

RPC MEETING DATE
November 15, 2006

AGENDA ITEM NO.
7 a, b, c, d

REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NO: TR 53653-(5)

CASE NO. Vesting Tentative Tract Map No. 53653
Conditional Use Permit Case No. 2005-00088-(5)
Oak Tree Permit Case No. 2005-00039-(5)
Housing Permit Case No. 2006-00001-(5)

CONTACT PERSON: Susan Tae

- STAFF REPORT
- DRAFT CONDITIONS
- DRAFT FINDINGS FOR DENIAL (If Land Division Case Recommended For Denial)
- BURDEN OF PROOF STATEMENT (Zoning or Plan Amendment Requests)
- ENVIRONMENTAL DOCUMENTATION - Previously submitted
- THOMAS BROTHERS MAP (Identifying Subject Property)
- LAND USE RADIUS MAP
- TENTATIVE TRACT MAP
- EXHIBIT "A" MAP
- PHOTOGRAPHS
- CORRESPONDENCE
- GIS-NET MAP
- _____
- _____

Reviewed By: 



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6433

PROJECT No. _____
TRACT MAP NO. 53653
CUP 2005-00088-(5)
OTP 2005-00039-(5)
HSG 2006-00001-(5)

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| RPC/HO MEETING DATE | CONTINUE TO |
| AGENDA ITEM #7 a,b,c,d | |
| PUBLIC HEARING DATE November 15, 2006 | |

| | | |
|--|---------------------------------------|---|
| APPLICANT Warner Bros. Entertainment, Inc. | OWNER Lyons Canyon Partners | REPRESENTATIVE Daly Owens Group |
|--|---------------------------------------|---|

REQUEST
Vesting Tentative Tract Map: 93 single-family, 1 multifamily with 93 condos, 5 open space, 6 public facility, 1 park and 1 fire station lots
Conditional Use Permit: To ensure compliance with the requirements of hillside management, density-controlled development, development within a Significant Ecological Area, and onsite project grading
Oak Tree Permit: To authorize removal of 162 oak trees (including 13 heritage oaks) and encroachment within the protected zone of 52 oak trees (including six heritage oaks)
Housing Permit: To authorize a density bonus associated with a senior citizen housing development

| | |
|---|---|
| LOCATION/ADDRESS Approximately 273 feet southwest of Sagecrest Circle, west of I-5 Freeway and The Old Road between Calgrove Blvd and Sagecrest | ZONED DISTRICT Newhall |
| ACCESS The Old Road | COMMUNITY Santa Clarita Valley |
| | EXISTING ZONING A-2-1(Light Agricultural-One Acre Minimum Lot Area), A-2-2 (Light Agricultural-Two Acre Minimum Lot Area), C-3 (Unlimited Commercial) |

| | | | |
|----------------------------------|------------------------------------|---------------------------|--|
| SIZE 234.8 Gross Acres | EXISTING LAND USE Vacant | SHAPE Irregular | TOPOGRAPHY Slight to steeply sloping |
|----------------------------------|------------------------------------|---------------------------|--|

SURROUNDING LAND USES & ZONING

| | |
|--|--|
| North: Single-family residences/RPD-1-1.4U (Residential Planned Development-One Acre Min Req Area-1.4 DUs per Net Ac) | East: I-5 Freeway, single-family residences/City of Santa Clarita |
| South: Park, vacant property/City of Santa Clarita, A-2-2, R-R (Resort and Recreation) | West: Vacant property/A-2-2 |

| GENERAL PLAN | DESIGNATION | MAXIMUM DENSITY | CONSISTENCY |
|--------------------------------|---------------------------------|--------------------|--------------------------------------|
| Santa Clarita Valley Area Plan | Hillside Management, NonUrban 2 | 123 Dwelling Units | Yes with density bonus and reduction |

ENVIRONMENTAL STATUS
 Draft Environmental Impact Report: Potentially significant impacts include Geotechnical (Geology, Soils and Seismicity); Hydrology/Water Quality; Hazards; Noise; Air Quality; Biological Resources; Cultural Resources; Aesthetics; Traffic; Water and Wastewater; Schools; Fire Services; Sheriff Services; Solid Waste; Utilities (Electricity, Natural Gas); Libraries; and Parks and Recreation. Impacts that cannot be mitigated to less than significant include Aesthetics, Air Quality, Biological Resources, Geology, Noise, Cumulative Sheriff Services and Cumulative Solid Waste.

DESCRIPTION OF SITE PLAN
 The tentative map and exhibit "A" depict a residential development with 93 attached senior condos in two buildings, and 93 single-family lots. The single-family lots range from approximately 9,350 square feet to 3.2 acres in size. Grading consists of 2,090,350 cubic yards of cut and fill to be balanced onsite. Also depicted is a fire station location along The Old Road as well as desilting basins, private park and a 12-foot hiking and riding trail traversing the property. Open space consists of 167.6 acres (71.4 percent), including 123.6 acres of natural open space.

- KEY ISSUES**
- Project must be reduced by one unit to 185 dwelling units to be at maximum density with senior citizen housing density bonus
 - Seven environmental factors cannot be mitigated to less than significant
 - Project site provides access through two tap streets to property to the west, and one tap street to property to the east
(If more space is required, use opposite side)

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

| | | |
|---|----------------------|--------------------|
| STAFF CONTACT PERSON | | |
| RPC HEARING DATE (S) | RPC ACTION DATE | RPC RECOMMENDATION |
| MEMBERS VOTING AYE | MEMBERS VOTING NO | MEMBERS ABSTAINING |
| STAFF RECOMMENDATION (PRIOR TO HEARING) | | |
| SPEAKERS* (O) (F) | PETITIONS (O) (F) | LETTERS (O) (F) |

*(O) = Opponents (F) = In Favor

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

- APPROVAL DENIAL
- No improvements ___ 20 Acre Lots ___ 10 Acre Lots ___ 2½ Acre Lots ___ Sect 191.2
- Street improvements ___ X ___ Paving ___ X ___ Curbs and Gutters ___ X ___ Street Lights
- ___ X ___ Street Trees ___ X ___ Inverted Shoulder ___ X ___ Sidewalks ___ Off Site Paving ___ ft.
- Water Mains and Hydrants
- Drainage Facilities
- Sewer Septic Tanks Other _____
- Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning Draft EIR: Significant environmental impacts to seven factors cannot be mitigated to less than significant

ISSUES AND ANALYSIS

A Conditional Use Permit is required for hillside management, density-controlled development, development within a Significant Ecological Area ("SEA"), and onsite project grading. A minimum of 70 percent of the net project site is required as open space; the project provides approximately 167.6 acres (71.4 percent of the gross area). Additional information would be required to ensure compliance with net area of the property. The project is clustered to create lots smaller than the minimum one acre or two acres, depending on zoning.

An Oak Tree Permit is also required to remove 162 oak trees (including 13 heritage oaks), and encroach within the protected zone of 52 oak trees (including six heritage oaks). Typical mitigation is 2:1 for oaks, with 10:1 for heritage trees, totaling a replacement planting of 428 oak trees.

A Housing Permit is required pursuant the new density bonus ordinance, adopted by the Los Angeles County Board of Supervisors on August 8, 2006, and effective September 7, 2006. A discretionary housing permit has been filed to authorize a senior housing development, with up to 50 percent density bonus with 50 percent senior housing set asides. The Housing Permit was advertised by separate notice within the legal requirements. Modifications requested with the housing permit include a maximum building height of 50 feet above the 35-foot maximum.

The project is proposed at the maximum density range with 50 percent senior density bonus for the nonurban hillside project. Project benefits include provision of a fire station location as well as a senior housing component of 93 dwelling units.

The Draft EIR analyzes potentially significant impacts of the project, and concluded that all can be mitigated to less than significant, except: Aesthetics, Air Quality, Biological Resources, Geology, Noise, Cumulative Sheriff Services and Cumulative Solid Waste.

**PROJECT NO. TR 53653-(5)
VESTING TENTATIVE TRACT MAP NO. 53653
CONDITIONAL USE PERMIT CASE NO. 2005-00088-(5)
OAK TREE PERMIT CASE NO. 2005-00039-(5)
HOUSING PERMIT CASE NO. 2006-00001-(5)**

**STAFF ANALYSIS
November 15, 2006 REGIONAL PLANNING COMMISSION PUBLIC HEARING**

PROJECT OVERVIEW

The applicant, Warner Bros. Entertainment, Inc., proposes a residential development of 93 single-family lots, one multi-family lot with 93 attached senior condominium units in two buildings, five open space lots, one recreation lot, six public facility lots and one fire station lot on approximately 234.8 gross acres, located approximately 273 feet southwest of Sagrecrest Circle west of Interstate 5 (I-5) Freeway and The Old Road between Calgrove Boulevard and Sagecrest Circle in the unincorporated Santa Clarita Valley. The proposal requires approval of Vesting Tentative Tract Map No. 53653 for the subdivision, and Conditional Use Permit Case No. 2005-00088-(5) to ensure compliance with the requirements of hillside management, density controlled development, development within a Significant Ecological Area ("SEA"), and onsite project grading. Oak Tree Permit Case No. 2005-00039-(5) is also required to allow the removal of 162 oak trees (including 13 heritage oaks) and encroachment into the protected zone of 52 oak trees (including six heritage oaks). Housing Permit Case No. 2006-00001-(5) is required to authorize a density bonus up to 50 percent for the senior citizen housing development.

Access to the subject property is provided by The Old Road, a 80-foot wide secondary highway. Within the development, main access is provided by "A" Street, a 64-foot-wide public street with full street improvements. "E" Street also connects to The Old Road, approximately 1,100 feet to the south of "A" Street. Major engineering features include debris and desilting basins as well as retaining walls. Approximately 2,090,350 cubic yards of cut and fill are proposed to be balanced onsite.

As a nonurban hillside development the project is required to provide 70 percent open space; the development provides 71.4 percent (167.6 acres) that includes both natural and disturbed open space as well as a recreation area. As a density controlled development, the project is required to set aside all undeveloped land as permanent open space. The subject property is within the Lyon Canyon SEA (SEA No. 63) and Santa Susana Mountains SEA (SEA No. 20), and proposes development within both SEA designations. As grading for the project exceeds 100,000 cubic yards, a conditional use permit for an onsite grading project is required.

The project proposes a multi-family lot with 93 attached condominium units as a senior housing development. A discretionary Housing Permit is requested as the project requests a density bonus of up to 50 percent, in accordance with the newly adopted density bonus ordinance, adopted by the Los Angeles County Board of Supervisors ("Board of Supervisors") on August 8, 2006, and effective September 7, 2006. A modification is also requested for the multi-family lot to exceed the maximum building height of 35 feet to a proposed maximum of 50 feet, and modify parking requirements to allow less than required parking of 209 parking spaces (186 covered for residents, 23 guest parking spaces).

The Draft Environmental Impact Report ("EIR") analyzes potentially significant impacts of the project, including Geotechnical (Geology, Soils and Seismicity); Hydrology/Water Quality; Hazards; Noise; Air Quality; Biological Resources; Cultural Resources; Aesthetics; Traffic; Water and Wastewater;

VESTING TENTATIVE TRACT MAP NO. 53653
CONDITIONAL USE PERMIT CASE NO. 2005-00088-(5)
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Staff Report

Schools; Fire Services; Sheriff Services; Solid Waste; Utilities (Electricity, Natural Gas); Libraries; and Parks and Recreation. Impacts that cannot be mitigated to less than significant include Aesthetics, Air Quality, Biological Resources, Geology, Noise, Cumulative Sheriff Services and Cumulative Solid Waste.

The project proposes 183 dwelling units, which exceeds the maximum permitted with the density bonus of 182 dwelling units, and one single-family lot must be eliminated

DESCRIPTION OF PROJECT PROPERTY

Location: The project site is located approximately 273 feet southwest of Sagrecrest Circle west of Interstate 5 (I-5) Freeway and The Old Road between Calgrove Boulevard and Sagecrest Circle in the unincorporated Santa Clarita Valley within the Newhall Zoned District. The proposed site is south of the community known as Stevenson Ranch and north of Towsley Park in the City of Santa Clarita.

Physical Features: The subject property is approximately 234.8 gross acres in size and comprised of four lots. The property is irregular in shape with slight to steeply sloping terrain. Approximately one-third of the subject property has zero to 25 percent slopes, one-third has areas 25 to 50 percent slopes, and one-third of the subject property has slopes greater than 50 percent.

Sensitive habitat, including oak woodland, coastal scrub and chaparral with riparian woodland and related wetland habitats, exist on the subject property in a relatively undisturbed and natural state. Of the 235 acres on the subject property, approximately 226.79 acres contain native vegetation, and 8.71 acres has been disturbed. One thousand three hundred ninety-five (1,395) oak trees are present on the subject property as well as Lyon Creek and numerous tributaries. The property contains portions of both the Lyon Canyon and Santa Susana Mountains SEA. Primary and secondary ridgelines also exist on the subject property.

Access: The Old Road will serve as primary access to the site with 64-foot wide "A" Street as the main road serving the development. Within the development, 64-foot collector streets, and 60-foot wide and 58-foot wide local public streets provide internal access. Three tap streets are also depicted as future streets; two 64-foot wide streets to the west and one 60-foot wide street to the east. The Old Road is an 80-foot wide secondary highway. Additional regional access is provided by the Interstate 5 (I-5) Freeway, located immediately to the east of the project site.

Services: Domestic water service will be provided by the Valencia Water Company. Domestic sewer service will be provided by Los Angeles County Sanitation District No. 32. Gas utilities will be provided by Southern California Gas Company, and electricity by Southern California Edison Company. The project is also within the boundaries of Newhall Elementary and William S. Hart Union School District. Shopping and employment exist north of the subject property. Nearby recreation areas include the Towsley Canyon Park to the south within the City of Santa Clarita.

ENTITLEMENTS REQUESTED

Vesting Tentative Tract Map: The applicant requests approval of Vesting Tentative Tract Map No. 53653 to create 107 lots including 93 single-family lots, one multi-family lot with 93 attached senior

**VESTING TENTATIVE TRACT MAP NO. 53653
CONDITIONAL USE PERMIT CASE NO. 2005-00088-(5)
OAK TREE PERMIT CASE NO. 2005-00039-(5)
HOUSING PERMIT CASE NO. 2006-00001-(5)
Staff Report**

condominium units in two buildings, five open space lots, one recreation lot, six public facility lots and one fire station lot. The applicant has indicated the project will be developed in one phase.

Conditional Use Permit: The applicant requests approval of a Conditional Use Permit ("CUP") to ensure compliance with the requirements of hillside management, density controlled development, development within an SEA, and onsite project grading.

Oak Tree Permit: The applicant requests approval of an Oak Tree Permit to remove 162 oak trees (including 13 heritage oaks) and encroach into the protected zone of 52 oak trees (including six heritage oaks).

Housing Permit: The applicant requests approval of a discretionary Housing Permit to authorize up to a 50 percent density bonus for a senior citizen housing development. A modification is also requested as part of the permit to allow buildings up to 50 feet in height, which exceeds the maximum 35 feet height in the A-2 zone. Parking is also requested to be modified so that less than required parking spaces can be provided than the required 209 parking spaces (186 covered spaces for residents, 23 guest parking spaces).

EXISTING ZONING

Subject Property: The subject property contains three zones: A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area), A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area), and C-3 (Unlimited Commercial) along a portion of The Old Road.

Surrounding Properties: Surrounding zoning is as follows:

- North: RPD-1-1.4U (Residential Planned Development – One Acre Minimum Required Lot Area – 1.4 Dwelling Units per Net Acre);
- East: City of Santa Clarita;
- South: A-2-2 and R-R (Resort and Recreation); and
- West: A-2-2.

EXISTING LAND USES

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

Surrounding Properties: Surrounding uses are as follows:

- North: Single-family residences;
- East: I-5 Freeway and single-family residences (City of Santa Clarita);
- South: Park and vacant property; and
- West: Vacant property.

PREVIOUS CASE/ZONING HISTORY

The current A-2-1, A-2-2 and C-3 zoning on the subject property became established on July 5, 1957, following the adoption of Ordinance No. 7168 which established the Newhall Zoned District.

Other cases previously filed on the subject property include a Conditional Certificate of Compliance which recorded on October 18, 1989. Other cases filed on the property include Zone Change Case No. 6466, Plot Plan No. 12113 and Plot Plan No. 17955, for which additional information could not be found at time of writing.

PROJECT DESCRIPTION

Vesting Tentative Tract Map No. 53653 and Conditional Use Permit No. 2005-00039-(5) Exhibit "A", dated July 11, 2006, depict a residential subdivision of 93 single-family lots, one multi-family lot with 93 attached senior condominium units in two buildings, five open space lots, one recreation lot, six public facility lots and one fire station lot on approximately 234.8 gross acres. The residential lots range in size from 9,350 square feet to 3.2 acres in size, with an overall average lot size of 21,048 square feet. Five open space lots and one recreation lot as well as the natural portions of six public facility lots and graded and landscaped slopes within single-family lots, comprise the project's 167.6 acres (71.4 percent) of open space. Fire station Lot No. 95 is approximately two acres in size.

Proposed street improvements include construction of curbs, gutters and sidewalks on The Old Road (eight feet along subject property, four feet wide on the east side of The Old Road). Improvements required by Los Angeles County Department of Public Works ("DPW") for internal Streets "A," "B," "C," "D," "E," "F," "G," "H," and "I" include full curb, gutter and sidewalks; the applicant is requesting permission to construct the alternate cross section which places the sidewalk adjacent to the roadway. Street lights as well as street trees are required for the development. "H" and "I" Streets are shown as 64-foot wide future streets for property to the west, which provides continued access for properties to the west that currently hold legal access easements over the subject property. A 60-foot wide tap street is also depicted from cul-de-sac "D" Street as a future street for property to the east.

Grading consists of 2,090,350 cubic yards of cut and fill to be balanced onsite. Flood hazards and natural drainage courses exist on the property. Other improvements include inlet and debris basins as well as retaining walls. The Gavin Canyon Trail is depicted through the subject property as a 12-foot wide trail with portions to be improved by the developer. Open space Lot Nos. 102 and 103 are proposed to be maintained by the homeowners' association; the remaining open space lots are proposed to be voluntarily dedicated by the applicant to a public agency.

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

SANTA CLARITA VALLEY AREA PLAN CONSISTENCY

The subject property is depicted within the Non-urban 2 ("N2"), Hillside Management ("HM") and Hillside Management/SEA ("HM/S") land use categories of the Santa Clarita Valley Area Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Approximately 66 acres lie within the N2 category, 96.2 acres lie within the HM category, and 72.7 acres within the HM/S category. The categories and hillside management policy together with the Plan's "¼ mile rule," which permits up to one dwelling unit within quarter-mile of urban designations, determine a maximum density for a property as 123 dwelling units. While the project exceeds the maximum permitted by the land use categories, a density bonus of up to 50 percent is requested for the senior development to yield a maximum of 185 dwelling units, which is consistent with paragraph c on page 33 of the Plan:

- c. For the provision of affordable housing as defined by County ordinance, density bonuses of up to 50 percent may be awarded in excess of density maximums specified in this plan.

The Plan contains many goals and policies that support its goals for orderly development in underutilized urban areas where services and infrastructure exist as well as wide ranging housing options at varying price ranges is being provided. While the proposed project depicts development within the SEAs, the project has been designed to avoid direct impacts to large oak groves and other significant sensitive species habitat. These undisturbed areas, which are the areas of the property best suited for native habitat restoration including riparian habitat restoration, will be retained within the open spaces lots proposed by the developer to be dedicated to a public agency and remain open space in perpetuity. Senior citizen housing is located close to The Old Road where public transportation options would be most available, and is proposed within an already existing graded location. The fire station location is also being provided to regionally serve as emergency service.

Applicable Plan Provisions

The following are excerpts of selected applicable Plan goals and policies:

LAND USE ELEMENT

"Consider residential densities as averages to allow for the clustering of development and/or transfer of unit credit as provided for in the Plan" (Policy 2.4, Page 13).

"Allow for density transfer (the rearrangement of allowed residential units among various land use classifications on a project site) as a means to attain plan goals such as preservation of hillsides, and to promote superior design and allow flexibility to respond to changing housing needs" (Policy 2.5, Page 13).

"Minimize disruption and degradation of the environment as development occurs, working with nature in the design of land uses so that they are compatible with natural environmental systems" (Policy 5.2, Page 14).

"Permit appropriate land uses that are compatible with the resource values present in identified Significant Ecological Areas" (Policy 5.4, Page 15).

HOUSING ELEMENT

"Encourage the development of socially and economically diverse communities" (Policy 2.6, Page 19).

ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT

"Encourage the clustering of residential uses in hilly and mountainous areas to minimize grading and to preserve the natural terrain where consistent with existing community character" (Policy 1.5, Page 25).

"Protect identified resources in Significant Ecological Areas (shown on the Land Use Policy Map) by appropriate measures including preservation, mitigation and enhancement" (Policy 2.1, Page 25).

"Require site level analysis of proposed development projects within Significant Ecological Areas to insure that adverse impacts upon resources within identified Significant Ecological Areas are minimized" (Policy 2.3, Page 25).

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

The Plan also provides guidelines for appropriate development in SEAs (Page 50):

- a. The development should be designed to be highly compatible with biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.
- b. The development should be designed to maintain waterbodies, watercourses, and their tributaries in a natural state.
- c. The development should be designed so that wildlife movement corridors (migratory routes) are left in a natural and undisturbed state.
- d. The development should retain sufficient natural vegetative cover and/or open space to buffer critical resource areas from the proposed use.
- e. Where necessary, fences or walls should be provided to buffer important habitat areas from development. However, solid wall fences may be prohibited, in favor of open-rail fencing, where wildlife migration is important.
- f. Roads and utilities serving the proposed development should be located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

CONDITIONAL USE PERMIT

Pursuant to Sections 22.56.010, 22.56.205, and 22.56.215 of the Los Angeles County Code ("County Code"), the applicant has requested a CUP, and submitted an Exhibit "A," to demonstrate compliance with requirements of hillside management, density controlled development, development within a SEA, and onsite project grading. Photos have been attached that depict a similar design that is anticipated for the senior citizen housing.

