". The signature is stylized and cursive.

Larry R. Hensley
Chief of Planning

LH:RE:tl:trrpt060922-09c

c: Regional Planning, S. Tae
Pardee Homes, T. Mitchell
Parks and Recreation (J. Barber and F. Moreno)



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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS
Acting Environmental Health Staff Specialist
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Baldwin Park, California 91706
TEL (626) 430-5280 • FAX (626) 960-2740



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October 30, 2009

RFS No 09-0029036

Tract Map No. 060922

Vicinity: Canyon Country

Tentative Tract Map Date: October 22, 2009 (Memo 5th Revision)

- Environmental Health recommends approval of this map.
- Environmental Health does NOT recommend approval of this map.

The County of Los Angeles Department of Public Health's has no objection to this subdivision and Vesting Tentative Tract Map 060922 is cleared for public hearing. The following conditions still apply and are in force.

1. Potable water will be supplied by the Santa Clarita Water Division of Castaic Lake Agency, 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 No. 26 (Annexation) as proposed.
3. Any existing private sewage disposal system to be decommissioned shall be properly emptied of effluent and filled with approved material.
4. Existing water wells to be decommissioned shall comply with all applicable laws and the requirements of the Department of Public Health.

If you have any questions or need additional information, please contact me at (626) 430-5262.

Respectfully,

Ken Habaradas, MS, REHS
Bureau of Environmental Protection