Approximately 154.5 acres of the subject property contain slopes steeper than 25 percent, and by exceeding the low density threshold of 24 dwelling units, a hillside management CUP is required to protect hillside resources. As the subject property is located within a non-urban area, a minimum of 70 percent open space is required. A total of approximately 167.6 acres or 71 percent of the subject property is proposed as open space within the following: open space Lot Nos. 103 through 107 (approximately 128.9 acres); recreation Lot No. 102 (1.39 acres); unpaved portions of public facility Lot Nos. 96 through 101 (22.7 acres); and both natural and graded slope areas within single family Lot Nos. 1 through 93 (14.8 acres).

The applicant also proposes a density controlled development design, where the lots are clustered rather than spread throughout the project site. The residential lots are smaller than the one-acre and two-acre minimum lot size required by the zoning. The proposed lot sizes are compatible and larger than those of surrounding properties, and the portions of the subject property that are not developed are to remain in permanent open space.

A CUP has been filed to ensure protection of resources in SEAs from incompatible development, and to provide a process for reconciliation of potential conflict within appropriate areas. Development is not precluded within SEAs, but rather the CUP is required to ensure to the extent feasible that remaining biotic resources are maintained, and enhanced where possible. The project site contains

58.48 acres within the Lyon Canyon SEA, of which 26.35 acres (45 percent) is proposed to be developed. The project also contains 17.54 acres within the Santa Susana Mountains SEA, of which 0.06 acres will be impacted by project grading (0.3 percent). Under the proposed SEA update as part of the County's General Plan update effort, the entire subject property would be located within an SEA.

The project also proposes 2,090,350 cubic yard of cut and fill to be balanced onsite. A CUP is required for onsite project grading that exceeds 100,000 cubic yards.

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

Hillside Management:

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

Development within an SEA:

- A. That the requested development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas; and
- B. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state; and
- C. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state; and
- D. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development; and.
- E. That where necessary, fences or walls are provided to buffer important habitat areas from development; and
- F. That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

The applicant's Burden of Proof responses are attached.

OAK TREE PERMIT

Pursuant to Section 22.56.2050 of the County Code, an oak tree report was most recently updated in September of 2006, and was submitted by Interface Management Services (arborist: Doug Nickles) and Trees, etc, a division of RDI and Associates, Inc. Of the 1,395 oak trees (including 81 heritage oaks) located on the property subject to the Oak Tree ordinance as identified in the September 2006 report, 216 (including 19 heritage oaks) are included in the associated Oak Tree Permit.

One hundred sixty-two (162) oak trees, including 13 heritage oaks on the applicant's site plan and Oak Tree Report, are proposed to be removed. Fifty-four (54) oak trees, including six heritage oaks, are proposed to be encroached within its protected zone due to potential impacts from construction.

Mitigation measures recommended by the County Forester/Fire Warden include replacement of oak tree removals at a rate of 2:1 (and 10:1 for heritage oaks) for a total of 428 mitigation trees. A rate of 2:1 is also required for any tree that dies as a result of a permitted encroachment.

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

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

The applicant's Burden of Proof responses are attached.

HOUSING PERMIT

The project was initially filed on June 2, 2005, and requested a CUP for a senior citizen housing density bonus in accordance with Section 22.56.202 of the County Code. The density bonus ordinance, which was adopted by the Board of Supervisors on August 8, 2006, became effective on

September 7, 2006. As the project was deemed a complete application on September 20, 2006, the density bonus ordinance applies to the proposed project and a discretionary housing permit is required. The Housing Permit was advertised by separate notice within the legal requirements.

Pursuant to Sections 22.52.1870, 22.56.2610 and 22.56.2800 of the County Code, the applicant has requested approval of a discretionary Housing Permit, and submitted supplemental information, for a density bonus of up to 50 percent for senior citizen housing.

The project's maximum density based on a slope density analysis, is calculated to be 123 dwelling units. With a senior citizen housing set-aside of 50 percent (62 dwelling units), the project is eligible to request up to 50 percent density bonus (62 units) for a project total maximum of 185 dwelling units.

A modification is also requested as part of the housing permit, to permit a maximum building height of 50 feet, which exceeds the maximum 35 feet permitted in the A-2-1 zone. Modification is also requested to provide less than required parking of 209 parking spaces (186 covered for residents, 23 for guest parking). Additional information has also been provided to substantiate that the modifications allows the housing to be economically feasible.

The applicant must meet the following burden of proof required for a discretionary housing permit:

- A. That the requested use at the location will not:
 - 1. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
 - 2. Be detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; or
 - 3. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. That the proposed site is adequately served:
 - 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
 - 2. By other public or private service facilities as are required.
- D. That the proposed project at the location proposed has been designed to be complementary to the surrounding area in terms of land use patterns and design.
- E. That the proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs.

The applicant's Burden of Proof responses are attached.

ENVIRONMENTAL DOCUMENTATION

In accordance with State and County California Environmental Quality Act ("CEQA") guidelines, a Draft EIR was prepared for the project. The Draft EIR concludes that certain potentially significant impacts are less than significant with implementation of the proposed mitigation measures in the

Mitigation Monitoring Program ("MMP"). However, the Draft EIR concludes that the project design and/or suggested conditions will result in significant residual and/or cumulative impacts in Aesthetics, Air Quality, Biological Resources, Geology, Noise, Cumulative Sheriff Services and Cumulative Solid Waste which cannot be mitigated. Copies of the Draft EIR were distributed to the Commission, and a copy of the Technical Appendices was available for the Commission to review.

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

- Geotechnical
- Water Quality
- Hazards
- Noise
- Cultural Resources
- Traffic
- Utilities
- Fire Services
- Library Service
- Schools
- Parks and Recreation

Mitigation measures have been incorporated into a Mitigation Monitoring Program ("MMP") to be implemented during the development of the property. Detailed information of the mitigation measures is included in the Executive Summary section as well as within the various sections of the Draft EIR, but include extensive mitigation measures include habitat restoration, removal of invasives, etc.

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

- Aesthetics
- Air Quality
- Biological Impacts
- Geology
- Noise
- Sheriff Services (cumulative)
- Solid Waste (cumulative)

Four alternatives to the project are also discussed in the Draft EIR as required by CEQA guidelines. These include: (1) No Project; (2) No Density Bonus; (3) Reduced Density; and (4) SEA/Oak Tree Avoidance. Each alternative is evaluated for potential impacts, and the environmentally superior alternative is identified.

Within this Draft EIR, Alternative No. 4 (Draft EIR dated September 2006, Page 6-22) is identified as the environmentally superior alternative. This alternative reduces the number of residences from 193 to 126 dwelling units, with 45 single-family lots depicted with 81 condominium units to the rear of the development footprint. The project eliminates direct impacts to both the Lyon Canyon and Santa Susana Mountains SEAs, minimizes development in hillside areas and reduces oak tree removals from 162 oak trees to 68 oaks (58 percent reduction). The grading footprint would also be reduced from 106.3 acres to 39 acres (63 percent reduction). Natural open space would also be increased from 127.8 to 193 acres (34 percent increase). This alternative eliminates the fire station lot as well as tap streets to adjacent properties to the east and west.

The technical appendices include geotechnical reports, an air quality impact analysis, biota report, traffic report, drainage concept, a noise impact analysis, water quality reports, cultural resources assessment, water supply study, sewer area study, wetland delineation, and agreements for school mitigation and fire station site.

The formal public review period for the Draft EIR was for a period of 45 days, from September 25, 2006 to November 8, 2006. All written comments received prior to the close of the public hearing will be considered in the Final EIR. Copies of written correspondence on the Draft EIR are attached.

As the project contains impacts that cannot be mitigated to less than significant, a Statement of Overriding Considerations would be required to be adopted with approval of the project.

COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the Tentative Tract and Exhibit "A" maps dated July 11, 2006, and recommends the attached conditions.

As the project is located with the Lyon Canyon and Santa Susana Mountains SEAs, the SEA Technical Advisory Committee ("SEATAC") reviewed the project for a total of five times: October 3, 2005; December 5, 2005; January 9, 2006; March 27, 2006; and November 6, 2006. Comments as documented in the attached SEATAC Minutes (except November 6, 2006, which are draft) include recommendations for larger suite of mitigation methods for impacts to sensitive species as well as stronger proposed mitigation through a homeowners' association and Covenants, Conditions and Restrictions (CC&Rs). Comments from SEATAC also included further review of wildlife movement, and that the proposed project as currently designed, does not meet the SEA Compatibility Criteria. The preferred project design from SEATAC is Alternative No. 4, as discussed above, as it addresses SEATAC's concerns by reducing direct impacts to various site constraints, and reducing many of the project's contributions to cumulative impacts on native species and animal movement.

Other comments and recommendations from County Departments and other agencies consulted during the environmental review process include Department of California Highway Patrol, California Department of Transportation (Caltrans), State of California Public Utilities Commission, Southern California Association of Governments (SCAG), and Los Angeles County Sanitation Districts. Comments include concern with increased traffic congestion on The Old Road and nearby on and off-ramps of the I-5 Freeway and resulting potential increase in emergency response times as well as acknowledgement of proposed turn lanes at the intersections of streets with freeway on- and off-ramps. Comments also included recommendations for rail safety near Metrolink's Antelope Valley right-of-way, comment that the project does not warrant comments from SCAG at this time, and additional comments and clarifications to text under the Sewer Service heading. Comments were also received from the Santa Monica Mountains Conservancy ("Conservancy") regarding the loss of habitat with the development of the project site as proposed. Alternative No. 4 is cited by the Conservancy as being able to achieve all of the project's objectives while significantly avoiding oak tree and SEA impacts. A fire station may still be incorporated with a design similar to Alternative No. 4, and all open space (minus areas requiring landscaped slopes or fuel modification) be dedicated in fee to a public agency concurrent or prior to subdivision recordation.

All written comments received prior to the close of the public hearing will be considered in the Final EIR. Copies of written correspondence regarding the Draft EIR are attached.

VESTING TENTATIVE TRACT MAP NO. 53653
CONDITIONAL USE PERMIT CASE NO. 2005-00088-(5)
OAK TREE PERMIT CASE NO. 2005-00039-(5)
HOUSING PERMIT CASE NO. 2006-00001-(5)
Staff Report

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On September 21, 2006 approximately 254 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property. The public hearing notice was published in The Signal and La Opinion on September 25, 2006. The Housing Permit was separately advertised with notices mailed, and advertised in the same newspapers on October 15, 2006. The Draft EIR was available for review at the Newhall Library, Valencia Library and Canyon Country Jo Anne Darcy Library beginning September 25, 2006. Project materials, including a tentative tract map, site plan, and recommended conditions, were received at the Newhall Library on October 16, 2006. The public hearing notice was posted on the subject property fronting The Old Road on September 25, 2006. Public hearing materials were also posted on the Department of Regional Planning’s website.

The applicant presented the project proposal before the West Ranch Town Council on April 5, 2005; September 7, 2005; February 8, 2006; April 6, 2006; and November 1, 2006. A letter has been provided from the West Ranch Town Council indicating their support of the project, and is attached. The applicant also presented the project before the Santa Clarita Valley Trails Advisory Committee (SCVTAC) on July 27, 2006. The applicant presented the project including a presentation on trails and trailhead.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

Correspondence has been received from adjacent property owners regarding the project. Concerns expressed in the correspondence include lack of access being provided by this project to adjoining properties to the west and northwest, and a desire to retain horsekeeping abilities on the proposed single-family lots. Additional correspondence include information from the applicant regarding communications with an adjacent property owner regarding access. All correspondence received at time of writing has been attached.

STAFF EVALUATION

The Plan contains many goals and policies that require development be appropriately designed and implemented based on the resources and constraints of the property. The Plan also encourages clustered development to retain hillsides and minimize grading, and provision of housing and particularly senior and affordable housing. Required minor changes to the project include a reduction of one single-family unit to be consistent with the maximum permitted, including the the density bonus.

There are several key factors in consideration of this project:

Density Bonus – Senior Citizen Housing

The project’s maximum density based on a slope analysis of existing land use categories, including higher density for areas within ¼-mile of urban designations, is 123 dwelling units. A density bonus for senior citizen housing is requested up to 50 percent, or an additional 62 dwelling units, to yield a total maximum of 185 dwelling units. The project as proposed would require at minimum, a reduction of one unit to be consistent with the maximum.

The recently adopted density bonus ordinance was intended as the County’s implementation tool for state-mandated affordable housing and senior citizen housing density bonus provisions countywide.

The ordinance was intended to enhance local incentives for production of affordable housing and senior citizen housing, and is consistent with the General Plan's goals for a wide range of housing types in sufficient quantity for persons or households with special needs, including senior citizens. The density bonus ordinance was prepared in coordination with the County's Housing Advisory Committee and Community Development Commission, and adopted by the Board of Supervisors on August 8, 2006.

A senior citizen density bonus of 20 percent, or an additional 25 dwelling units, would have been permitted by an administrative housing permit for a qualified senior citizen housing development. As proposed, the project requires a discretionary housing permit to allow up to a 50 percent bonus as well as modifications to development standards of the existing A-2 zone. Parking reductions that are requested have also been included within this housing permit as a modification.

Significant Ecological Areas

SEAs were designated as part of the General Plan policy with intent to preserve the County's significant ecological resources and habitat areas in viable and natural conditions. This includes resources necessary to support preservation, restoration and enhancements efforts; and competing priorities between resource preservation and other critical public needs. Therefore, the General Plan "(sought) to provide a process for reconciling specific conflicts between proposed land use and the preservation of identified (SEAs)" (General Plan, Page LU-A12). Therefore, while the CUP is not intended to preclude development within an SEA, it is to ensure to the maximum extent possible that those resources that exist on the subject property are protected and even enhanced.

The proposed project contains portions of both the Lyon Canyon and Santa Susana Mountains SEAs, and proposes varying impacts to both SEAs from grading and potential fuel modification. These SEAs were designated for its oak woodland and chaparral communities as well as coastal sage scrub. The proposed project as designed, has avoided large oak groves and retains 88 percent or 1,233 oak trees onsite as well as 78 percent or 31.9 acres of the onsite oak woodland. The project will also set aside 123.6 acres of natural open space that can also serve as habitat restoration as dictated by the California Department of Fish and Game and Army Corps of Engineers (please see Exhibit 5.6-22 of the Draft EIR, Page 5.6-133). Ephemeral (i.e. seasonally flowing) tributaries that exist on the subject property would be affected by the development although impacts to drainage can be mitigated to less than significant with culverts, debris and desilting basins to reduce flooding potential. The project will also impact wildlife paths as stated in the Draft EIR, and the project proposes mitigation that includes mitigation measures associated with restoring native vegetation, reducing noise, and conditions of approval for preservation and/or maintenance. Fences may be incorporated within the project design to buffer important habitat areas from development (balanced with the need to allow small animals ingress and egress as necessary). As proposed, "A" Street traverses Lyon Creek as Lyon Creek bisects the property.

The preferred project design from SEATAC is Alternative No. 4, as discussed above, as it addresses SEATAC's concerns by reducing direct impacts to various site constraints, and reducing many of the project's contributions to cumulative impacts on native species and animal movement. The development footprint is limited to the northern portions of the site, and reduced impacts to SEA would enhance the project design. This may include reduction in the impacts within the Lyon Canyon SEA by more closely clustering development to create a smaller footprint.

Access

The subject property contains easements for ingress and egress to the adjacent property to the west. These easements have been relocated, and provided through public "A" street from The Old Road as well as 64 foot-wide tap streets "H" Street and "I" Street. Slope easements have also been provided for the future construction of these streets.

A 60-foot wide future street has also been depicted as a tap street to the east from cul-de-sac "D" Street. This was added at the request of the Los Angeles County Fire Department to provide additional circulation. The project currently has two points of access from The Old Road, "A" Street and "E" Street, and from the intersection of "A" Street and "E" Street depicts a maximum of 71 single-family units would be served by a single means of access. Second units would not be permitted within this development as the second unit ordinance, Section 22.52.1720, prohibits second units within an SEA or on land with a natural slope of 25 percent or more of which all proposed lots contain.

Based on information provided by the applicant, the subdivision design will not create parcels without legal access, or land-locked parcels. The development will remain ungated and all streets within the development are proposed as full public streets. Correspondence has been received that indicate that existing access through the subject property would be eliminated with the development; it appears that legal access to that subject property exists to the north but additional information would be required and for the applicant to respond.

Significant Environmental Impacts

The project as analyzed in the Draft EIR will result in significant impacts that cannot be mitigated to:

- Aesthetics
- Air Quality
- Biological Impacts
- Geology
- Noise
- Sheriff Services (cumulative)
- Solid Waste (cumulative)

A Statement of Overriding Considerations is required to be adopted if the project is approved. Additional information from the applicant, beyond what has been provided within the burdens of proof, may be requested for your Commission in consideration of the project.

FEES/DEPOSITS

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

California Department of Fish and Game:

1. Processing fee of \$875.00 associated with the filing and posting of a Notice of Determination with the County Clerk, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

Fire Department:

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

Department of Regional Planning, Impact Analysis:

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

Department of Regional Planning, Zoning Enforcement:

4. Cost recovery deposit of \$750.00 to cover the cost of five recommended zoning enforcement inspections. Additional funds would be required if violations are found on the subject property.

STAFF RECOMMENDATION

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

If your Commission feels the project is consistent with the Plan, meets all requirements of the zoning ordinance and meets the necessary findings for approval, staff recommends that the Commission close the public hearing with minor changes (minimum reduction of one unit), indicate their intent to approve the project and direct staff to prepare the final documents.

Suggested Motion: "I move that the Regional Planning Commission close the public hearing, and with minor changes as indicated during the public hearing, indicate our intent to certify the EIR and adopt Statement of Overriding Considerations and approve Vesting Tentative Tract Map No. 53653, Conditional Use Permit No. 2005-00088, Oak Tree Permit No. 2005-00039 and Housing Permit No. 2006-00001; and direct staff to prepare the findings and conditions, and Final EIR."

OR

"I move that the Regional Planning Commission close the public hearing, and approve the project as depicted an alternative in the Draft EIR, indicate our intent to certify the EIR and adopt Statement of Overriding Considerations and approve Vesting Tentative Tract Map No. 53653, Conditional Use Permit No. 2005-00088, Oak Tree Permit No. 2005-00039 and Housing Permit No. 2006-00001; and direct staff to prepare the findings and conditions, and Final EIR."

Attachments:

- Draft Conditions
- Conditional Use Permit Burdens of Proof
- Oak Tree Permit Burden of Proof
- Housing Permit Burden of Proof
- Vesting Tentative Tract Map No. 53653
- Conditional Use Permit Case No. 2005-00088 Exhibit "A"
- Land Use Map
- Correspondence
- SEATAC Minutes
- Applicant's Supplemental Information

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 53653 (Rev.)

TENTATIVE MAP DATED 07-11-2006
EXHIBIT MAP DATED 07-11-2006

The following reports consisting of 20 pages are the recommendations of Public Works.

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

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

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Prior to final approval of the tract 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.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Quitclaim or relocate easements running through proposed structures.
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.
11. Reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
12. 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.
13. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
14. Show open space note and dedicate residential construction rights over the open space lots.
15. 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.

16. 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.
17. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
18. 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 ^{HW} Henry Wong
tr53653L-rev4.doc

Phone (626) 458-4915

Date 09-11-2006



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

TRACT NO. 53653

**TENTATIVE MAP DATED 07/11/06
EXHIBIT MAP DATED 07/11/06**

DRAINAGE CONDITIONS

1. Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
2. Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
3. A hydrology study and a detailed hydraulic analysis (HEC-RAS) for design of drainage facilities/delineation of flood hazard is required. Hydrology study must be submitted and approved prior to submittal of improvement plans. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
4. Provide fee title lot for desilting inlets to the satisfaction of the Department of Public Works.
5. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
6. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
7. Contact the Corps of Engineers to determine if a permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
8. A maintenance permit is required from the State Department of Fish and Game, the Corps of Engineers, and the State Water Resources Control Board for debris basins with a minimum capacity of 5,000 cubic yards. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
9. Prior to approval of any grading, storm drain, or other improvement plan and prior to recordation of any final map for this subdivision, notarized drainage covenants, in a form approved by Public Works, shall be obtained from all impacted offsite property owners, as determined by Public Works, and shall be recorded by the applicant. The number of offsite drainage covenants will be determined by Public Works based on hydrology and hydraulic studies which must be prepared by the applicant's consultants and submitted to Public Works for review and approval, in a format acceptable to Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite drainage covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.
10. This site is located in Zone "A" per the Federal Flood Insurance Rate Map. Public Works, Watershed Management Division (626) 458-4322, should be contacted to obtain procedures for revising the flood insurance rate map once the storm drain facilities are constructed. Encroachment into FEMA Zone "A" is not permitted prior to obtaining a Conditional Letter of Map Revision (CLOMR) from FEMA.



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

TRACT NO. 53653

TENTATIVE MAP DATED 07/11/06
EXHIBIT MAP DATED 07/11/06

11. A process for revising the County Floodway Map must be completed to the satisfaction of the Department of Public Works.
12. Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 06/08/06 to the satisfaction of Public Works.

=====

GRADING CONDITIONS:

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

Name Ernesto Rivera Date 08/29/06 Phone (626) 458-4921
ERNESTO J RIVERA

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 . 53653
SUBDIVIDER Warner Bros. Entertainment, Inc.
ENGINEER Daly Owens Group
GEOLOGIST & SOILS ENGINEER Pacific Soils Engineering, Inc.
TENTATIVE MAP DATED 7/11/06 (Revised)
LOCATION Santa Clarita
REPORT DATE 4/11/06, 3/10/04

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

- [X] The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- [X] A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- [X] All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- [] A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- [X] The Soils Engineering review dated 9/5/06 is attached.

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

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

Prepared by  Reviewed by _____ Date 9/5/06
Geir R. Mathisen

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 8.2
Job Number LX001129
Sheet 1 of 1

Tentative Tract Map 53653
Location Santa Clarita
Developer/Owner Warner Brothers Entertainment inc.
Engineer/Architect Daly Owens Group
Soils Engineer Pacific Soils Engineering, Inc. (102453-T)
Geologist Same as above

DISTRIBUTION:

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

Review of:

Revised Tentative Tract Map Dated By Regional Planning 7/11/06
Soils Engineering and Geologic Report Dated 4/11/06, 3/10/04
Previous review sheet dated 5/9/06

ACTION:

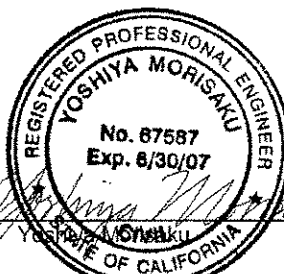
Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. At the grading plan review stage, provide additional shear strength test results of various materials (in particular, shear strength parameters of the along bedding materials, fill materials for proposed buttresses and keyways, etc.) required for additional stability analyses as indicated below.
2. At the grading plan review stage, provide additional stability analyses for slopes based on a 40-scale to substantiate those proposed at 100-scale. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards.
3. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

- A. THE ON-SITE SOILS ARE SEVERELY CORROSIVE TO FERROUS METALS.
- B. THE ON-SITE SOILS ARE CORROSIVE TO CONCRETE.
- C. THE ON-SITE SOILS HAVE A MEDIUM TO HIGH EXPANSION POTENTIAL.



Yoshiya Morisaku
Reviewed by _____

Date 9/5/06

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh\53653TentTe

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. The minimum centerline radius is 250 feet on all local streets with 60 feet of right of way.
4. Permission is granted to provide a minimum 200 feet centerline radius on "F" Street in the vicinity of Lot 90 to the satisfaction of Public Works.
5. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highways or industrial collectors). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.
6. 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.
7. 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. Maintain a minimum centerline radius of 400 feet on "D" Street at "C" Street along intersections with reversing curves and compound curves.
8. 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.

9. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
10. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
11. 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.
12. 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.
13. Provide intersection sight distance for a design speed of:
 - a. 40 mph (415 feet) on "A" Street from "D" Street (northeasterly direction), from "C" Street (both directions), and from "H" Street (both directions); and
 - b. 30 mph (310 feet) on "E" Street from "A" Street (southeasterly direction and on "F" Street from "A" Street (northwesterly direction).

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. 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 ultimate TC or F/L 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 ultimate TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline. Measure 6-feet from centerline or from the median curb (when present).

14. Depict all line of sight easements on the landscaping and grading plans.
15. Provide property line return radii of 13 feet at all local street intersections to the satisfaction of Public Works.
16. Provide property line return radii of 27 feet at the intersection of local streets with The Old Road to the satisfaction of Public Works.
17. Dedicate right of way 40 feet from centerline per the latest I.E.C. alignment on The Old Road per C.S.B. 5037.

18. Dedicate right of way 32 feet from centerline on "A" Street.
19. Dedicate right of way 30 feet from centerline on "B" Street, "C" Street, "D" Street from "A" Street to the cul-de-sac bulb, "E" Street, and "F" Street plus additional right of way for a standard cul-de-sac bulb.
20. Dedicate right of way 29 feet from centerline on "G" Street plus additional right of way for a standard cul-de-sac bulb.
21. Make an offer of future right of way 32 feet from centerline on "H" Street, "I" Street (the two westerly tap streets). Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
22. Make an offer of future right of way 30 feet from centerline on "D" Street from the cul-de-sac bulb to the easterly property boundary. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
23. Dedicate slope easements on "H" Street, "I" Street (the two westerly tap streets), and "D" Street from the cul-de-sac bulb to the easterly property boundary to the satisfaction of Public Works.
24. Dedicate vehicular access rights on The Old Road for open space lots 105 and 106, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
25. Dedicate the right to restrict vehicular access on fire station lot 95.
26. Repair any broken or damaged pavement on along the property frontage on The Old Road.
27. Construct curb, gutter, base, and pavement within the tract boundaries on The Old Road, including the offsite portion of The Old Road adjacent to the easterly tract boundary, and all interior streets.
28. Construct full-width sidewalk along the property frontage on The Old Road.
29. Construct sidewalk (5 feet sidewalk adjacent to the curb or adjacent to the property line) on all interior streets to the satisfaction of Public Works. Permission is granted to use the alternate street section on all interior streets. Construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.

30. Construct any parkway improvements (sidewalk, driveways, curb ramps, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements to the satisfaction of Public Works.
31. 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 The Old Road and all interior streets.
33. Construct off-site transition pavement for a 65 mph design speed on The Old Road in the vicinity of the southerly and northerly property line to the satisfaction of Public Works.
34. Provide and install street name signs prior to occupancy of buildings.
35. Install postal delivery receptacles in groups to serve two or more residential lots.
36. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring within the tract boundaries on The Old Road and all interior streets to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.

- (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
 - c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
 - d. For acceptance of street light transfer of 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. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
37. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway
38. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

39. Comply with the traffic mitigation measures as indicated in the attached letter dated February 6, 2006 from our Traffic and Lighting Division to the satisfaction of Public Works.
40. Prepare detailed 1" = 40' scaled signing and striping plans for The Old Road, "A" Street, and "E" Street to the satisfaction of Public Works.
41. Install traffic signals or contribute towards the installation of traffic signals and prepare 1" = 20' scaled traffic signal plans for all intersections (both on-site and off-site) affected by this subdivision as indicated in the attached letter dated 05-22-2006 from our Traffic and Lighting Division to the satisfaction of Public Works.
42. Prior to final map approval, pay the fees established by the Board of Supervisors for the Lyons Avenue/McBean Parkway Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of final map recordation. The current applicable fee is \$2,700 per factored unit and is subject to change.
43. Prior to approval of the final map, if any improvements constructed by the subdivider are included as District improvements in the Lyons Avenue/McBean Parkway Bridge and Major Thoroughfare Construction Fee District, then the cost of such improvements may be credited against the project's District fee obligation if approved by Public Works. If the amount to be credited exceeds the subdivider's fee obligation, the subdivider may use the excess credits to satisfy the fee obligation of another project within the District, transfer the credit to another subdivider within the District, or be reimbursed by the District at the discretion of Public Works if funds are available. If District improvements are constructed after approval of the final map, the subdivider will receive credit equal to the cost of such improvements, which may be used to satisfy the fee obligation for another project within the District, transferred to another subdivider within the District, or reimbursed at the discretion of Public Works.



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

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

IN REPLY PLEASE
REFER TO FILE: T-4

February 6, 2006

Mr. Daryl Zerfass, P.E.
Austin Foust Associates, Inc.
2223 Wellington Avenue, Suite 300
Santa Ana, CA 92701

Dear Mr. Zerfass:

LYONS CANYON
TENTATIVE TRACT NO. 53653
TRAFFIC IMPACT ANALYSIS (NOVEMBER 2005)
SANTA CLARITA AREA

The Lyons Canyon Project is located on approximately 232 acres immediately west of The Old Road and north of the intersection of The Old Road and Calgrove Boulevard in the unincorporated County of Los Angeles area of Santa Clarita.

The proposed project consists of 96 single-family detached homes, 90 senior condominium homes, a neighborhood park, fire station, and open space. The proposed project is estimated to generate approximately 1,261 vehicle trips daily, with 90 and 121 trips generated during the a.m. and p.m. peak hours, respectively.

Access to the project site is through two new roadways that intersect with The Old Road and extend west into the project site. The first roadway, A Street, intersects with The Old Road approximately 3,500 feet north of Calgrove Boulevard and will function as the primary access point for the site. The second roadway, E Street, intersects with The Old Road approximately 1,100 feet south of the A Street intersection.

The following project site access improvements shall be the sole responsibility of the project. These improvements shall be in place concurrently with the installation of the curb, gutter, and first lift of asphalt pavement of the on-site street improvements.

FILE COPY

A Street-TT53653 (Future) at The Old Road

North approach: One through lane and one shared through/right-turn lane (add one shared through/right-turn lane).

South approach: Two through lanes and one left-turn lane (add one left-turn lane and one through lane).

West approach: One left-turn lane and one right-turn lane (add one left-turn lane and one right-turn lane).

The project shall be responsible for the design, procurement, and installation of a traffic signal at A Street-TT53653 intersecting The Old Road, which serves as the access points to the project. The project shall enter into a secured agreement with Public Works for the cost of the traffic signal. This amount, which is estimated to be \$210,000 (Reference Table I). The traffic signal shall be installed when warranted.

E Street-TT53653 (Future) at The Old Road

North approach: One through lane and one through/right-turn lane (add one through lane).

South approach: One through lane and one shared through/right-turn lane (add one shared through/right-turn lane).

West approach: One right-turn lane (add one right-turn lane).

Detail signal and striping plans along project frontage and the above-mentioned improvement shall be prepared and submitted to Public Works for review and approval.

We generally agree with the study that the traffic generated by the project alone will not significantly impact County or County/City intersections in the area. However, the cumulative traffic generated by the project and other related projects will significantly impact the following County intersections. The project shall contribute its proportionate share of the cost for the following cumulative mitigation measures:

I-5 Southbound at Marriott and Pico Canyon Road

West approach: Two through lanes and one shared through/right-turn lane (add a third through lane).

Mr. Darly Zerfass
February 6, 2006
Page 3

East approach: A left-turn lane, two through lanes, and one shared through/right-turn lane (convert the right-turn lane to a shared through/right-turn lane).

Project share: 4.0 percent.

I-5 Southbound Ramps at Calgrove Boulevard

Install traffic signal (Reference Table I).

West approach: One through lane and one shared through/right-turn lane (add a second through lane).

East approach: Two through lanes and one left-turn lane (add a second through lane).

Project share: 20.3 percent.

The Old Road at Pico Canyon Road

West approach: One left-turn lane, two through lanes, and one shared through/right-turn lane (convert the right-turn lane to a shared through/right-turn lane).

Project share: 3.3 percent.

Chiquella Lane at The Old Road

Install traffic signal (Reference Table I).

North approach: One left-turn lane and one right-turn lane (add a right-turn lane).

Project share: 48.3 percent.

The project shall submit conceptual plans and a feasibility study for all mitigation measures to our Land Development Review Section for review and approval.

Table I
(Signal Share)

| Intersections | Signal Cost | Proportionate Share | Cost |
|-----------------------------------|-------------|---------------------|-----------|
| I-5 SB Ramp at Calgrove Boulevard | \$250,000 | 20.3 percent | \$50,750 |
| Chiquella Lane at The Old Road | \$210,000 | 48.3 percent | \$101,430 |
| The Old Road at A Street-TT53653 | \$210,000 | 100 percent | \$210,000 |

We also agree with the study that the cumulative traffic generated by the project and other related projects will significantly impact the following City intersection. The project is solely responsible for the following improvement.

I-5 Northbound Ramps at Lyons Avenue

West approach: Two left-turn lanes and two through lanes (add a second left-turn lane).

We agree with the study that the project will not have any significant impact to the Congestion Management Program monitored locations in the area.

We recommend that a copy of the latest tract map showing internal circulation and access locations to and from the project shall be submitted to our Land Development Review Section.

Caltrans shall be consulted to obtain their written concurrence with the California Environmental Quality Act (CEQA) level of significance determination. If Caltrans finds that the project has a CEQA significant impact on the I-5 Freeway, Caltrans shall be requested to include the basis for this finding in their response. If fees are proposed to mitigate the freeway impact, Caltrans shall be requested to identify the specific project to which the fees will apply. These written comments from Caltrans shall be submitted to Public Works.


We recommend that the study also be reviewed by the City of Santa Clarita for potential CEQA impacts within their jurisdiction. Written comments from the City shall be submitted to Public Works.

Mr. Daryl Zerfass
February 6, 2006
Page 5

For questions regarding the traffic study, please contact Ms. Marian Tadrous of our Traffic Studies Section at (626) 300-4848. For questions regarding the feasibility study and cost estimate, please contact Mr. Sam Richards of our Land Development Review Section at (626) 300-4842.

Very truly yours,

DONALD L. WOLFE
Director of Public Works



WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division


MT:cn

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cc: Caltrans (Cheryl Powell)
City of Santa Clarita (Ian Pari)
Department of Regional Planning (Daryl Koutnik)

bc: Land Development (Witler, Wong)

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. Install off-site sewer main line to serve this subdivision to the satisfaction of Public Works.
3. Install sewer main line between "A" street and "E" street in The Old Road to serve this subdivision to the satisfaction of Public Works.
4. A sewer area study for the proposed subdivision (PC11897AS, dated 07-11-2006) was reviewed and approved. No additional mitigation measures are required. 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.
5. 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.
6. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.

HW
Prepared by Gregory Sommer
tr53653s-rev4.doc

Phone (626) 458-4921

Date 08-17-2006

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. If necessary, install off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. 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 multi-family/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.

HW
Prepared by Juan M Sarda
tr53653w-rev4.doc

Phone (626) 458-4921

Date 08-30-2006



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

R.P. - Susie

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 53653 Map Date July 11, 2006, Ex. A

C.U.P. _____ Vicinity Map 3322D

- 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: See additional page 1 for additional access requirements. Additional page 2-3 are the requirements for the Fire Station Site per FD Planning Section.

By Inspector: Janna Masi Date September 13, 2006

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 53653 Tentative Map Date July 11, 2006, Ex. A

Revised Report YES

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is 2500 gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing 1250 gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
 Install 18 public residential fire hydrant(s). Install 4 public multi-family/commercial fire hydrant(s).
 Install private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 - Location: As per map on file with the office.
 - Other location: Fire hydrant locations to be determined on approved access.
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: THE TENTATIVE MAP IS NOT APPROVED AT THIS TIME, UNTIL ALL CONDITIONS HAVE BEEN APPROVED. Required fire flow for the public multi-family/commercial fire hydrants at this location is 5000 gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow. Fire Department's Fire Prevention Engineering will set the private/on-site fire hydrant locations within the multi-family lot and may reduced the required 5000 gpm fire flow of the public fire hydrants during the building plan check phase.

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

By Inspector Janna Masi Date September 13, 2006



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS

ADDITIONAL PAGE

SUBDIVISION NO. **TR 53653**

PAGE NO. **1**

- 1 Gated access that has an ingress and egress shall comply with the following: Each gate shall be a minimum width of 20' wide, the key pad shall be located a minimum distance of 50' from the right-of-way, also provide a 32' turning radii after the keypad and prior to the gate. Indicate compliance on the exhibit "A", prior to the tentative map clearance.
- 2 IN LIEU OF THE REQUIRED SECONDARY ACCESS, THE FOLLOWING CONDITIONS WILL APPLY: ALL NEW CONSTRUCTION SHALL BE FULLY FIRE SPRINKLERED IN ACCORDANCE WITH NFPA 13.
- 3 Access to the senior housing lot shall be as follows, provide 28' of vehicular access to within 150' of all exterior walls. Said access shall be parallel to two sides of the proposed structures. Compliance shall be indicated on either the Exhibit "A" or the C.U.P. prior to the tentative map clearance.
- 4 Due to the proposed driveway lengths for the senior multiple housing development, fire department turnarounds are required. The turnarounds designs shown on the Ex. A are not adequate. Turnarounds shall be designed to the Ladder Truck Standards. Indicate compliance on the Ex. A.
- 5 Show all turning radii have a 32' centerline turning radius. Indicate compliance on the Ex. A.
- 6 Identify plantings within the proposed entry roundabout.
- 7 Clarify if parking is covered or uncovered.

By Inspector: *Janna Mas...*

Date: September 13, 2006



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commerce, California 90040

**LAND DEVELOPMENT UNIT REQUIREMENTS
ADDITIONAL PAGE**

SUBDIVISION NO. **TR 53653**

PAGE NO. **2**

CONDITIONS OF APPROVAL – VTTM 53653
FIRE STATION SITE REQUIREMENTS

DEVELOPER shall convey an improved FIRE STATION SITE to the DISTRICT (actual title to be transferred to "Consolidated Fire Protection District of Los Angeles County") prior to the issuance of the building permit for the 50th unit for VTTM 53653⁽¹⁾. DEVELOPER shall improve the FIRE STATION SITE at its sole cost and expense (the only compensation due the DEVELOPER is a credit for developer fees equal to the appraised value of the improved site as provided through a Developer Fee Credit Agreement⁽²⁾). Improvements shall include:

1. The FIRE STATION SITE shall have a net buildable pad of 1.26 acres (gross lot size is 2± acres).
2. Grading of the FIRE STATION SITE net buildable pad must meet the following requirements: a level pad that measures 225' (width, fronting a public street) X 242' (depth). The pad shall be graded to +/- 0.1 and tops and toes of slopes to +/- 0.3. The minimum pad dimensions shall be free of any easements, building set backs (front, rear and sides), slopes or any other conditions that would restrict full use of the net pad area. The gross acres / square footage to be provided will be calculated based on the net pad requirements outlined above and any additional property that will be conveyed to the DISTRICT. The site is to be graded in relation to the street or streets which front the site such that the emergency vehicle egress driveway can be constructed with a maximum 2% slope and the return driveway can be constructed with a maximum 5% slope. The above driveways begin at the fronting public street and become level at an imaginary 40-foot setback.
3. A two-inch diameter domestic water line installed to a DISTRICT approved meter location with a jumper and meter box. Point of connection shall extend into the FIRE STATION SITE a minimum of 5'0" from Back of Curb (BOC). DEVELOPER will obtain and provide the DISTRICT with a Will Serve letter from the water purveyor.
4. A one-inch irrigation water line (reclaimed if available) installed to a DISTRICT approved meter location with a jumper and meter box. Point of connection shall extend into the FIRE STATION SITE a minimum of 5'0" from the BOC. DEVELOPER will obtain and provide the DISTRICT with a Will Serve letter from the water purveyor.
5. A fire hydrant on site at a location directed by the DISTRICT.
6. A six-inch diameter fire sprinkler service line installed to a DISTRICT approved location. Point of connection shall extend into the FIRE STATION SITE a minimum of 5'0" from the BOC, with a shut-off valve located within a public street.
7. A sewer lateral (fixture count to be provided by the DISTRICT) installed to a DISTRICT approved location. Point of connection shall extend into the FIRE STATION SITE a minimum of 5'0" from the BOC. DEVELOPER will obtain and provide the DISTRICT with a Will Serve letter from the permitting agency.
8. A storm drain connection (sized to accommodate both onsite and offsite drainage) installed to a DISTRICT approved location. The invert of the storm drain pipe must be at an elevation that allows for collection of all surface flows and piped drainage systems. Point of connection shall extend into the FIRE STATION SITE a minimum of 5'0" behind the BOC.
9. Electric (loading to be provided by the DISTRICT), telephone (number of pairs to be provided by the DISTRICT), television cable, fiber optics (if available), and gas connections stubbed to DISTRICT approved locations. Points of connections shall extend into the FIRE STATION SITE a minimum of 5'0" from the BOC.

By Inspector: Janina Masi

Date: September 13, 2006



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS ADDITIONAL PAGE

SUBDIVISION NO. **TR 53653**

PAGE NO. **3**

CONDITIONS OF APPROVAL – VTTM 53653 FIRE STATION SITE REQUIREMENTS

10. All offsite street improvements adjacent to the FIRE STATION SITE which at a minimum shall include curbs, gutters, sidewalks, driveway approaches (maximum of three), traffic signs, street lights, and median breaks with turn lanes at both the emergency vehicle egress driveway and the emergency vehicle ingress driveway.
11. Installation of two traffic signals that allow for safe access from the emergency egress driveway onto the adjacent public roadways. Traffic signal number one will be installed on A Street fronting the FIRE STATION SITE and traffic signal number two will be installed at the intersection of A Street and The Old Road. Both signals will be designed to include interconnects to the fire station that allows for an emergency override of the signal controllers. Traffic signals must be installed by the time the FIRE STATION SITE is operational.
12. The Completion of a Phase I Site Assessment and, if warranted, a Phase II Site Assessment, and removal or remediation of any hazardous materials located in, upon, or on the FIRE STATION SITE, as required by all applicable federal, state and local laws (to be provided at the completion of all required site improvements).
13. Proof of full compliance with the "California Environmental Quality Act" for the development and operational impacts of a first responder fire station.
14. Remediation of any defects of the property to the satisfaction of the DISTRICT.
15. Any other requirements as reasonably determined by the DISTRICT that are necessary before construction of a fire station can begin on the FIRE STATION SITE.
16. **The FIRE STATION SITE shall be free of any soils and geological hazards and must be located outside of the Los Angeles County 50-year capital flood zone. The soils and geology reports must include language that states that the site has meet the requirements of the California Geological Survey (CGS) – Note 48 "Checklist for the Review of Engineering Geology and Seismology Reports for California Public Schools, Hospitals, and essential Services Buildings".**
17. **The FIRE STATION SITE shall be free of easements, except as expressly approved by the DISTRICT. The developer must provide the DISTRICT with a current American Land Title Association survey (ALTA).**
18. The FIRE STATION SITE shall not contain slopes or hillsides for the DISTRICT to maintain. The developer must arrange for the sloped area to be maintained by a third party, such as a landscaping / maintenance district, at no cost to the DISTRICT.
19. Provide the DISTRICT with the information outlined on the attached "Request for Information" (RFI) form.
 - (1) Developer shall provide a copy to and receive approval of the title language for the FIRE STATION SITE from the Fire Department Planning Division prior to Land Development's final map clearance.
 - (2) Prior to a developer fee credit being issued, an agreement must be approved by the Los Angeles County Fire District. No refunds of developer fees are made for any building permits issued prior to developer fee credit issuance. This agreement takes approximately 30 days to process after DEVELOPER has submitted approved copies to the DISTRICT.

Revised: February 21, 2006

By Inspector: Juana Masi

Date: September 13, 2006



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



PARK OBLIGATION REPORT

| | | | | |
|----------------------|-------|--------------------------|---------------|---------------------------|
| Tentative Map # | 53653 | DRP Map Date: 07/11/2006 | SCM Date: / / | Report Date: 09/14/2006 |
| Park Planning Area # | 35A | NEWHALL / VALENCIA | | 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: | 1.49 |
| IN-LIEU FEES: | \$409,455 |

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$409,455 in-lieu fees.

Trails:

See also attached Trail Report. GAVIN CANYON TRAIL - For trail requirements, please contact Ken Slu, Trails Coordinator at (213) 351-5135.

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

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

By: 
James Barber, Advanced Planning Section Head

Supv D 5th
September 18, 2006 07:14:38
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

| | | | | |
|----------------------|-------|-------------------------|---------------|--------------------------|
| Tentative Map # | 53653 | DRP Map Date:07/11/2006 | SMC Date: / / | Report Date: 09/14/2006 |
| Park Planning Area # | 35A | NEWHALL / VALENCIA | | Map Type:REV. (REV RECD) |

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

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

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

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

Total Units = Proposed Units + Exempt Units

| | People* | Goal 3.0 Acres / 1000 People | Number of Units | Acre Obligation |
|-------------------------|---------|---------------------------------|-----------------|-----------------|
| Detached S.F. Units | 3.23 | 0.0030 | 93 | 0.90 |
| M.F. < 5 Units | 2.29 | 0.0030 | 0 | 0.00 |
| M.F. >= 5 Units | 2.11 | 0.0030 | 93 | 0.59 |
| Mobile Units | 1.74 | 0.0030 | 0 | 0.00 |
| Exempt Units | | | 0 | |
| Total Acre Obligation = | | | | 1.49 |

Park Planning Area = 35A NEWHALL / VALENCIA

| Goal | Acre Obligation | RLV / Acre | In-Lieu Base Fee |
|-----------|-----------------|------------|------------------|
| @(0.0030) | 1.49 | \$274,802 | \$409,455 |

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

| Acre Obligation | Public Land Crdt. | Priv. Land Crdt. | Net Obligation | RLV / Acre | In-Lieu Fee Due |
|-----------------|-------------------|------------------|----------------|------------|-----------------|
| 1.49 | 0.00 | 0.00 | 1.49 | \$274,802 | \$409,455 |



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

Russ Guiney, Director

September 18, 2006

**NOTICE OF TRAIL REQUIREMENT
FOR TRACT MAPS AND PARCEL MAPS**

Tentative Tract Map #: 53653

Date on Map: June 11, 2006

Provide a 12 foot wide easement with dirt surface trail bed for the Gavin Canyon Trail to the satisfaction of the Department of Parks and Recreations' Standards. Because of the necessity to show the trail alignment as it pertains to topographical lines, trail grade shall not exceed 10%, except in areas where this standard would result in excessive switchbacks. In this instance, grades to a maximum of 15% shall be permitted for distances of less than 300 feet. Trail shall be graded so the tread is outsloped along the entire length, at a maximum of 2% cross-slope. All information pertaining to trail requirements must be shown on the Tentative Parcel Map.

This Tentative Map is approved with the following conditions before final map recordation:

- X TRAIL EASEMENTS MUST BE CALLED OUT "LOS ANGELES COUNTY RIDING AND HIKING TRAIL EASEMENT" ON THE FINAL MAP.
- X IDENTIFY PORTIONS OF TRAIL THAT WILL BE CONSTRUCTED AS PART OF DEVELOPMENT AND PROVIDE CALL OUTS FOR THESE PORTIONS TO HAVE TRAIL EASEMENTS DEDICATED TO "LOS ANGELES COUNTY RIDING AND HIKING TRAIL EASEMENT".

Dedications and the exact following language should be shown for trail dedications on the first phase of final map.

Title Page: We hereby dedicate to the County of Los Angeles a 12 foot wide easement for Riding and Hiking purposes for the Gavin Canyon Trail.

- X IF A WAIVER IS FILED, A PLAT MAP DEPICTING THE TRAIL MUST ACCOMPANY THE WAIVER.

For any questions concerning trail alignment or other trail requirements, please contact Ken Slu at (213) 351-5135.

Ken Slu
Ken Slu, Trails Coordinator

**Lyons Canyon Ranch
Conditional Use Permit Burden of Proof**

A. That the requested use at the location proposed will not:

- 1) Adversely affected the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
- 2) Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
- 3) Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed project would be located within the immediate vicinity of a variety of land uses including: large single-family estate housing, agricultural activities, parkland (Towsley Canyon park), open space (Towsley Canyon Park), commercial office uses, and smaller lot detached single-family dwellings. Although there is not a singular land use type in the immediate vicinity, there is a noticeable suburban and semi-rural character throughout the different array of nearby land uses. A feeling of openness, natural beauty, and rural design themes create this character.

In order to remain consistent with the surrounding area and ensure that the project: (1) will not adversely affect the health peace, comfort or welfare of community members, (2) negatively affect the value and/or enjoyment of nearby property, (3) or jeopardize the public health, safety or general welfare, the proposed project incorporates a mix of uses that are consistent the surrounding commercial, residential, and open space uses. Larger lot estate housing is proposed in the southern portion of the development. This housing component will be semi-rural in character consistent with the adjacent open space lands managed by the Santa Monica Mountains Conservancy. The northern portion of the subject site will include smaller lot detached homes, attached condominiums, and active/passive recreational opportunities. These will be consistent with the suburban character of the surrounding communities of Stevenson Ranch, will include recreational amenities such as active parks and trails, and thus will serve to perpetuate the use, enjoyment and value of other persons located in the vicinity of the site. The proposed project will also include a fire station site located in the northeast corner of the site, which will ensure the preservation of public health and safety.

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

The subject site is approximately 234 acres in size. The subject site can adequately accommodate proposed development of 96 detached single-family residences, and 90 multi-family condominiums consistent with Title 21 and Title 22 of the Los Angeles County Code. The proposed project will be consistent with the site's General Plan Land Use and Zoning Designations and will therefore include the permitted yard areas, wall heights, boundary fences, landscaping requirements, and parking and loading facilities.

C. The propose site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service as are required.

Future residents of the proposed project will utilize the Old Road and the I-5 Freeway as the primary access routes to the subject property. Both the Calgrove and Lyons Avenue freeway interchanges provide direct access to the subject site via the Old Road. The I-5 Freeway and the Old Road are designed with sufficient capacity to convey the project's anticipated traffic without creating a significant impact. Interior roadways are designed consistent with County of Los Angeles roadway design criteria. Right-of-way widths for interior streets are proposed at 64 feet, and 60 feet. Both a primary ("A" Street) and secondary means ("E" Street) of access to the Old Road is proposed. These two roadways meet the vehicle circulation requirements established by the Los Angeles County Fire Department.

Other public services, such as law enforcement, fire prevention, water, sewer, library services, education, and solid waste would either provided by the appropriate County of Los Angeles Agency (i.e. County of Los Angeles Sheriff, County of Los Angeles Fire Dept., LA County Sanitation District, and Los Angeles County Public Library), appropriate private company (i.e. Valencia Water Company), or state agency (i.e. Newhall School District, and William S. Hart Union School District). An analysis of public services impacts was completed as part of the Environmental Impact Report. This report concluded that all public services could be provided to the proposed project without significantly impacted the servicing agency.

Lyons Canyon Ranch
Density Controlled Development Conditional Use Permit Burden of Proof

A. That the requested use at the location proposed will not:

- 1) Adversely affected the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
- 2) Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
- 3) Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed project would be located within the immediate vicinity of a variety of land uses including: large single-family estate housing, agricultural activities, parkland (Towsley Canyon park), open space (Towsley Canyon Park), commercial office uses, and smaller lot detached single-family dwellings. Although there is not a singular land use type in the immediate vicinity, there is a noticeable suburban and semi-rural character throughout the different array of nearby land uses. A feeling of openness, natural beauty, and rural design themes create this character.

In order to remain consistent with the surrounding area and ensure that the project: (1) will not adversely affect the health peace, comfort or welfare of community members, (2) negatively affect the value and/or enjoyment of nearby property, (3) or jeopardize the public health, safety or general welfare, the proposed project incorporates a mix of uses that are consistent the surrounding commercial, residential, and open space uses. Larger lot estate housing is proposed in the southern portion of the development. This housing component will be semi-rural in character consistent with the adjacent open space lands managed by the Santa Monica Mountains Conservancy. The northern portion of the subject site will include smaller lot detached homes, attached condominiums, and active/passive recreational opportunities. These will be consistent with the suburban character of the surrounding communities of Stevenson Ranch, will include recreational amenities such as active parks and trails, and thus will serve to perpetuate the use, enjoyment and value of other persons located in the vicinity of the site. The proposed project will also include a fire station site located in the northeast corner of the site, which will ensure the preservation of public health and safety.

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

The subject site is approximately 234 acres in size. The subject site can adequately accommodate proposed development of 96 detached single-family residences, and 90 multi-family condominiums consistent with Title 21 and Title 22 of the Los Angeles County Code. The proposed project will be consistent with the site's General Plan Land Use and Zoning Designations and will therefore include the permitted yard areas, wall heights, boundary fences, landscaping requirements, and parking and loading facilities.

C. The propose site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service as are required.

Future residents of the proposed project will utilize the Old Road and the I-5 Freeway as the primary access routes to the subject property. Both the Calgrove and Lyons Avenue freeway interchanges provide direct access to the subject site via the Old Road. The I-5 Freeway and the Old Road are designed with sufficient capacity to convey the project's anticipated traffic without creating a significant impact. Interior roadways are designed consistent with County of Los Angeles roadway design criteria. Right-of-way widths for interior streets are proposed at 64 feet, and 60 feet. Both a primary ("A" Street) and secondary means ("E" Street) of access to the Old Road is proposed. These two roadways meet the vehicle circulation requirements established by the Los Angeles County Fire Department.

Other public services, such as law enforcement, fire prevention, water, sewer, library services, education, and solid waste would either provided by the appropriate County of Los Angeles Agency (i.e. County of Los Angeles Sheriff, County of Los Angeles Fire Dept., LA County Sanitation District, and Los Angeles County Public Library), appropriate private company (i.e. Valencia Water Company), or state agency (i.e. Newhall School District, and William S. Hart Union School District). An analysis of public services impacts was completed as part of the Environmental Impact Report. This report concluded that all public services could be provided to the proposed project without significantly impacted the servicing agency.

**Lyons Canyon Ranch
Hillside Management and Significant Ecological Area Burden of Proof**

A. Hillside Management Areas (Section 22.56.215 F.1)

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

The proposed project would be located within the immediate vicinity of a variety of land uses including: large single-family housing, agricultural activities, parkland (Towsley Canyon park), open space (Towsley Canyon Park), commercial office uses, and smaller detached single-family dwellings. Although there is not a singular land use type in the immediate vicinity, there is a noticeable suburban and semi-rural character throughout the different array of nearby land uses. A feeling of openness, natural beauty, and predominantly residential design themes create this character.

The development envelope proposed for the Lyons Canyon site was designed with the intent of preserving the safety of future residents. All proposed development areas will be constructed on competent building pads created with the compacted cut and fill. The Geotechnical Investigation completed for the proposed project has confirmed that the project can be feasibly constructed without creating unacceptable geologic hazards, seismic hazards, and/or slope instability. Therefore, the project will protect the safety of current and future residents.

The proposed project includes the construction of a fire station building site. This site would be developed pursuant to County of Los Angeles Fire Department specifications and thus would improve response times in and around the project area.

The project's drainage plan includes the construction of debris basins, catch basins, storm drains, other drainage facilities (such as adequately sized culvert crossings), construction related BMPs and structural BMPs which will improve the quality of water entering downstream areas. These drainage improvements will also reduce the potential for on and off-site flooding, mud-flows and soil erosion. The proposed project landscaping will include native vegetation will also reduce the potential for on and off-site erosion, mudflows, and flooding through its direct influence on soil water retention, surface soil stability, and erosion control.

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

The project has been designed to be highly compatible with the biotic, cultural, scenic, and open space resources of the area. The majority of on-site natural areas have been set aside as either permanent open space and/or passive recreational areas, including the most pristine on-site waterbodies/wetlands in the central portion of the property, significant ridgeline and viewshed areas within the southern and eastern portions of the property, oak woodlands throughout the site, and other sensitive habitat areas. The project's proposal to preserve approximately 167 acres of undisturbed and disturbed open space (approximately 71 percent of the site) confirms the development's commitment to natural resource conservation.

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

The areas of development located approximately 0.6 miles north of the project site include a variety of both neighborhood shopping and regional shopping and commercial facilities. Recreational opportunities are also located within ¼ mile of the subject site. State (Schools), County (police, fire, wastewater, and solid waste), and private agencies (water) would provide services to the proposed project. As described in the Environmental Impact Report prepared for the project, the project can be adequately served by all of the applicable service agencies.

The project design, including the provision of much needed senior housing, active/passive recreation areas, additional single-family housing, development of a fire station site to improve health and safety, and the construction of regional public improvements are all consistent with the goals and policies of the Los Angeles County General Plan.

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

The proposed project avoids substantial intrusion into areas identified as significant ridgelines and scenic viewshed areas. These areas are primarily located along the south eastern and central portions of the property. Views into the site from surrounding areas will be maintained, while the interior development design provides for aesthetically pleasing residential neighborhoods, complimented by existing oak woodlands, mountainous terrain, and streams/wetlands. A complex network of on-site trails is also proposed, which will link not only new members of the community to the on-site amenities, but will provide a connection point to adjacent open space areas and nearby commercial services.

B. Significant Ecological Areas (Section 22.56.215 F.2)

1. The requested development is design to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas;

The majority of on-site natural areas have been set aside as either permanent open space and/or passive recreational areas, including on-site waterbodies/wetlands, significant ridgeline and viewshed areas, oak woodlands, and other sensitive habitat areas. Overall, the project proposes to preserve approximately 167 acres of undisturbed and disturbed open space (approximately 71 percent of the site). Located within this open space area are the majority of on-site oak woodlands (30.56 acres or 79 percent), on-site streams and waterbodies (16.26 acres or 66 percent), and other significant biological habitats comprised of coastal sage scrub, chaparral, and native grasslands (70.64 acres or 54 percent). On-site landscaping is also proposed, which will include native and/or non-invasive plant specimens designed to create aesthetically pleasing communities while being compatible with the surrounding native habitat.

Two SEA's (No.'s 63 and 20) traverse the subject property. Approximately 80 total acres within the subject property have been designated as SEAs 63 and 20. The proposed project will preserve 69.2 acres (86 %) of these sensitive habitat areas. These sensitive habitat areas will be preserved in perpetuity through inclusion into the proposed open space lots. These areas will be restricted from future development via an appropriate recordable legal instrument. The most high-value biological habitat present within these two SEAs will not be disturbed at all by the proposed project, as these areas are outside of the development envelope.

The requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state;

The majority of on-site waterbodies, watercourses, and their tributaries have been set aside as either permanent open space and/or passive recreational areas. The project proposes to preserve approximately 167 acres of undisturbed and disturbed open space (approximately 71 percent of the site). A detailed breakdown of impacts to riparian habitat under Army Corps of Engineer (ACE) and Department of Fish and Game (DFG) jurisdiction is provided below.

Approximately 4.75 acres of wetland habitat under the jurisdiction of the ACE exists on the subject property. The proposed project will preserve 3.9 acres (82 %) of this habitat and thus substantially maintain wetland functions on-site. A total of 15.51 acres of riparian habitat under the jurisdiction of the DFG is present on the subject site. The proposed project will preserve 9.77 acres (63%) of on-site riparian habitat. In addition, the project proposes to implement a habitat enhancement program to improve wetland functions within already disturbed areas and re-create wetlands on-site to ensure the project will comply with the "no net loss" wetlands policies adopted by DFG and the ACE.

2. The requested development is designed to that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state;

The project site presently provides high quality wildlife habitat that supports numerous travel routes for wildlife movement. In particular, drainages on the project site are natural conduits of wildlife movement whether in a natural setting or surrounded by development. Lyon Canyon Creek and the unnamed drainage in the southeastern corner of the site are tributaries of the South Fork of the Santa Clara River, and both flow beneath I-5 toward the Santa Clara River. These watercourses are concrete channels as they pass underneath I-5. They provide connections between the east and west sides of I-5. However, these connections do not likely serve as viable wildlife crossings for many mammals or reptiles and amphibians because of the extended distances beneath I-5 lead to existing developments and cover is very limited in this reach. Established wildlife corridors occur in the region of the project site; however, neither the east-west or north-south wildlife corridors cross the project site.

The proposed dedication of on-site open space will be nearby known migratory paths (including the Lyons Canyon SEA # 63 and Santa Susana Mountains SEA # 20). The proposed project proposes to preserve the natural habitat areas directly adjacent to these two SEAs, thereby preserving the linkage between known wildlife movement corridors. In addition, appropriately sized drainage structures are proposed in development areas that could potentially limit wildlife movement into and out of the subject site.

3. The requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development;

The majority of on-site waterbodies, watercourses, and their tributaries have been set aside as either permanent open space and/or passive recreational areas. The project proposes to preserve approximately 167 acres of natural open space (approximately 71 percent of the site). In addition, low level lighting will be utilized within development areas to ensure that on-site wildlife is not significantly impacted by the proposed development during nighttime hours.

4. Where necessary, fences or walls are provided to buffer important habitat areas from development;

All proposed development areas adjacent to important on-site habitat areas will be fenced off from human and domestic animal intrusion. Designated trail head, and staging areas will be provided within the proposed development to reduce the potential for unnecessary intrusion into the preserved natural habitat areas.

5. Roads and utilities serving the proposed development are located and designed to not conflict with critical resources, habitat areas or migratory paths.

Project access will be provided by a roadway system designed to LA County Standards. The proposed circulation system is located outside of the critical on-site waterbodies and streams and on-site oak woodlands. Therefore, critical natural resources, and wildlife movement corridors will be maintained in their natural state. Implementation of an intensive habitat enhancement program combined with a non-invasive landscaping program will also help to ensure the suppression of many on-site invasive species and ultimately improve wildlife movement, critical resource values, and migratory paths when compared to existing conditions.

**Lyons Canyon Ranch
Oak Tree Permit Burden of Proof**

- 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;

Construction of the proposed project will not endanger the health of remaining on or off-site oak trees. The proposed project has been designed to minimize environmental impacts to the project site, while designing a reasonable project in compliance with the County's General Plan, Land Use and Development Code, and the Santa Clarita Valley Area Plan. Moreover, the project site has been designed with the utmost sensitivity towards existing oak woodlands. The majority of on-site oak woodlands will be maintained as part of the project. All work performed in the protected zones and/or driplines of the remaining trees will be done using hand implements only; the use of mechanized equipment is prohibit except where absolutely necessary. This work will be completed under the supervision of a certified arborist approved by the County of Los Angeles. Any canopy pruning for structural or clearance purposes, including deadwood removal, will be performed by or under the direction of a certified arborist. Appropriate fencing, as required by the County of Los Angeles, will be placed around all trees proposed for preservation.

- B. 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 can not be satisfactorily mitigated;

Natural drainage courses and natural grades around oak trees proposed for preservation shall not be altered. Surface runoff from adjacent areas shall be directed away from preservation areas and shall not increase runoff to those areas. Water shall not be allowed to pond or accumulate within the drip line of any oak tree. The proposed project's drainage plan and stormwater pollution prevention plan contains the appropriate erosion control and drainage devices on-site to ensure that on and off-site runoff will not result in substantial soil erosion, diversion, and/or increased flow of surface waters.

- C. In addition to the above facts at least one of the following findings apply:

- 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:

- a) Alternative Development plans cannot achieve the same permitted density or that the costs of such alternative would be prohibitive.

The proposed project has been designed to minimize environmental impacts to the project site, while designing a reasonable project in compliance with the County's General Plan, Land Use and Development Code, and the Santa Clarita Valley Area Plan. The subject site's topographical and other physical limitations such as on-site wetlands, significant ridgelines, scenic viewsheds, unstable soils, etc. should be considered when determining reasonable use and conforming use the property. In order to minimize impact, the project was designed to preserve a significant amount of open space within central, southern, western and eastern portions of the site. These areas contain the majority of on-site wetlands, significant ridgelines, Coast Live Oak woodlands, and contain the steepest on-site topography. In addition the project is designed to minimize the visual impact to the Old Road and the I-5 Freeway corridor by limiting the amount of development along the eastern portion of the site adjacent to the Highway.

After providing the open space to the south, west, and east and locating development to ensure preservation of significant ridgelines, oak woodlands, and on-site wetlands a limited amount of land is remaining to develop the project site. Within this limited development (approximately 90 of 234 acres) envelope, the Fire Department requires (for proper emergency response and access) two means of access at specified widths and grades. In order to design two means of ingress/egress meeting grade requirements, development of the valley's in the north and the hillside area in the south is required to limit the proposed oak tree removals. In addition, the geotechnical report prepared for the project requires significant soil remediation, including removal and recompaction, which also requires the removal of a number of oak trees.

Thus, alternative designs would ultimately result in greater oak tree impacts, greater impacts to on-site wetlands, greater soil remediation, greater ridgeline impacts, and ultimately unsustainable construction costs.

Lyons Canyon Ranch
Burden of Proof for Discretionary Review of Housing Permit
Section 22.56.2820 (A)

The Lyons Canyon project proposes construction of 93 single-family dwelling units and 93 condominiums for seniors 55 and older on a 234.8 acre site. Pursuant to the County's recently updated development code, the 93 condominiums for seniors requires documentation of consistency with the statements below.

(A). In addition to providing the information required in the application by Section 22.56.2800 and meeting the requirements for qualified projects, an applicant for a discretionary housing permit shall substantiate to the satisfaction of the commission the following facts:

1. That the requested use at the location proposed will not:

- a) Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
- b) Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
- c) Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed 93 condominiums for seniors would be located within the immediate vicinity of a variety of land uses including: large single-family estate housing, agricultural activities, parkland/open space (Towsley Canyon Park), commercial office uses, and single-family dwellings. Although there is not a singular land use type in the immediate vicinity, there is a noticeable suburban and semi-rural land use character throughout the surrounding area.

The senior housing land use is proposed in the northeastern portion of the subject site, adjacent to the proposed fire station site and adjacent to existing commercial office and existing residential uses. The development of the condominiums for senior housing is compatible with these adjacent land uses. Aesthetically pleasing architecture/urban design, ample landscaping, and significant building setbacks will ensure that persons residing or working in the surrounding areas will not be adversely affected by the proposed development. Moreover, to address the potential nuisance of temporary fire station operation in relatively close proximity to the senior housing units and the existing residential uses along Sagecrest Circle, a number of noise mitigation measures are required as part of the Draft Environmental Impact Report (such as required installation of exterior windows with sound reducing glass, prohibition of 2nd and 3rd floor balconies or other open exterior areas along buildings wall adjacent to fire station, closed air conditioning systems, and substantial building setbacks to allow for adequate attenuation of noise). These measures, combined with the fact that fire truck siren noise is almost always temporary in nature, will further ensure the continued health, peace, comfort, or welfare of persons residing in the proposed senior housing units and the existing residential/commercial uses located north of the proposed project.

The proposed condominium dwellings will be for sale at market rates and therefore will not negatively affect the value of the surrounding single-family residences. Private and public recreational facilities, as well as undisturbed open space will be provided as part of the development, and thus will serve to perpetuate the use, enjoyment and value of other persons located in the vicinity of the site.

The developer will be required to obtain all required development permits prior to initiation of site construction and pass all inspections during site construction, thus ensuring the proper development of building pads, graded slopes, required drainage facilities, domestic water and sewer facilities, vehicle parking and circulation, landscaping, lighting, and all residential structures. Moreover, the Environmental Impact Report prepared for the proposed project requires the implementation of mitigation measures designed to reduce project-related impacts both during and after construction. All of these factors help ensure that the project does not jeopardize, endanger or constitute a menace to the public health or safety. These factors also help ensure that the project will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.

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

The subject site is approximately 9.3 acres in size. The 93 age-restricted condominiums will be provided in two multi-story buildings. The subject site is of appropriate size and can accommodate the County's setback, landscaping, and vehicle circulation requirements consistent with Title 21 and Title 22 of the Los Angeles County Code. The proposed project will be consistent with the site's General Plan Land Use and Zoning Designations and will therefore include the permitted yard areas, wall heights, boundary fences, appropriate level of architectural quality, landscaping requirements, and loading facilities to insure integration with the surrounding area.

3. The proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - b. By other public or private services as are required.

Future residents of the proposed project will utilize the Old Road and the I-5 Freeway as the primary access routes in and out of the subject property. Both the Calgrove and Lyons Avenue freeway interchanges provide direct access to the subject site via the Old Road. According to the project's Environmental Impact Report, the I-5 Freeway and the Old Road were designed with sufficient capacity to convey the project's anticipated traffic without creating a significant impact. The project does include further improvements to The Old Road and other area intersections to help handle both project-related traffic and future traffic associated with impending growth. Interior roadways are designed consistent with County of Los Angeles roadway design criteria. Right-of-way widths for interior streets are proposed at 64 feet, and 60 feet. Both primary and secondary means of access to the Old Road are provided via "A Street" and "E Street". These two roadways meet the vehicle circulation requirements established by the Los Angeles County Fire Department.

Other public services, such as law enforcement, fire prevention, water, sewer, library services, education and solid waste will either be provided by the appropriate County of Los Angeles Agency (i.e. County of Los Angeles Sheriff, County of Los Angeles Fire Dept., LA County Sanitation District, and Los Angeles County Public Library), appropriate private company (i.e. Valencia Water Company), or state agency (i.e. Newhall School District, and William S. Hart Union School District). An analysis of public services impacts was completed as part of the Environmental Impact Report.

4. That the proposed project, at the proposed location, has been designed to compliment the surrounding area in terms of land use patterns and design.

Approximately 10.25 acres of the 234.8 acre Lyons Canyon project site have been designated for the construction of 93 age-restricted condominiums. The site is, or is proposed to be, surrounded by single-family residences and commercial offices to the north, a Los Angeles County Fire Station site, The Old Road, and the I-5 Freeway to the east and single-family residences and open space to the west and south. Aesthetically pleasing architecture, landscaping and recreational amenities are proposed as part of the project design to ensure a level of design quality consistent with (i) the remaining 93 single-family residences proposed by the project; and (ii) the existing commercial and residential uses within the Sunset Pointe community of Stevenson Ranch. The buildings will be setback over 700 feet from the nearest existing single-family residence within Sunset Pointe. Moreover, approximately 4.5 acres of undisturbed open space will be preserved within the 10.25 acre development area. This area will provide a significant open space buffer between existing and proposed uses.

5. That the proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs.

According to the County's 1998-2005 Housing Element, the housing construction needs for the unincorporated area of Los Angeles County totaled 52,232 dwelling units. Of that 52,232 units, 25,835 are needed in the above-moderate income range. During that short-term planning period, it was estimated that Los Angeles County issued buildings permits for construction of only 21,682 of the 52,232 housing units needed. The continued increase in the County's population, combined with limited availability of land suitable for new housing will exacerbate the current housing shortage. In addition, it is estimated that within the next 25 years, approximately 70 million people within the United States will be 65 years old or older. A large portion of this demographic will be seeking different types of housing, including housing that offers more of a "maintenance free" lifestyle, such as condominiums or townhouses. The 93 condominiums for seniors 55 and over proposed as part of the Lyons Canyon project will help meet the housing needs of this market segment, by providing low maintenance condominium living with private recreational amenities and convenient access to neighborhood services.

RECORDING REQUESTED
BY:

RECORDING FEES EXEMPT PURSUANT
TO GOVERNMENT CODE SECTION
27383

WHEN RECORDED MAIL TO:

(Space Above for Recorder's Use Only)

**AGREEMENT TO RESTRICT RESIDENCY IN ACCORDANCE
WITH CALIFORNIA CIVIL CODE SECTION 51.3**

BETWEEN

**THE COUNTY OF LOS ANGELES,
a political subdivision of the State of California**

AND

**WESTERN PACIFIC HOUSING, INC. – LYONS CANYON PARTNERS, LLC
a Delaware limited liability company**

**AGREEMENT TO RESTRICT RESIDENCY IN ACCORDANCE
WITH CALIFORNIA CIVIL CODE SECTION 51.3**

This Agreement to Restrict Residency in Accordance with California Civil Code Section 51.3 (“Agreement”) is made effective as of _____, _____ (“Effective Date”), by and between the County of Los Angeles, a political subdivision of the State of California (“County”), and Western Pacific Housing – Lyons Canyon Partners, LLC, a Delaware limited liability company (“Developer”). County and Developer may hereinafter be referred to individually as “Party” and collectively as “Parties.”

RECITALS

A. Developer is the owner of that certain real property situated in the County of Los Angeles, the legal description of which is attached hereto as Exhibit “A” (“Property”). The Developer has applied to the County for approvals to develop the Property for residential purposes (“Project”), including, without limitation, approval of Vesting Tentative Tract Map No. 53653 for the Property (“Tract 53653”), containing a total of 186 dwelling units.

B. Developer has proposed to construct an age-restricted, “senior citizen housing development” on 93 of the proposed Tract 53653 units, as more particularly depicted on Exhibit “B” attached hereto (the “SCHD Units”), and the County has agreed to process Developer’s entitlement applications, including for an allowable density bonus, on the basis that the Project will include the SCHD Units.

C. County has requested that Developer enter into this Agreement so that, if the Project is approved by the County, Developer will be required to restrict the residency of the SCHD Units in accordance with the provisions of California *Civil Code* section 51.3.

NOW, THEREFORE, the Parties agree as follows:

ARTICLE I.

RESIDENCY RESTRICTION FOR SCHD UNITS.

1.1 Age-Restriction on SCHD Units. Upon approval of the proposed Project by County, the Developer agrees to restrict the residency of the SCHD Units in accordance with the provisions of California *Civil Code* section 51.3, the federal Fair Housing Act amendments of 1988 and the Housing for Older Person Act of 1995, as the same now exist or may hereafter be amended.

1.2 Declaration of Covenants, Conditions and Restrictions. Prior to transferring title to any SCHD Units to a third party homebuyer, Developer agrees to record a Declaration of Covenants, Conditions and Restrictions, consistent with this Agreement, that requires the persons

commencing any occupancy of a SCHD Unit to include at least one senior citizen (55 years of age or older) who intends to reside in the unit as his or her primary residence on a permanent basis. The Declaration of Covenants, Conditions and Restrictions recorded by Developer shall be in accordance with the provisions of California *Civil Code* section 51.3, the federal Fair Housing Act amendments of 1988 and the Housing for Older Person Act of 1995, as the same now exist or may hereafter be amended.

ARTICLE II.

EFFECTIVE DATE AND RECORDATION.

2.1 Effective Date. This Agreement shall be effective and binding upon its recordation in the Official Records of the County of Los Angeles, which shall occur upon the occurrence of both of the following two conditions precedent: (1) the Project is approved by the County and the statute of limitations for any CEQA or other legal challenge to that approval has expired without the filing of any legal challenge; and (2) Developer has acquired fee title to the Property.

2.2 Covenants Running With the Land. Upon recordation, this Agreement, and all of the rights, duties, powers, covenants, conditions, restrictions and obligations contained in this Agreement, shall burden that portion of the Property containing the SCHD Units as identified in Exhibit "B" (the "Age-Restricted Properties"), and shall be binding upon, and inure to the benefit of, all current and future owners of any portion of the Age-Restricted Properties, enforceable as equitable servitudes and constituting covenants running with the land pursuant to applicable law.

ARTICLE III.

RIGHTS UPON DEFAULT.

3.1 Events of Default. Any failure by either party to observe or perform any of the covenants, conditions or obligations of this Agreement, which failure continues uncured for a period of thirty (30) days following written notice of such failure from the other party, shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence ("Default Notice") shall specify the nature of the alleged failure and, where appropriate, the manner in which said failure may be cured. If the nature of the alleged failure is such that it cannot reasonably be cured within the 30-day period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed a cure within such 30-day period. If the alleged default is timely cured pursuant to the terms of this Section 3.1, then no default shall exist and the party issuing the Default Notice shall take no further action.

3.2 Cure. With respect to any default under Section 3.1 above, each non-defaulting party shall have the right, but not the obligation, to cure such default by the payment of money or the performance of some other action for the account of and at the expense of the defaulting party.

3.3 Waivers. No waiver by any party of any default under this Agreement shall be effective or binding on such party unless made in writing by such party and no such waiver shall be implied from any omission by a party to take action in respect to such default. No express written waiver of any default shall affect any other default or cover any other period of time other than any default and/or period of time specified in such express waiver. One or more written waivers of any default under any provision of this Agreement shall not be deemed to be a waiver of any subsequent default in the performance of the same provision or any other term or provision contained in this Agreement.

3.4 Remedies. Subject to the provisions of this Agreement, each non-defaulting party shall have the right to prosecute any proceedings at law or in equity against any defaulting party hereto, or any other person, violating or attempting to violate or defaulting upon any of the provisions contained in this Agreement, and to recover damages for any such violation or default. Such proceeding shall include the right to restrain by injunction any violation or threatened violation by another of any of the terms, covenants, or conditions of this Agreement, or to obtain a decree to compel performance of any such terms, covenants, or conditions, it being agreed that the remedy at law for a breach of any such term, covenant, or condition (except those, if any, requiring the payment of a liquidated sum) is not adequate. All of the remedies permitted or available to a party under this Agreement or at law or in equity shall be cumulative and not alternative, and invocation of any such right or remedy shall not constitute a waiver or election of remedies with respect to any other permitted or available right or remedy.

ARTICLE IV.

MISCELLANEOUS PROVISIONS.

4.1 Transfer and Encumbrance. In its sole discretion, Developer may sell or encumber the Property or a portion thereof, in an improved or unimproved condition, through any means, including, but not limited to, deed, mortgage, deed of trust, or other security device. Neither this Agreement nor any breach of this Agreement shall defeat, invalidate, diminish, or impact the lien or priority of any deed, mortgage, deed of trust, or other security device.

4.2 Negation of Partnership. None of the terms or provisions of this Agreement create a partnership between or among the Parties in their respective businesses or otherwise, or constitute the Parties as joint venturers or members of any joint enterprise.

4.3 No Third Party Beneficiary. The provisions of this Agreement are for the exclusive benefit of the Parties, and their successors and assigns, and not for the benefit of any third person, and this Agreement does not confer any rights, express or implied, upon any such third person.

4.4 Amendment. Except as otherwise specified in this Agreement, this Agreement may be canceled, modified or amended in whole or in part only by a written instrument, executed by all Parties.

4.5 Force Majeure. If completion of performance of any act is delayed by reason of acts of God, war, civil commotion, acts of government (other than arising out of a failure or breach of an obligation, representation or warranty by the applicable party), riots, strikes, picketing, or other labor disputes, damage to work in progress by casualty, or by other cause beyond the reasonable control of a party (financial inability, imprudent management and negligence excepted), then the specified time for performance shall be extended by the amount of the delay actually so caused.

4.6 Severability. Invalidation of any provision contained in this Agreement, or of the application thereof to any person, by judgment or court order, shall not affect any other provisions hereof, or the application thereof to any other person or circumstance, and the same shall remain in full force and effect, unless enforcement of this Agreement as so invalidated would be unreasonable or grossly inequitable under all the circumstances, or would frustrate the purposes of this Agreement.

4.7 Further Assurances. The Parties agree to provide reasonable assistance to the other and cooperate to carry out the intent and fulfill the provisions of this Agreement. Each of the Parties shall promptly execute and deliver all documents and perform all acts as necessary to carry out the matters contemplated by this Agreement.

4.8 Exhibits. The Exhibits to which reference is made herein are deemed incorporated into this Agreement in their entirety whether or not they are actually attached.

4.9 Notices. Any notice to a party shall be in writing and given by delivering the same in person, or by sending the same by registered, certified or "Express" mail, return receipt requested, with postage prepaid, or overnight delivery service or by facsimile with confirmation delivered by U.S. mail or overnight delivery, as follows:

Developer: Western Pacific Housing, Inc., a Delaware corporation, formerly known as Schuler Homes, Inc, successor by merger to Western Pacific Housing Development Limited, a California limited partnership.
21300 Victory Blvd., Suite 700
Woodland Hills, CA 91367
Fax No. (818) 251-5719
Attention: Rick Coop

With a copy to: Stowell, Zeilenga, Ruth, Vaughn & Treiger LLP
2815 Townsgate Road, Suite 330
Westlake Village, CA 91361
Fax No. (805) 446-1490
Attention: Richard S. Zeilenga, Esq.

County: Department of Regional Planning
County of Los Angeles
Hall of Records (13th Floor)
320 West Temple Street
Los Angeles, CA 90012
Fax No. (213) 626-0434
Attention: James E. Hartl, AICP
Director of Planning

With a copy to: Office of the County Counsel
Los Angeles County
648 Kenneth Hahn Hall of Admin.
500 West Temple Street
Los Angeles, California 90012
Fax No. (213) 617-7182
Attention:

A party may change its mailing address at any time by giving written notice of such change to the other party in the manner provided herein at least ten (10) days prior to the date such change is effected. All notices under this Agreement shall be deemed given, received, made or communicated on the date personal delivery is effected or, if mailed or sent by courier, on the delivery date or attempted delivery date shown on the return receipt.

4.10 Entire Agreement. This Agreement and the Exhibits hereto contain all the representations and the entire agreement between the Parties with respect to the subject matter hereof. Any prior negotiations, correspondence and memoranda are superseded in total by this Agreement and Exhibits hereto.

4.11 Construction and Interpretation. The captions preceding the text of each article, section, subsection, paragraphs and exhibits of this Agreement are included only for convenience of reference and shall be disregarded in the construction and interpretation of this Agreement. This Agreement has been fully negotiated at arms length between the signatories hereto, and after advice by counsel and other representatives chosen by such signatories, and such signatories are fully informed with respect thereto; no such signatory shall be deemed the scrivener of this Agreement; and, based on the foregoing, the provisions of this Agreement and the Exhibits hereto shall be construed as a whole according to their common meaning and not strictly for or against any party.

4.12 Attorneys' Fees. If a party brings an action or proceeding (including a cross complaint, counterclaim or third party claim) against another party to enforce or interpret, or due to the breach or violation of, any provision of this Agreement, or otherwise arising out of this Agreement, the prevailing party in such action or proceeding shall be entitled to its costs and expenses in such action or proceeding, including reasonable attorneys' fees, which shall be payable whether or not such action or proceeding is prosecuted to judgment. "Prevailing party"

within the meaning of this Section 4.11 includes a party who dismisses an action or proceeding in exchange for payment of the sums allegedly due, performance of the covenants allegedly breached, or consideration substantially equal to the relief sought in the action or proceeding.

4.13 Signature Pages. For convenience, the signatures of each of the signatories may be executed on separate pages which, when attached to this Agreement, shall constitute this as one complete Agreement. Signature pages transmitted by facsimile shall be binding and effective, and considered original signatures for all purposes.

4.14 Time. Time is of the essence of this Agreement and each and every provision hereof.

4.15 Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of California.

IN WITNESS WHEREOF, Developer and County have executed this Agreement as of the day and year first above written.

Western Pacific Housing, Inc., a Delaware corporation,
formerly known as Schuler Homes, Inc, successor by
merger to Western Pacific Housing Development Limited,
a California limited partnership.

By: _____
Rick Coop, Vice President

COUNTY OF LOS ANGELES,
a political subdivision of the State of California

By: _____

**MINUTES OF THE SIGNIFICANT ECOLOGICAL AREA
TECHNICAL ADVISORY COMMITTEE (SEATAC)
MEETING OF OCTOBER 3, 2005**

(Approved as written via email, November 8, 2005)

PERSONS IN ATTENDANCE

SEATAC MEMBERS

Ty Garrison
Mickey Long
Ruben Ramirez

REGIONAL PLANNING STAFF

Joe Decruyenaere
Daryl Koutnik

Project CUP 00-196/VTTM 53108 Representatives

| | |
|----------------|----------------|
| Glenn Adamick | (661) 255-4003 |
| Keith Babcock | (916) 652-6300 |
| Matt Carpenter | (661) 255-4259 |
| Josh Phillips | (510) 267-0494 |

Project RCUPT200500088/ROAKT200500039/TR53653 Representatives

| | |
|----------------|----------------|
| Vince Daly | (805) 889-7252 |
| Jasch Janowicz | (805) 889-7252 |
| David Magney | (805) 646-6045 |
| Rick Zeilenga | (805) 446-1496 |

**MINUTES
October 3, 2005**

AGENDA ITEMS

1. Garrison moved and Ramirez seconded to approve the September 12, 2005 SEATAC meeting minutes as written.
2. **Project CUP 00-196/VTTM 53108** – See Attachment Item 2.
3. **Project RCUPT200500088/ROAKT200500039/TR53653** – See Attachment Item 3.

NOTE: SEATAC MEETINGS ARE INFORMAL WORKING SESSIONS. MEMBERS ARE APPOINTED VOLUNTEERS IN AN ADVISORY CAPACITY. MINUTES ARE PREPARED BY PLANNING STAFF PRIMARILY

FROM NOTES. SESSIONS ARE ALSO TAPE RECORDED BUT THE TAPES ARE PRIMARILY FOR BACK-UP USE BY STAFF. VISITORS ARE ADVISED TO TAKE PROPER NOTES AND/OR RECORD THE SESSION. ISSUES NOT DISCUSSED BY SEATAC DO NOT IMPLY TACIT APPROVAL. NEW OR CLARIFIED INFORMATION PRESENTED IN SUBSEQUENT SUBMITTALS MAY RAISE NEW ISSUES AND MAY REQUIRE FURTHER ANALYSIS. MINUTES ARE GENERALLY APPROVED AT THE NEXT SEATAC MEETING. DRAFT MINUTES MAY BE REQUESTED BUT ARE SUBJECT TO REVISION.

SEATAC REPORT AND COMMENTS

PROJECT CUP 00-196/VTTM 53108

SEATAC MEETING DATE OCTOBER 3, 2005, ITEM 2

Biota Report Prepared by Impact Sciences, Incorporated, Dated July 2005

Second Continuation from August 1, and September 12, 2005 of Initial SEATAC review of Biota Report

PROPOSED PROJECT CUP 00-196/VTTM 53108 – An application to subdivide the subject property into 418 lots, to include a maximum of 1,444 residential units, a maximum of 1,353,000 square feet of non-residential mixed-use space, an elementary school, a community park, three private recreational facilities, open space and river trail uses. Off-site improvements include buried bank stabilization and the Long Canyon Road Bridge to be developed in conjunction with the tract development. Two borrow sites, one located south of the Santa Clara River (215 acres) and the other north of State Route 126 (120 acres), and haul routes will be located outside of the tract map boundary but within the Newhall Ranch Specific Plan area. The domestic water system will be connected to existing facilities within the Valencia Commerce Center to the northeast). The proposed project site is partially within the Santa Clara River SEA (SEA 23) and is the first phase of the Riverwood Village Planning Area development of the Newhall Ranch Specific Plan, located north of the Santa Clara River, west of Interstate 5 and south of State Route 126, between the intersection of Chiquito Canyon Road and Castaic Creek.

SEA DESCRIPTION: Soledad Canyon and the Santa Clara River (**SEA No. 23**) possess several populations of the unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*). This species was formerly found in the Los Angeles, San Gabriel, and Santa Ana Rivers, but is now restricted to the Santa Clara River and San Francisquito Canyon. For these reasons and due to threats to its habitat, the fish species has been placed on the state and federal endangered species lists. In the Santa Clara River, the unarmored threespine stickleback is limited to permanent streams and pools from the mouth of San Francisquito Canyon west to the Ventura-Los Angeles County line, and from near Lang Station east to Arrastre Canyon.

The reason the unarmored threespine stickleback has been able to survive in the Santa Clara River is that its remaining habitat has been relatively undisturbed. The Santa Clara River is unique in being the only major river draining the San Gabriel Mountains that has not been extensively channelized. The vegetation consists of fresh water marsh, coastal sage scrub, oak woodland, and riparian woodland communities. The broad wash association is unlike that found in steeper mountain canyons, and is increasingly rare in Los Angeles County. The trees serve as habitat for many raptorial bird species. The red-shouldered hawk is restricted to woodland communities, and the species is becoming increasingly uncommon in southern California due to habitat destruction. The National Audubon Society and others have expressed concern for the hawk's welfare.

The primary concern for the survival of the unarmored threespine stickleback is the loss of suitable habitat. The species requires clean, free-flowing, perennial streams and ponds surrounded by native vegetation. Intermittent areas connecting perennial streams are also important during the wet season when surface water is present. The natural vegetation and stream course slow heavy runoff during the rainy season, decrease destruction and siltation of habitat in downstream areas, and provide habitat for stickleback migration between populations.

SEATAC COMMENTS AND RECOMMENDATIONS FOR PROJECT CUP 00-196/VTTM 53108 (Note: comments for the October 3, 2005 SEATAC meeting are limited to Volume III of the Biota Report):

1. The revised Biota Report must provide a better accounting of impacts at the project site and mitigations in the High Country.
2. Water quality and hydrology, including intermittency of flows, in the river and tributaries must be maintained to ensure long term sustainability of biological resources.
3. Arroyo toad habitat is present, and populations may have been blown out by large releases from Castaic Lake. Proper management of flows from Castaic may permit reintroduction of arroyo toad.
4. Maps on pages 334 and 337 of Volume III are not clear and legends/captions are confusing.
5. Griffin (1999) reports a high level of use by arroyo toads of agricultural fields as aestivation sites. There is good potential for high-value, low-cost aestivation habitat restoration within the project site. Include clearance surveys for arroyo toad within agricultural fields as a mitigation measure.
6. SEATAC reiterates their concern that buried bank stabilization must be rough-sided.
7. SEATAC requests a field trip to see the sites of proposed buried bank stabilization.

ACTION TAKEN: Further SEATAC review of the project is required; prepare a revised Biota Report addressing the SEATAC comments and recommendations detailed above and in the minutes of the August 1 and September 12, 2005 minutes.

SEATAC REPORT AND COMMENTS

PROJECT RCUP200500088/ROAK200500039/TR53653

SEATAC MEETING DATE OCTOBER 3, 2005, ITEM 3

**Biological Constraints Analysis Prepared by David Magney Environmental Consulting,
Dated September 2005**

Initial SEATAC review for Biological Constraints Analysis

PROPOSED PROJECT: RCUP200500088/ROAK200500039/TR53653 – A Tentative Tract Map application to subdivide the 232 acre subject property into 112 lots consisting of 100 single-family lots, 1 condominium lot (10.25 ac.) for 95 senior housing units, 1 fire station lot (1.26 ac.), 4 open space lots, 5 debris basin lots, and 1 active park lot. Both primary and secondary means of access are from The Old Road. The project also includes an Oak Tree Permit to remove/encroach on oak trees (*Quercus agrifolia* and *Q. lobata*) and a Conditional Use Permit for development within an SEA and hillside management area and for a density bonus request. The proposed project is located west of I-5 Freeway in the Pico Canyon Area, south of Stevenson Ranch and Sagecrest Circle and northwest of Calgrove Boulevard, partially within SEA No. 20 (Santa Susanna Mountains) and SEA No. 63 (Lyon Canyon).

SEA DESCRIPTIONS: The Santa Susana Mountains (**SEA No. 20**) are one of several relatively small ridge systems that form the Transverse Ranges and blend eastward into the larger San Gabriel and San Bernardino Mountains. The Santa Monica Mountains are also part of this system and form a coastal barrier shielding the interior ridges from the direct influences of moist marine air, making these interior ridges drier than the coastal ones. The vegetation of the Santa Susana Mountains consists of coastal sage scrub on south-facing slopes, dense chaparral on north-facing slopes, and oak, walnut and riparian woodlands in valleys. The oak woodland communities are extremely diverse, supporting six species of oak. These include coast live oak (*Quercus agrifolia*), valley oak (*Q. lobata*), canyon live oak (*Q. chrysolepis*), scrub oak (*Q. berberidifolia*), interior live oak (*Q. wislizenii*), and a single known location of Palmer's oak (*Q. palmeri*). The latter species is known in Los Angeles County only from this area. The walnut woodlands are frequently found in canyons supporting intermittent streams and consist primarily of southern California black walnut (*Juglans californica* var. *californica*), flowering ash (*Fraxinus dipetala*), Mexican elderberry (*Sambucus mexicana*), and coast live oak. Fires appear to promote the expansion of walnut woodlands within this area. Unusual southern California black walnut-flowering ash woodlands occur at mid-elevations within canyons of the north-facing slopes. This community appears to be unique to the Santa Susana Mountains. The bigcone spruce (*Pseudotsuga macrocarpa*)-canyon live oak forest at higher elevations represents one of the northwestern-most examples of this community.

The Santa Susana Mountains are the main representative of these small low, dry interior mountain ranges in Los Angeles County. The core of this range is in good condition and has not been heavily disturbed by human use. These mountains are becoming isolated from surrounding natural areas by continued urban expansion in the San Fernando, Simi, and Santa Clarita Valleys. As this isolation occurs the Santa Susana Mountains are becoming an important wildlife corridor for gene flow and species movement between the San Gabriel and Santa Monica Mountains via the Simi Hills.

The interior areas of the Santa Susana Mountains, away from peripheral development, support healthy, natural biotic communities. Some encroachment has taken place in the form of unimproved roads, ranches, and a limited number of oil extraction sites. The majority of the land is privately owned.

Lyon Canyon (**SEA No. 63**) is relatively narrow, supporting oak woodland surrounded by extensive chaparral and coastal sage scrub communities. The oak woodland is found in the southerly portion of the area and contains both coast live oak (*Quercus agrifolia*) and valley oak (*Q. lobata*). Higher elevations in the canyon support chaparral and scrub communities consisting of sugarbush (*Rhus ovata*), California lilac (*Ceanothus* spp.), black sage (*Salvia mellifera*), and chamise (*Adenostoma fasciculatum*), which is the dominant shrub. Drainages are dominated by mulefat (*Baccharis salicifolia*) scrub and riparian woodlands consisting of coast live oak, western sycamore (*Platanus racemosa*) and willows (*Salix laevigata* and *S. lasiolepis*); marsh assemblages, dominated by saltgrass (*Distichlis spicata*), occur where drainages merge with the flat bottomlands.

At present, Lyon Canyon is largely undeveloped, except for the remains of ranch outbuildings found at the mouth of the canyon, just outside of the SEA. The site has been grazed and was used for filming in the 1970's and 1980's. Thus, large areas of the bottomlands are disturbed, with a heavy cover of native and non-native ruderal species, and ornamental trees remain surrounding the former ranch buildings.

**SEATAC COMMENTS AND RECOMMENDATIONS FOR PROJECT RCUP200500088/
ROAK200500039/TR53653:**

- 1) SEATAC commends David Magney on a very good, thorough Biological Constraints Analysis.
- 2) The vegetation map is excellent; however, it may be overwhelmingly detailed to some readers. A reference to the habitat map in discussions of vegetation may help to clarify aspects such as physiognomy of the various vegetation types to the lay reader.
- 3) Explain the concept of vegetation alliances with the use of an alternate terminology.
- 4) Use a 'common name (*scientific name*)' format for nomenclature, and refer to species by common name following its initial reference.
- 5) Provide updated photos as the area recovers from recent fires.
- 6) Bat surveys in trees and cliffs are recommended.

ACTION TAKEN: Further SEATAC review of the project is required; prepare a Biota Report addressing the above SEATAC Comments and Recommendations.

**MINUTES OF THE SIGNIFICANT ECOLOGICAL AREA
TECHNICAL ADVISORY COMMITTEE (SEATAC)
MEETING OF DECEMBER 5, 2005**

PERSONS IN ATTENDANCE

SEATAC MEMBERS

Jonathan Baskin, PhD
Janet Fahey, PhD
Ty Garrison
Mickey Long

REGIONAL PLANNING STAFF

Joe Decruyenaere
Daniel Fierros
Daryl Koutnik

Project CUP 00-196/VTTM 53108 Representatives

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| Glenn Adamick | (661) 255-4003 |
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Project TR53653/RCUPT200500088/ROAKT200500039 Representatives

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| Vince Daly | (805) 889-7252 |
| Jasch Janowicz | (815) 889-7252 |
| David Magney | (805) 646-6045 |

**MINUTES
December 5, 2005**

AGENDA ITEMS

1. Long moved and Fahey seconded to approve the November 7, 2005 SEATAC meeting minutes as written.

OLD BUSINESS

2. **Project CUP 00-196/VTTM 53108** – See Attachment Item 2.

NEW BUSINESS

3. **Project RCUPT200500088/ROAKT200500039/TR53653** – See Attachment Item 3.

NOTE: SEATAC MEETINGS ARE INFORMAL WORKING SESSIONS. MEMBERS ARE APPOINTED VOLUNTEERS IN AN ADVISORY CAPACITY. MINUTES ARE PREPARED BY PLANNING STAFF PRIMARILY FROM NOTES. SESSIONS ARE ALSO TAPE RECORDED BUT THE TAPES ARE PRIMARILY FOR BACK-UP USE BY STAFF. VISITORS ARE ADVISED TO TAKE PROPER NOTES AND/OR RECORD THE SESSION. ISSUES NOT DISCUSSED BY SEATAC DO NOT IMPLY TACIT APPROVAL. NEW OR CLARIFIED INFORMATION PRESENTED IN SUBSEQUENT SUBMITTALS MAY RAISE NEW ISSUES AND MAY REQUIRE FURTHER ANALYSIS. MINUTES ARE GENERALLY APPROVED AT THE NEXT SEATAC MEETING. DRAFT MINUTES MAY BE REQUESTED BUT ARE SUBJECT TO REVISION.

SEATAC REPORT AND COMMENTS

CUP 00-196/VTTM 53108 – CONDITIONAL USE PERMIT and VESTING TENTATIVE TRACT MAP

SEATAC MEETING DATE DECEMBER 5, 2005, ITEM 2

Revised Biota Report prepared by Impact Sciences, Incorporated, Dated November, 2005

Previous SEATAC Meetings for Biota Report August 1, September 12, and October 3, 2005.

PROPOSED PROJECT CUP 00-196/VTTM 53108 – An application to subdivide the subject property into 418 lots, to include a maximum of 1,444 residential units, a maximum of 1,353,000 square feet of non-residential mixed-use space, an elementary school, a community park, three private recreational facilities, open space and river trail uses. Off-site improvements include buried bank stabilization and the Long Canyon Road Bridge to be developed in conjunction with the tract development. Two borrow sites, one located south of the Santa Clara River (215 acres) and the other north of State Route 126 (120 acres), and haul routes will be located outside of the tract map boundary but within the Newhall Ranch Specific Plan area. The domestic water system will be connected to existing facilities within the Valencia Commerce Center to the northeast). The proposed project site is partially within the Santa Clara River SEA (SEA 23) and is the first phase of the Riverwood Village Planning Area development of the Newhall Ranch Specific Plan, located north of the Santa Clara River, west of Interstate 5 and south of State Route 126, between the intersection of Chiquito Canyon Road and Castaic Creek.

SEA DESCRIPTION: Soledad Canyon and the Santa Clara River (**SEA No. 23**) possess several populations of the unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*). This species was formerly found in the Los Angeles, San Gabriel, and Santa Ana Rivers, but is now restricted to the Santa Clara River and San Francisquito Canyon. For these reasons and due to threats to its habitat, the fish species has been placed on the state and federal endangered species lists. In the Santa Clara River, the unarmored threespine stickleback is limited to permanent streams and pools from the mouth of San Francisquito Canyon west to the Ventura-Los Angeles County line, and from near Lang Station east to Arrastre Canyon.

The reason the unarmored threespine stickleback has been able to survive in the Santa Clara River is that its remaining habitat has been relatively undisturbed. The Santa Clara River is unique in being the only major river draining the San Gabriel Mountains that has not been extensively channelized. The vegetation consists of fresh water marsh, coastal sage scrub, oak woodland, and riparian woodland communities. The broad wash association is unlike that found in steeper mountain canyons, and is increasingly rare in Los Angeles County. The trees serve as habitat for many raptorial bird species. The red-shouldered hawk is restricted to woodland communities, and the species is becoming increasingly uncommon in southern California due to habitat destruction. The National Audubon Society and others have expressed concern for the hawk's welfare.

The primary concern for the survival of the unarmored threespine stickleback is the loss of suitable habitat. The species requires clean, free-flowing, perennial streams and ponds surrounded by native vegetation. Intermittent areas connecting perennial streams are also important during the wet season when surface water is present. The natural vegetation and stream course slow heavy runoff during the rainy season, decrease destruction and siltation of habitat in downstream areas, and provide habitat for stickleback migration between populations.

SEATAC COMMENTS AND RECOMMENDATIONS FOR PROJECT 00-196/VTTM 53108:

1. The hydrological assessments are too presumptive; a more in-depth analysis of hydrology is needed.
2. The maintenance of roughness in flow within the Santa Clara River is the biggest biological issue for this project, as channel roughness is the driving force behind encouraging heterogeneity in habitats within the floodplain. Bank stabilization designs that have been presented to SEATAC are fundamentally smooth-sided. Given the fact that they will be buried, they may be expected to remain unexposed in the short term; nevertheless, buried banks will be exposed with time (as other buried bank structures have been exposed in the region within several years of their emplacement), and a genuinely long-term approach to maintaining roughness of flow must be incorporated in the overall project design. This roughness may be accommodated at the banks or within the channel itself and may be facilitated through the use of large rip-rap in the overburden used to bury the stabilization or through the use of A-Jacks or similar interlocking modular units.
3. SEATAC is skeptical that otherwise mitigable impacts of this project are being improperly referred back to the Specific Plan which did not adequately address such impacts. The table on page 149 needs to be qualified in terms of what mitigations are possible in regard to habitat impacts and which are not. A fuller discussion of overriding considerations relative to the Specific Plan is needed to properly understand which impacts of Landmark village may justifiably require mitigation.
4. Provide information on ACOE and CDFG requirements for the project through the pending master permit so that SEATAC can have a context in which to view the mitigation responsibilities of the County (including mitigation for impacts to spineflower and water quality).
5. References to flooding as an 'infrequent' event minimize its ecological importance. Infrequent events may be extremely important in determining the future course of ecological developments.
6. An aggressive invasive species management plan is needed.

ACTION TAKEN: Further SEATAC review is required; incorporate the above SEATAC comments in the Biota Report.

SEATAC REPORT AND COMMENTS

PROJECT RCUP200500088/ROAK200500039/TR53653

SEATAC MEETING DATE DECEMBER 5, 2005, ITEM 3

Biota Report Prepared by David Magney Environmental Consulting, Dated November 2005

Initial SEATAC review for Biota Report

PROPOSED PROJECT: RCUP200500088/ROAK200500039/TR53653 – A Tentative Tract Map application to subdivide the 232 acre subject property into 112 lots consisting of 100 single-family lots, 1 condominium lot (10.25 ac.) for 95 senior housing units, 1 fire station lot (1.26 ac.), 4 open space lots, 5 debris basin lots, and 1 active park lot. Both primary and secondary means of access are from The Old Road. The project also includes an Oak Tree Permit to remove/encroach on oak trees (*Quercus agrifolia* and *Q. lobata*) and a Conditional Use Permit for development within an SEA and hillside management area and for a density bonus request. The proposed project is located west of I-5 Freeway in the Pico Canyon Area, south of Stevenson Ranch and Sagecrest Circle and northwest of Calgrove Boulevard, partially within SEA No. 20 (Santa Susanna Mountains) and SEA No. 63 (Lyon Canyon).

SEA DESCRIPTIONS: The Santa Susana Mountains (SEA No. 20) are one of several relatively small ridge systems that form the Transverse Ranges and blend eastward into the larger San Gabriel and San Bernardino Mountains. The Santa Monica Mountains are also part of this system and form a coastal barrier shielding the interior ridges from the direct influences of moist marine air, making these interior ridges drier than the coastal ones. The vegetation of the Santa Susana Mountains consists of coastal sage scrub on south-facing slopes, dense chaparral on north-facing slopes, and oak, walnut and riparian woodlands in valleys. The oak woodland communities are extremely diverse, supporting six species of oak. These include coast live oak (*Quercus agrifolia*), valley oak (*Q. lobata*), canyon live oak (*Q. chrysolepis*), scrub oak (*Q. berberidifolia*), interior live oak (*Q. wislizenii*), and a single known location of Palmer's oak (*Q. palmeri*). The latter species is known in Los Angeles County only from this area. The walnut woodlands are frequently found in canyons supporting intermittent streams and consist primarily of southern California black walnut (*Juglans californica* var. *californica*), flowering ash (*Fraxinus dipetala*), Mexican elderberry (*Sambucus mexicana*), and coast live oak. Fires appear to promote the expansion of walnut woodlands within this area. Unusual southern California black walnut-flowering ash woodlands occur at mid-elevations within canyons of the north-facing slopes. This community appears to be unique to the Santa Susana Mountains. The bigcone spruce (*Pseudotsuga macrocarpa*)-canyon live oak forest at higher elevations represents one of the northwestern-most examples of this community.

The Santa Susana Mountains are the main representative of these small low, dry interior mountain ranges in Los Angeles County. The core of this range is in good condition and has not been heavily disturbed by human use. These mountains are becoming isolated from surrounding natural areas by continued urban expansion in the San Fernando, Simi, and Santa Clarita Valleys. As this isolation occurs the Santa Susana Mountains are becoming an important wildlife corridor for gene flow and species movement between the San Gabriel and Santa Monica Mountains via the Simi Hills.

The interior areas of the Santa Susana Mountains, away from peripheral development, support healthy, natural biotic communities. Some encroachment has taken place in the form of unimproved roads, ranches, and a limited number of oil extraction sites. The majority of the land is privately owned.

Lyon Canyon (SEA No. 63) is relatively narrow, supporting oak woodland surrounded by extensive chaparral and coastal sage scrub communities. The oak woodland is found in the southerly portion of the area and contains both coast live oak (*Quercus agrifolia*) and valley oak (*Q. lobata*). Higher elevations in the canyon support chaparral and scrub communities consisting of sugarbush (*Rhus ovata*), California lilac (*Ceanothus* spp.), black sage (*Salvia mellifera*), and chamise (*Adenostoma fasciculatum*), which is the dominant shrub. Drainages are dominated by mulefat (*Baccharis salicifolia*) scrub and riparian woodlands consisting of coast live oak, western sycamore (*Platanus racemosa*) and willows (*Salix laevigata* and *S. lasiolepis*); marsh assemblages, dominated by saltgrass (*Distichlis spicata*), occur where drainages merge with the flat bottomlands.

At present, Lyon Canyon is largely undeveloped, except for the remains of ranch outbuildings found at the mouth of the canyon, just outside of the SEA. The site has been grazed and was used for filming in the 1970's and 1980's. Thus, large areas of the bottomlands are disturbed, with a heavy cover of native and non-native ruderal species, and ornamental trees remain surrounding the former ranch buildings.

**SEATAC COMMENTS AND RECOMMENDATIONS FOR PROJECT RCUP200500088/
ROAK200500039/TR53653:**

- 1) The grading and fuel modification footprints do not accommodate the BCA-recognized constraints.
- 2) SEATAC recommends a larger suite of mitigation methods for impacts to sensitive plants in addition to the proposed emphasis placed on translocation.
- 3) Indicate whether small mammal trapping was configured for sensitive species or for general purposes.
- 4) Animal movement routes appear to converge on graded areas; provide mitigation measures or explain how developed areas will continue to foster the movement of wildlife.

ACTION TAKEN: Further SEATAC review of the project is required; revise the Biota Report addressing the above SEATAC Comments and Recommendations.

**MINUTES OF THE SIGNIFICANT ECOLOGICAL AREA
TECHNICAL ADVISORY COMMITTEE (SEATAC)
MEETING OF JANUARY 9, 2006**

PERSONS IN ATTENDANCE

SEATAC MEMBERS

Frank Hovore
Mickey Long
Ruben Ramirez

REGIONAL PLANNING STAFF

Joe Decruyenaere

Project CUP 00-196/VTTM 53108 Representatives

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Project CUP 02-109 Representatives and Interested Parties

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| George Bayse | (714) 577-9146 |
| Tony Bomkamp | (949) 837-0404 |
| Ingrid Chlup | (949) 837-0404 |
| Bob Henderson (observing) | (562) 698-9644 |
| Michael Huff | (619) 992-9161 |
| Claire Schlotterbeck (observing) | (714) 996-0502 |

MINUTES January 9, 2006

AGENDA ITEMS

1. Fahey moved and _____ seconded to approve via email the December 5, 2005 SEATAC meeting minutes as _____.

OLD BUSINESS

2. **Project CUP 00-196/VTTM 53108** – See Attachment Item 2.
3. **Project RCUPT200500088/ROAKT200500039/TR53653** – See Attachment Item 3.
4. **Project CUP 04-069/TR061037/RCUPT200500011** – See Attachment Item 4.

NEW BUSINESS

5. **Project CUP 02-109** – See Attachment Item 5.

NOTE: SEATAC MEETINGS ARE INFORMAL WORKING SESSIONS. MEMBERS ARE APPOINTED VOLUNTEERS IN AN ADVISORY CAPACITY. MINUTES ARE PREPARED BY PLANNING STAFF PRIMARILY FROM NOTES. SESSIONS ARE ALSO TAPE RECORDED BUT THE TAPES ARE PRIMARILY FOR BACK-UP USE BY STAFF. VISITORS ARE ADVISED TO TAKE PROPER NOTES AND/OR RECORD THE SESSION. ISSUES NOT DISCUSSED BY SEATAC DO NOT IMPLY TACIT APPROVAL. NEW OR CLARIFIED INFORMATION PRESENTED IN SUBSEQUENT SUBMITTALS MAY RAISE NEW ISSUES AND MAY REQUIRE FURTHER ANALYSIS. MINUTES ARE GENERALLY APPROVED AT THE NEXT SEATAC MEETING. DRAFT MINUTES MAY BE REQUESTED BUT ARE SUBJECT TO REVISION.

SEATAC REPORT AND COMMENTS

CUP 00-196/VTTM 53108 – CONDITIONAL USE PERMIT and VESTING TENTATIVE TRACT MAP

SEATAC MEETING DATE JANUARY 9, 2006, ITEM 2

Revised Biota Report prepared by Impact Sciences, Incorporated, Dated November, 2005

Previous SEATAC meeting for Revised Biota Report December 5, 2005.

PROPOSED PROJECT CUP 00-196/VTTM 53108 – An application to subdivide the subject property into 418 lots, to include a maximum of 1,444 residential units, a maximum of 1,353,000 square feet of non-residential mixed-use space, an elementary school, a community park, three private recreational facilities, open space and river trail uses. Off-site improvements include buried bank stabilization and the Long Canyon Road Bridge to be developed in conjunction with the tract development. Two borrow sites, one located south of the Santa Clara River (215 acres) and the other north of State Route 126 (120 acres), and haul routes will be located outside of the tract map boundary but within the Newhall Ranch Specific Plan area. The domestic water system will be connected to existing facilities within the Valencia Commerce Center to the northeast). The proposed project site is partially within the Santa Clara River SEA (SEA 23) and is the first phase of the Riverwood Village Planning Area development of the Newhall Ranch Specific Plan, located north of the Santa Clara River, west of Interstate 5 and south of State Route 126, between the intersection of Chiquito Canyon Road and Castaic Creek.

SEA DESCRIPTION: Soledad Canyon and the Santa Clara River (**SEA No. 23**) possess several populations of the unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*). This species was formerly found in the Los Angeles, San Gabriel, and Santa Ana Rivers, but is now restricted to the Santa Clara River and San Francisquito Canyon. For these reasons and due to threats to its habitat, the fish species has been placed on the state and federal endangered species lists. In the Santa Clara River, the unarmored threespine stickleback is limited to permanent streams and pools from the mouth of San Francisquito Canyon west to the Ventura-Los Angeles County line, and from near Lang Station east to Arrastre Canyon.

The reason the unarmored threespine stickleback has been able to survive in the Santa Clara River is that its remaining habitat has been relatively undisturbed. The Santa Clara River is unique in being the only major river draining the San Gabriel Mountains that has not been extensively channelized. The vegetation consists of fresh water marsh, coastal sage scrub, oak woodland, and riparian woodland communities. The broad wash association is unlike that found in steeper mountain canyons, and is increasingly rare in Los Angeles County. The trees serve as habitat for many raptorial bird species. The red-shouldered hawk is restricted to woodland communities, and the species is becoming increasingly uncommon in southern California due to habitat destruction. The National Audubon Society and others have expressed concern for the hawk's welfare.

The primary concern for the survival of the unarmored threespine stickleback is the loss of suitable habitat. The species requires clean, free-flowing, perennial streams and ponds surrounded by native vegetation. Intermittent areas connecting perennial streams are also important during the wet season when surface water is present. The natural vegetation and stream course slow heavy runoff during the rainy season, decrease destruction and siltation of habitat in downstream areas, and provide habitat for stickleback migration between populations.

SEATAC COMMENTS AND RECOMMENDATIONS FOR PROJECT 00-196/VTTM 53108:

1. The High Country dedication shall be made prior to the issuance of the grading permit for Landmark Village, rather than subsequent to recordation of the 2,500th unit, as originally proposed in the Newhall Ranch Specific Plan.
2. Monitoring reports submitted to the County as part of the Mitigation/Monitoring Program shall also be submitted to SEATAC members for their review and comment.

ACTION TAKEN: No further SEATAC review of the Biota report is required; incorporate the above SEATAC comments in the Draft EIR.

SEATAC REPORT AND COMMENTS

PROJECT RCUP200500088/ROAK200500039/TR53653

SEATAC MEETING DATE JANUARY 9, 2006, ITEM 3

Biota Report Prepared by David Magney Environmental Consulting, Dated November 2005

Previous SEATAC meeting for Biota Report December 5, 2005

PROPOSED PROJECT: RCUP200500088/ROAK200500039/TR53653 – A Tentative Tract Map application to subdivide the 232 acre subject property into 112 lots consisting of 100 single-family lots, 1 condominium lot (10.25 ac.) for 95 senior housing units, 1 fire station lot (1.26 ac.), 4 open space lots, 5 debris basin lots, and 1 active park lot. Both primary and secondary means of access are from The Old Road. The project also includes an Oak Tree Permit to remove/encroach on oak trees (*Quercus agrifolia* and *Q. lobata*) and a Conditional Use Permit for development within an SEA and hillside management area and for a density bonus request. The proposed project is located west of I-5 Freeway in the Pico Canyon Area, south of Stevenson Ranch and Sagecrest Circle and northwest of Calgrove Boulevard, partially within SEA No. 20 (Santa Susanna Mountains) and SEA No. 63 (Lyon Canyon).

SEA DESCRIPTIONS: The Santa Susana Mountains (**SEA No. 20**) are one of several relatively small ridge systems that form the Transverse Ranges and blend eastward into the larger San Gabriel and San Bernardino Mountains. The Santa Monica Mountains are also part of this system and form a coastal barrier shielding the interior ridges from the direct influences of moist marine air, making these interior ridges drier than the coastal ones. The vegetation of the Santa Susana Mountains consists of coastal sage scrub on south-facing slopes, dense chaparral on north-facing slopes, and oak, walnut and riparian woodlands in valleys. The oak woodland communities are extremely diverse, supporting six species of oak. These include coast live oak (*Quercus agrifolia*), valley oak (*Q. lobata*), canyon live oak (*Q. chrysolepis*), scrub oak (*Q. berberidifolia*), interior live oak (*Q. wislizenii*), and a single known location of Palmer's oak (*Q. palmeri*). The latter species is known in Los Angeles County only from this area. The walnut woodlands are frequently found in canyons supporting intermittent streams and consist primarily of southern California black walnut (*Juglans californica* var. *californica*), flowering ash (*Fraxinus dipetala*), Mexican elderberry (*Sambucus mexicana*), and coast live oak. Fires appear to promote the expansion of walnut woodlands within this area. Unusual southern California black walnut-flowering ash woodlands occur at mid-elevations within canyons of the north-facing slopes. This community appears to be unique to the Santa Susana Mountains. The bigcone spruce (*Pseudotsuga macrocarpa*)-canyon live oak forest at higher elevations represents one of the northwestern-most examples of this community.

The Santa Susana Mountains are the main representative of these small low, dry interior mountain ranges in Los Angeles County. The core of this range is in good condition and has not been heavily disturbed by human use. These mountains are becoming isolated from surrounding natural areas by continued urban expansion in the San Fernando, Simi, and Santa Clarita Valleys. As this isolation occurs the Santa Susana Mountains are becoming an important wildlife corridor for gene flow and species movement between the San Gabriel and Santa Monica Mountains via the Simi Hills.

The interior areas of the Santa Susana Mountains, away from peripheral development, support healthy, natural biotic communities. Some encroachment has taken place in the form of unimproved roads, ranches, and a limited number of oil extraction sites. The majority of the land is privately owned.

Lyon Canyon (SEA No. 63) is relatively narrow, supporting oak woodland surrounded by extensive chaparral and coastal sage scrub communities. The oak woodland is found in the southerly portion of the area and contains both coast live oak (*Quercus agrifolia*) and valley oak (*Q. lobata*). Higher elevations in the canyon support chaparral and scrub communities consisting of sugarbush (*Rhus ovata*), California lilac (*Ceanothus* spp.), black sage (*Salvia mellifera*), and chamise (*Adenostoma fasciculatum*), which is the dominant shrub. Drainages are dominated by mulefat (*Baccharis salicifolia*) scrub and riparian woodlands consisting of coast live oak, western sycamore (*Platanus racemosa*) and willows (*Salix laevigata* and *S. lasiolepis*); marsh assemblages, dominated by saltgrass (*Distichlis spicata*), occur where drainages merge with the flat bottomlands.

At present, Lyon Canyon is largely undeveloped, except for the remains of ranch outbuildings found at the mouth of the canyon, just outside of the SEA. The site has been grazed and was used for filming in the 1970's and 1980's. Thus, large areas of the bottomlands are disturbed, with a heavy cover of native and non-native ruderal species, and ornamental trees remain surrounding the former ranch buildings.

**SEATAC COMMENTS AND RECOMMENDATIONS FOR PROJECT RCUP200500088/
ROAK200500039/TR53653:**

- 1) Several sensitive animal species are not discussed; review the document for completeness in relation to the CDFG Special Animals list.
- 2) Wildlife movement through and within the site is a constraint that the proposed development will impact. Design components, such as drainage culverts and other potential bottlenecks to movement, must encourage use by a diversity of species.
- 3) Mitigation through CC&Rs needs strengthening; a step-by-step chain of responsibility should be presented whereby the process of enforcement of CC&Rs is reasonably ensured.

ACTION TAKEN: Further SEATAC review of the project is required; revise the Biota Report addressing the above SEATAC Comments and Recommendations.

SEATAC REPORT AND COMMENTS

PROJECT CUP 04-069/TR061037/RCUPT200500011

SEATAC MEETING DATE JANUARY 9, 2006, ITEM 4

Biota Report Prepared by Pacific southwest Biological Services, Incorporated, dated
December 2005

Previous SEATAC meeting for Biological Constraints Analysis February 7, 2005

PROPOSED PROJECT: CUP 04-069/TR061037/RCUPT200500011 – A tentative tract map application for the construction of 15 single-family residences, a 60-foot wide access street from Woolsey Canyon Road, a 20-foot wide ingress/egress easement, a gate at the entry to the access street, concrete block walls, retaining walls, concrete crib walls, and wrought iron fences as necessary. 20 acres of the project site are proposed as open space. Approximately 24,782 c.y. of cut and 15,782 c.y. of fill are proposed, with 9,000 c.y. of material to be exported off site. The proposed development will be connected to public water and sewer services. The application also includes a request for an Oak Tree Permit to remove four coast live oak trees (trees #2, 3, 11, and 12) and encroach upon 24 coast live oak trees. The proposed project is located at 24303 Woolsey Canyon Road, Chatsworth, within SEA 14 (Simi Hills).

SEA DESCRIPTION: The Simi Hills SEA (SEA No. 14) contains relatively undisturbed representative examples of most of the biotic communities found in the Simi Hills. Habitats include chaparral, coastal sage scrub, southern oak woodland and riparian woodland. While all of these are relatively common in Los Angeles County, this is one of two areas that include these cismontane associations at the western edge of the County.

The area also supports populations of Santa Susanna tarplant (*Deinandra minthornii*) and serves as a buffer and wildlife corridor for movement between the Chatsworth reservoir and the undeveloped portions of the Simi Hills in Ventura County. Genetic exchange and replenishment of native populations in the Chatsworth Reservoir area are important considerations here.

A paved road runs through Dayton Canyon but does not appear to have greatly disturbed the riparian woodland there. A few dirt roads exist in the area. Scattered houses are found in the Lakeside Park development adjacent to Chatsworth Reservoir.

SEATAC COMMENTS AND RECOMMENDATIONS FOR PROJECT CUP 04-069/TR061037/RCUPT200500011:

- 1) SEATAC considers *Calochortus plummerae* to have a high potential of occurrence on site.
- 2) SEATAC remains concerned that adequate time has been spent on the site, judging by the low number of species actually observed
- 3) Expand the sensitive species discussions to all species on the Special Animals list with potential to occur in the region.

ACTION TAKEN: Further SEATAC review of the project is required; prepare a Biota Report incorporating the above SEATAC Comments and Recommendations.

SEATAC REPORT AND COMMENTS

PROJECT 02-109

SEATAC MEETING DATE JANUARY 9, 2006, ITEM 5

Biota Report Prepared by Glenn Lukos Associates, dated December 2005

Initial SEATAC meeting for Biota Report

PROPOSED PROJECT: CUP 02-109 – A General Plan Amendment, Zone Change, and Specific Plan application to allow the phased development of 3,600 dwelling units, an 18-hole golf course, local and community park uses, local community commercial uses, internal greenbelts and open space preservation on a 2,935 acre site. Approximately 1,435 acres are proposed for residential and commercial development, and the remaining acreage is proposed for active and passive open space uses and habitat restoration. The proposed project is located east and west of State Route 57, partially within the Tonner Canyon/Chino Hills SEA (SEA No. 15). This project falls under the jurisdiction of both Los Angeles and Orange Counties.

SEA DESCRIPTIONS: Tonner Canyon (SEA No. 15) is one of three areas in the hilly region of eastern Los Angeles County that still supports relatively undisturbed stands of southern coast live oak woodland, chaparral, coastal sage scrub, and riparian woodland complexes that were once common throughout southern California but have been converted largely to agricultural and urban uses. This is true throughout southern California, resulting in the rapid disappearance of these habitat types from the region. Three areas within Los Angeles County (SEA Nos. 15, 17 and 44) were chosen to serve as representative examples of these once widespread vegetative associations.

The vegetation in Tonner Canyon supports heavily forested areas of California walnut (*Juglans californica*) and coast live oak (*Quercus agrifolia*). The former species is uncommon outside Los Angeles and Ventura Counties and has one of its major populations in this portion of Los Angeles County. Tonner and Brea Canyons are of sufficient size, and in close enough proximity to the other designated SEAs in this region, that they should be able to continue to support relatively healthy wildlife populations if preserved. This probability is increased by the presence of riparian woodlands and intermittent streams in the canyon bottoms.

SEATAC COMMENTS AND RECOMMENDATIONS FOR PROJECT CUP 02-109:

- 1) Clarify the amount of disturbance that will be associated with the oil facilities remediation.
- 2) Connectivity must be maintained throughout the processes of construction and remediation.
- 3) Development in the eastern portion of the project, west of the freeway constrains on-site movement throughout that area.
- 4) Corridors must be designed to be as wide as possible.
- 5) The document conveys the tone that if the site is not developed, the property will continue to be degraded; cattle grazing should be discontinued on the site in the near term.

ACTION TAKEN: Further SEATAC review of the project is required; revise the Biota Report addressing the above SEATAC Comments and Recommendations.

**MINUTES OF THE SIGNIFICANT ECOLOGICAL AREA
TECHNICAL ADVISORY COMMITTEE (SEATAC)
MEETING OF MARCH 27, 2006**

PERSONS IN ATTENDANCE

SEATAC MEMBERS

Jonathon Baskin, PhD
Ty Garrison
Mickey Long

REGIONAL PLANNING STAFF

Joe Decruyenaere
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Project T2004-00716 Representatives

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| Sean Bergquist | (310) 260-1520 |
| Art Gallindo | (661) 268-1214 |
| Irena Mendez | (310) 260-1520 |

Project TR053653 Representative

| | |
|--------------|----------------|
| David Magney | (805) 646-6045 |
|--------------|----------------|

Project 02-109 Representatives

| | |
|--------------|----------------|
| Ray Anderson | (626) 712-0735 |
| George Bayse | (714) 577-9146 |
| Tony Bomkamp | (949) 837-0404 |
| Michael Huff | (619) 992-9161 |
| Jeff Maisch | (714) 577-8258 |

**MINUTES
March 27, 2006**

AGENDA ITEMS

1. Garrison moved and Long seconded to approve the January 9, 2006 SEATAC meeting minutes as written.

OLD BUSINESS

2. **Project T2004-00716** – See Attachment Item 2.
3. **Project TR053653** – See Attachment Item 3.
4. **Project 02-109** – See Attachment Item 4.

NOTE: SEATAC MEETINGS ARE INFORMAL WORKING SESSIONS. MEMBERS ARE APPOINTED VOLUNTEERS IN AN ADVISORY CAPACITY. MINUTES ARE PREPARED BY PLANNING STAFF PRIMARILY FROM NOTES. SESSIONS ARE ALSO TAPE RECORDED BUT THE TAPES ARE PRIMARILY FOR BACK-UP USE BY STAFF. VISITORS ARE ADVISED TO TAKE PROPER NOTES AND/OR RECORD THE SESSION. ISSUES NOT DISCUSSED BY SEATAC DO NOT IMPLY TACIT APPROVAL. NEW OR CLARIFIED INFORMATION PRESENTED IN SUBSEQUENT SUBMITTALS MAY RAISE NEW ISSUES AND MAY REQUIRE FURTHER ANALYSIS. MINUTES ARE GENERALLY APPROVED AT THE NEXT SEATAC MEETING. DRAFT MINUTES MAY BE REQUESTED BUT ARE SUBJECT TO REVISION.

SEATAC REPORT AND COMMENTS

PROJECT T2004-00716

SEATAC MEETING DATE MARCH 27, 2006, ITEM 2

Biota Report Prepared by Sapphos Environmental, Inc., dated February, 2006

Initial SEATAC review of Biota Report; BCA reviewed July 11, 2005

PROPOSED PROJECT: T2004-00716 – An application to re-permit existing facilities at an established campground in Soledad Canyon. Facilities include 100 recreational vehicle hookups for disposal, water, electrical, and telephone lines; swimming pool; two hot tubs; restaurant lodge; recreation room; snack bar; three bathroom facilities; laundry room; ranger station; two caretakers' units; and storage yard within the Santa Clara River SEA (SEA 23).

SEA DESCRIPTIONS: Soledad Canyon and the Santa Clara River (**SEA No. 23**) possess several populations of the unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*). This species was formerly found in the Los Angeles, San Gabriel, and Santa Ana Rivers, but is now restricted to the Santa Clara River and San Francisquito Canyon. For these reasons and due to threats to its habitat, the fish species has been placed on the state and federal endangered species lists. In the Santa Clara River, the unarmored threespine stickleback is limited to permanent streams and pools from the mouth of San Francisquito Canyon west to the Ventura-Los Angeles County line, and from near Lang Station east to Arrastre Canyon near Acton.

The reason the unarmored threespine stickleback has been able to survive in the Santa Clara River is that its remaining habitat has been relatively undisturbed. The Santa Clara River is unique in being the only major river draining the San Gabriel Mountains that has not been extensively channelized. The vegetation consists of fresh water marsh, coastal sage scrub, oak woodland, and riparian woodland communities. The broad wash association is unlike that found in steeper mountain canyons, and is increasingly rare in Los Angeles County. The trees serve as habitat for many raptorial bird species. The red-shouldered hawk is restricted to woodland communities, and the species is becoming increasingly uncommon in southern California due to habitat destruction. The National Audubon Society and others have expressed concern for the hawk's welfare.

The primary concern for the survival of the unarmored threespine stickleback is the loss of suitable habitat. The species requires clean, free-flowing, perennial streams and ponds surrounded by native vegetation. Intermittent areas connecting perennial streams are also important during the wet season when surface water is present. The natural vegetation and stream course slow heavy runoff during the rainy season, decrease destruction and siltation of habitat in downstream areas, and provide habitat for stickleback migration between populations.

SEATAC COMMENTS AND RECOMMENDATIONS FOR PROJECT T2004-00716:

- 1) The Biota report has been improved significantly from the Biological Constraints Analysis reviewed previously. Minor inconsistencies remain, such as between the stated occurrence potentials for coastal western whiptail given in the sensitive species text and table accounts. Cite published material (e.g. Schoenherr for herpetofauna, Boyd for Liebre Mountains flora, and Bell for fishes of the Santa Clara River) wherever possible. Avoid permissive language such as 'should' and 'would' in favor of definitive language such as 'shall' and 'will.'

- 2) The continued protection of the Santa Clara River is the highest priority for development in Soledad Canyon. Foot traffic will be impossible to prevent, and use prohibition of the site by hikers is not intended by SEATAC. Trails must be designated to direct hikers and other campground users away from sensitive areas of the site; provide fencing and/or signage to guide hikers to trails and the existing stream crossing at the west end of the site; utilize plantings of locally indigenous thorny species such as roses or blackberries to discourage entry into riparian areas.
- 3) Vehicle traffic and storage must be kept as far as possible from the creek and depicted on Exhibit A; no off-highway vehicle use is to be permitted on the site other than that which is necessary to enter and leave designated camping areas.
- 4) Water shall not be allowed to pond on the site for periods sufficient to encourage invasive or pest species.
- 5) SEATAC supports the applicant's intention not to develop his property north of the railroad line.

ACTION TAKEN: No further SEATAC review of the project is required; incorporate the above comments and recommendations in the Mitigation Monitoring Plan, along with those of the final Biota report.

SEATAC REPORT AND COMMENTS

PROJECT TR053653

SEATAC MEETING DATE MARCH 27, 2006, ITEM 3

Revised Biota Report Prepared by David Magney Environmental Consulting, dated February 2006

Previous SEATAC review for Biota Report, dated November 2005, begun December 5, 2005 and completed January 9, 2006

PROPOSED PROJECT: TR053653 – A Tentative Tract Map application to subdivide the 232 acre subject property into 107 lots consisting of 93 single-family lots, 1 condominium lot (9.26 ac.) for 93 senior housing units, 1 fire station lot (2.05 ac.), 5 open space lots, and 6 debris basin lots. Both primary and secondary means of access are from the Old Road. The project also includes an Oak Tree Permit to remove/encroach on oak trees and a Conditional Use Permit for development within an SEA and hillside management area and a density bonus request. The proposed project is located west of the I-5 Freeway south of Stevenson Ranch and Sagecrest Circle and north of Calgrove Boulevard, partially within SEA No. 20 (Santa Susanna Mountains) and SEA No. 63 (Lyon Canyon).

SEA DESCRIPTION: The Santa Susana Mountains (**SEA No. 20**) are one of several relatively small ridge systems that form the Transverse Ranges and blend eastward into the larger San Gabriel and San Bernardino Mountains. The Santa Monica Mountains are also part of this system and form a coastal barrier shielding the interior ridges from the direct influences of moist marine air, making these interior ridges drier than the coastal ones. The vegetation of the Santa Susana Mountains consists of coastal sage scrub on south-facing slopes, dense chaparral on north-facing slopes, and oak, walnut and riparian woodlands in valleys. The oak woodland communities are extremely diverse, supporting six species of oak. These include coast live oak (*Quercus agrifolia*), valley oak (*Q. lobata*), canyon live oak (*Q. chrysolepis*), scrub oak (*Q. berberidifolia*), interior live oak (*Q. wislizenii*), and a single known location of Palmer's oak (*Q. palmeri*). The latter species is known in Los Angeles County only from this area. The walnut woodlands are frequently found in canyons supporting intermittent streams and consist primarily of southern California black walnut (*Juglans californica* var. *californica*), flowering ash (*Fraxinus dipetala*), Mexican elderberry (*Sambucus mexicana*), and coast live oak. Fires appear to promote the expansion of walnut woodlands within this area. Unusual southern California black walnut-flowering ash woodlands occur at mid-elevations within canyons of the north-facing slopes. This community appears to be unique to the Santa Susana Mountains. The bigcone spruce (*Pseudotsuga macrocarpa*)-canyon live oak forest at higher elevations represents one of the northwestern-most examples of this community.

The Santa Susana Mountains are the main representative of these small low, dry interior mountain ranges in Los Angeles County. The core of this range is in good condition and has not been heavily disturbed by human use. These mountains are becoming isolated from surrounding natural areas by continued urban expansion in the San Fernando, Simi, and Santa Clarita Valleys. As this isolation occurs the Santa Susana Mountains are becoming an important wildlife corridor for gene flow and species movement between the San Gabriel and Santa Monica Mountains via the Simi Hills.

The interior areas of the Santa Susana Mountains, away from peripheral development, support healthy, natural biotic communities. Some encroachment has taken place in the form of unimproved roads, ranches, and a limited number of oil extraction sites. The majority of the land is privately owned.

Lyon Canyon (SEA No. 63) is relatively narrow, supporting oak woodland surrounded by extensive chaparral and coastal sage scrub communities. The oak woodland is found in the southerly portion of the area and contains both coast live oak (*Quercus agrifolia*) and valley oak (*Q. lobata*). Higher elevations in the canyon support chaparral and scrub communities consisting of sugarbush (*Rhus ovata*), California lilac (*Ceanothus* spp.), black sage (*Salvia mellifera*), and chamise (*Adenostoma fasciculatum*), which is the dominant shrub. Drainages are dominated by mulefat (*Baccharis salicifolia*) scrub and riparian woodlands consisting of coast live oak, western sycamore (*Platanus racemosa*) and willows (*Salix laevigata* and *S. lasiolepis*); marsh assemblages, dominated by saltgrass (*Distichlis spicata*), occur where drainages merge with the flat bottomlands.

At present, Lyon Canyon is largely undeveloped, except for the remains of ranch outbuildings found at the mouth of the canyon, just outside of the SEA. The site has been grazed and was used for filming in the 1970's and 1980's. Thus, large areas of the bottomlands are disturbed, with a heavy cover of native and non-native ruderal species, and ornamental trees remain surrounding the former ranch buildings.

SEATAC COMMENTS AND RECOMMENDATIONS FOR PROJECT TR053653:

- 1) Pg 64: SEATAC's previous comment stands – there remains a conflict between the proposed project and wildlife movement through the site; the amount of movement documented on the site suggests that there is heavy use of the site by wildlife and it is an essential and functional part of the regional habitat linkage between the San Gabriel and Santa Susanna Mountains.
- 2) Lyon Canyon is currently the northernmost route of access from the Santa Susanna Mountains to the I-5 over-crossing of Calgrove Boulevard. Wildlife use of Lyon Canyon will be displaced south to Towsley Canyon with the implementation of this project, and the Biota Report must explore alternative possibilities for avoidance of impacts from development of this site on this part of the regional linkage.
- 3) There is potential for the project to contribute to cumulative impacts on water quality degradation in the Santa Clara River via the South Fork tributary.
- 4) SEATAC doubts that Public Works will allow a management program for the proposed retention basin that encourages its use by wildlife. Any mitigation measures involving ecologically sensitive management of flood control structures must be met with a strong commitment by Public Works prior to project approval if SEATAC is to judge the project as being consistent with the SEA Compatibility Criteria.
- 5) The proposed project, as currently designed, does not meet the SEA Compatibility Criteria, and SEATAC would endorse an alternative that sites construction in the northeastern portion of the property.

ACTION TAKEN: Further SEATAC review of the project is required; revise the Biota Report for inclusion in the Draft EIR addressing the above SEATAC Comments and Recommendations.

SEATAC REPORT AND COMMENTS

PROJECT 02-109 – Aera Specific Plan

SEATAC MEETING DATE MARCH 27, 2006, ITEM 4

Biota Report Prepared by Glenn Lukos Associates, dated December 2005

Continuation from January 9 and February 6, 2006 of initial SEATAC review of Biota Report

PROPOSED PROJECT: CUP 02-109 – A General Plan Amendment, Zone Change, and Specific Plan application to allow the phased development of 3,600 dwelling units, an 18-hole golf course, local and community park uses, local community commercial uses, internal greenbelts and open space preservation on a 2,935 acre site. Approximately 1,435 acres are proposed for residential and commercial development, and the remaining acreage is proposed for active and passive open space uses and habitat restoration. The proposed project is located east and west of State Route 57, partially within the Tonner Canyon/Chino Hills SEA (SEA No. 15). This project falls under the jurisdiction of both Los Angeles and Orange Counties.

SEA DESCRIPTIONS: Tonner Canyon (**SEA No. 15**) is one of three areas in the hilly region of eastern Los Angeles County that still supports relatively undisturbed stands of southern coast live oak woodland, chaparral, coastal sage scrub, and riparian woodland complexes that were once common throughout southern California but have been converted largely to agricultural and urban uses. This is true throughout southern California, resulting in the rapid disappearance of these habitat types from the region. Three areas within Los Angeles County (SEA Nos. 15, 17 and 44) were chosen to serve as representative examples of these once widespread vegetative associations.

The vegetation in Tonner Canyon supports heavily forested areas of California walnut (*Juglans californica*) and coast live oak (*Quercus agrifolia*). The former species is uncommon outside Los Angeles and Ventura Counties and has one of its major populations in this portion of Los Angeles County. Tonner and Brea Canyons are of sufficient size, and in close enough proximity to the other designated SEAs in this region, that they should be able to continue to support relatively healthy wildlife populations if preserved. This probability is increased by the presence of riparian woodlands and intermittent streams in the canyon bottoms.

SEATAC COMMENTS AND RECOMMENDATIONS FOR PROJECT CUP 02-109:

- 1) Normative language is prevalent throughout the document; phrases using words such as 'only,' 'just,' 'most of,' etc. may lead the reader to an interpretation of the site as non-sensitive or of the project as minimally impactful. Remove such language and replace it with unequivocal language and data, so that readers may make their own interpretations.
- 2) The emphasis on the disturbed nature of the SEA is inappropriate, as it obscures the facts that several sensitive species and habitats occur on the site. This is the condition of the area when it was designated an SEA, and the site is a crucial part of an important regional habitat linkage.
- 3) The proposed project decimates the portions of the SEA on site; there is no way to meet the SEA-CUP Burden of Proof with the currently proposed design. An excessively large number of trees are proposed for removal, and internal habitat corridors on manufactured slopes do not afford sufficient space to be functional.

- 4) SEATAC recommends substantial redesign of the project that preserves as open space areas of the site that are currently most ecologically functional, rather than a design that proposes restoration and habitat creation as mitigation for the destruction of the site's most valuable resources.

ACTION TAKEN: Further SEATAC review of the project is required; revise the Biota Report addressing the above SEATAC Comments and Recommendations and those of the January 9 and February 6, 2006 SEATAC minutes.

**MINUTES OF THE SIGNIFICANT ECOLOGICAL AREA
TECHNICAL ADVISORY COMMITTEE (SEATAC)
MEETING OF NOVEMBER 6, 2006**

PERSONS IN ATTENDANCE

SEATAC MEMBERS

Ty Garrison
Mickey Long
Ian Swift

REGIONAL PLANNING STAFF

Joe Decruyenaere
Rudy Silvas
Susan Tae

Project RCUPT200500088/ROAKT200500039/RHSGT200600001/TR53653 Representatives

| | |
|----------------|----------------|
| Cher Batchelor | (805) 646-6045 |
| Jasch Janowicz | (818) 889-7252 |
| David Magney | (805) 646-6045 |

**MINUTES
November 6, 2006**

AGENDA ITEMS

1. Long moved and Garrison seconded to approve the June 5, 2006 SEATAC meeting minutes as written.
Ian Swift was welcomed as the newest SEATAC member.

DISCUSSION ITEM

2. EDAW, Incorporated was accepted to be included on the SEATAC Certified List of Biological Consultants.

NEW BUSINESS

3. **Project RCUPT200500088/ROAKT200500039/RHSGT200600001/TR53653** – See Attachment Item 2.

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SEATAC REPORT AND COMMENTS

PROJECT RCUPT200500088/ROAKT200500039/RHSGT200600001/TR53653

SEATAC MEETING DATE NOVEMBER 6, 2006, ITEM 2

Draft EIR Prepared by David Magney Environmental Consultants, dated September, 2006

Previous SEATAC review for Biological Constraints Analysis, October 2005; Biota Report, December 2005, January 2006 and March 2006

PROPOSED PROJECT RCUPT200500088/ROAKT200500039/RHSGT200600001/TR53653

– A Tentative Tract Map application to subdivide the 235 acre subject property into 107 lots consisting of 93 single-family lots, 1 condominium lot (10.25 ac.) for 93 senior housing units, 1 fire station lot (1.26 ac.), 5 open space lots, 6 debris basin lots, and 1 active park lot. Both primary and secondary means of access are from the Old Road. The project also includes an Oak Tree Permit to remove/encroach on oak trees and a Conditional Use Permit for development within an SEA and hillside management area and a density bonus request. The proposed project is located west of I-5 Freeway in the Pico Canyon Area, south of Stevenson Ranch and Sagecrest Circle and north of Calgrove Boulevard, partially within SEA No. 20 (Santa Susanna Mountains) and SEA No. 63 (Lyon Canyon).

SEA DESCRIPTION: The Santa Susana Mountains (**SEA No. 20**) are one of several relatively small ridge systems that form the Transverse Ranges and blend eastward into the larger San Gabriel and San Bernardino Mountains. The Santa Monica Mountains are also part of this system and form a coastal barrier shielding the interior ridges from the direct influences of moist marine air, making these interior ridges drier than the coastal ones. The vegetation of the Santa Susana Mountains consists of coastal sage scrub on south-facing slopes, dense chaparral on north-facing slopes, and oak, walnut and riparian woodlands in valleys. The oak woodland communities are extremely diverse, supporting six species of oak. These include coast live oak (*Quercus agrifolia*), valley oak (*Q. lobata*), canyon live oak (*Q. chrysolepis*), scrub oak (*Q. berberidifolia*), interior live oak (*Q. wislizenii*), and a single known location of Palmer's oak (*Q. palmeri*). The latter species is known in Los Angeles County only from this area. The walnut woodlands are frequently found in canyons supporting intermittent streams and consist primarily of southern California black walnut (*Juglans californica* var. *californica*), flowering ash (*Fraxinus dipetala*), Mexican elderberry (*Sambucus mexicana*), and coast live oak. Fires appear to promote the expansion of walnut woodlands within this area. Unusual southern California black walnut-flowering ash woodlands occur at mid-elevations within canyons of the north-facing slopes. This community appears to be unique to the Santa Susana Mountains. The bigcone spruce (*Pseudotsuga macrocarpa*)-canyon live oak forest at higher elevations represents one of the northwestern-most examples of this community.

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At present, Lyon Canyon is largely undeveloped, except for the remains of ranch outbuildings found at the mouth of the canyon, just outside of the SEA. The site has been grazed and was used for filming in the 1970's and 1980's. Thus, large areas of the bottomlands are disturbed, with a heavy cover of native and non-native ruderal species, and ornamental trees remain surrounding the former ranch buildings.

**SEATAC COMMENTS AND RECOMMENDATIONS FOR PROJECT RCUPT200500088/
ROAKT200500039/RHSGT200600001/TR53653:**

- 1) There is an extensive reliance on unproven mitigation, such as planting of sensitive plant species into unoccupied habitat; permanent losses of reptiles from the site will contribute to significant cumulative losses in the region.
- 2) The project site is regionally noteworthy in that it encompasses two SEAs; it is adjacent to an important wildlife linkage to the east and south and to large areas of open space to the west; and it supports a high diversity of vegetation and habitat types. The SEA/Oak Tree Avoidance Alternative is preferable to the proposed project due to its reduction of direct impacts on the various site constraints, and it would reduce many of the project contributions to cumulative impacts on native species and animal movement.
- 3) Include desert woodrat, Lewis's woodpecker and spotted owl in the listing of species observed or potentially occurring on site and in the analysis of impacts to sensitive species.

ACTION TAKEN: No further SEATAC review of the project is required; incorporate the recommended changes in the Final EIR. The SEATAC endorsement of the SEA/Oak Tree Avoidance Alternative will be reflected in the staff report on the project to the Planning Commission.

Lyons Canyon (TTM 53653)
Off-Site Access Meeting Chronology

Since submission of the entitlement applications for the Lyons Canyon Ranch project in June 2005 (TTM 53653), DR Horton and its representatives have been working with the adjacent property owner and their engineer to establish reasonable vehicle access through our project site pursuant to existing private easement recorded over the Lyons Canyon property. Provided below is the chronology of meetings held to date with the adjacent property owner and/or their representatives.

6/2/2005 – Submission of Lyons Canyon Ranch Subdivision Application (TTM, CUP, OTP, EIR, etc.)

6/28/2005 – DR Horton and Daly Owens Group met with adjacent property owner and engineer to discuss feasible access through the Lyons Canyon site.

7/19/2005 –Daly Owens Group spoke with adjacent property owner requesting all easement documents recorded over the Lyons Canyon site.

7/20/2005 – Daly Owens Group received partial package of easement documents from adjacent property owner.

9/27/2005 – DR Horton and Daly Owens Group met with adjacent property owners and project engineer to discuss feasible access options through the Lyons Canyon site.

10/5/2005 – DR Horton and Daly Owens Group met with adjacent property owner engineer to discuss feasible access options through Lyons Canyon site.

11/8/2005 – DR Horton and Daly Owens Group met with adjacent property owners to discuss joint access. A revised access plan was proposed by the adjacent property owner and his engineer. The access revisions proposed by the adjacent property owner were accepted by DR Horton. In exchange for a signed agreement by the adjacent property owner, TTM 53653 was formally revised to include the adjacent property owner's requested access, and was submitted December 12, 2005 to the County of Los Angeles.

11/15/2005 – DR Horton, Daly Owens Group, and the adjacent property owner met with LA County Fire Dept to discuss joint access design. The joint access design was approved by the Los Angeles County Fire Department.

12/12/2005 – DR Horton submitted revised TTM to the County of Los Angeles with the joint access approved by the County Fire Department.

12/22/2005 – DR Horton submitted written correspondence (dated December 22,2005) to adjacent property owner requesting written acceptance of (1) the proposed access as designed, (2) requisite off-site grading easements for a small portion of debris basin, and (3) letter of support for the Lyons Canyon project.

01/31/2006 – Daly Owens Group received verbal confirmation from adjacent property owner that adjacent property owner was not willing to provide written concurrence with the items requested in the correspondence dated December 22, 2005.

3/13/2006 – As a result of the above, access to adjacent property was revised as part of TTM revisions so that no off-site improvements were required. The TTM was re-submitted to the County of Los Angeles. DR Horton submitted written correspondence (dated March 13, 2006) to adjacent property owner requesting written acceptance of revised off-site access as currently shown on TTM. No response was received.

Prepared by:

Jasch Janowicz
DalyOwensGroup

D·R·HORTON [®] DH
INDEXED
NYSE
America's Builder

March 13, 2006

Mr. Joseph W. Aidlin
Attorney at Law
5143 Sunset Boulevard
Los Angeles, CA 90027-5798

Mr. Nick Eftekhari
Oakridge Homes
9800 Valley Blvd.
Rosemead, CA 91770

RE: Lyons Canyon Ranch Adjacent Property Access

Dear Mr. Aidlin and Mr. Eftekhari

In a letter dated December 23, 2005, DR Horton respectfully requested your formal written approval of the location of two "tap" streets, a potential future connection to the Prentice Taylor Property, and acceptance of off-site grading and drainage as shown on the revised Lyons Canyon Ranch Tentative Tract Map (TTM 53653). This map was submitted to Los Angeles County for review on December 14, 2005, based upon your engineer's prior conceptual approval of that revised plan. In fact, the recent revisions to our TTM in the Fall of 2005 (including two improved connection points to your property, a potential third connection to the Prentice Taylor property, and locating a small portion of our debris basin on your property), were included at the specific request of your engineer. To date we have received no formal written response either accepting or rejecting the proposed future vehicle access points and the off-site debris basin as shown on our recently revised TTM.

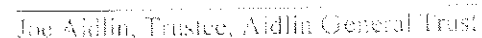
We must have some definitive direction from you so we know how to proceed with the processing of TTM 53653 before the County. Accordingly, we request that you please sign the signature block below acknowledging your acceptance of the proposed vehicle access points and acknowledging your acceptance of the necessary drainage acceptance letter and off-site grading easement. Your signature will also confirm your commitment to support our project during the upcoming administrative hearings before the County. After we receive your signature, we will prepare an Agreement that specifically details these terms. If we do not receive a fully executed copy of this letter from you within ten business days, we will revise the TTM to remove any portion of the drainage debris basin from your property, and will otherwise proceed with the processing of TTM 53653 as a stand alone development plan, not requiring your consent for any off-site drainage facility.

Sincerely,



Rick Coop
Vice President

Accepted:


Nick Eftekhari, Oakridge Homes


Joe Aidlin, Trustee, Aidlin General Trust

cc: Rick Zeilenga

D·R·HORTON 
America's Builder

December 22, 2005

Mr. Joseph W. Aidlin
Attorney at Law
5153 Sunset Boulevard
Los Angeles, CA 90027-5798

Mr. Nick Eftekhari
Oakridge Homes
9800 Valley Blvd
Rosemead, CA 91770

RE: Lyons Canyon Ranch Adjacent Property Access

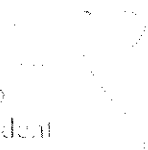
Dear Mr. Aidlin:

On Tuesday November 8, 2005, representatives of DR Horton and Daly Owens Group met with your partners for the purposes of establishing mutually acceptable vehicle access to all properties (referred to as "Ayles" and "Riedel" land) through the Lyons Canyon Ranch development (TTM 53653). As a result of this meeting and in lieu of a dispute, we have revised the Lyons Canyon Ranch Tentative Tract Map (TTM 53653) to include: (1) two fully improved "tap" streets for future vehicle access located along "A" Street between Lot numbers 3 and 4 and Lot numbers 103 and 72 and (2) a potential future connection to the Prentice-Taylor property via the extension of our "D" street cul-de-sac. Please note that the revised map was submitted to the County of Los Angeles for review on December 14, 2005. The attached Exhibit "A" is an exact copy of the TTM submitted to the County of Los Angeles.

Please note that in exchange for re-designing our project to facilitate your requested vehicle access, we had to locate a small portion of our debris/detention basin on your site and thus will require your acceptance of an off-site grading easement and drainage acceptance letter subsequent to approval of our proposed TTM by the County of Los Angeles.

Please sign the signature block below acknowledging your acceptance of the proposed vehicle access points and acknowledging your acceptance of the necessary drainage acceptance letter and off-site grading easement. With the re-submittal of a revised TTM, we expect that you will immediately submit an unconditional letter of support for our project to the County of Los Angeles. All parties agree that the drainage acceptance letter (easement), grading easement and support for the project are a condition of providing the additional access point and the connection through "D" Street.

Sincerely,


Rick Coop
Vice President
DR Horton

Accepted: _____
Joe Aidlin, Trustee, Aidlin General Trust

Nick Eftekhari, Oakridge Homes

MAJOR LAND DIVISION
 WITHIN TENTATIVE TRACT NUMBER 56553
 LOCATED IN THE UNINCORPORATED TERRITORY OF
 THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

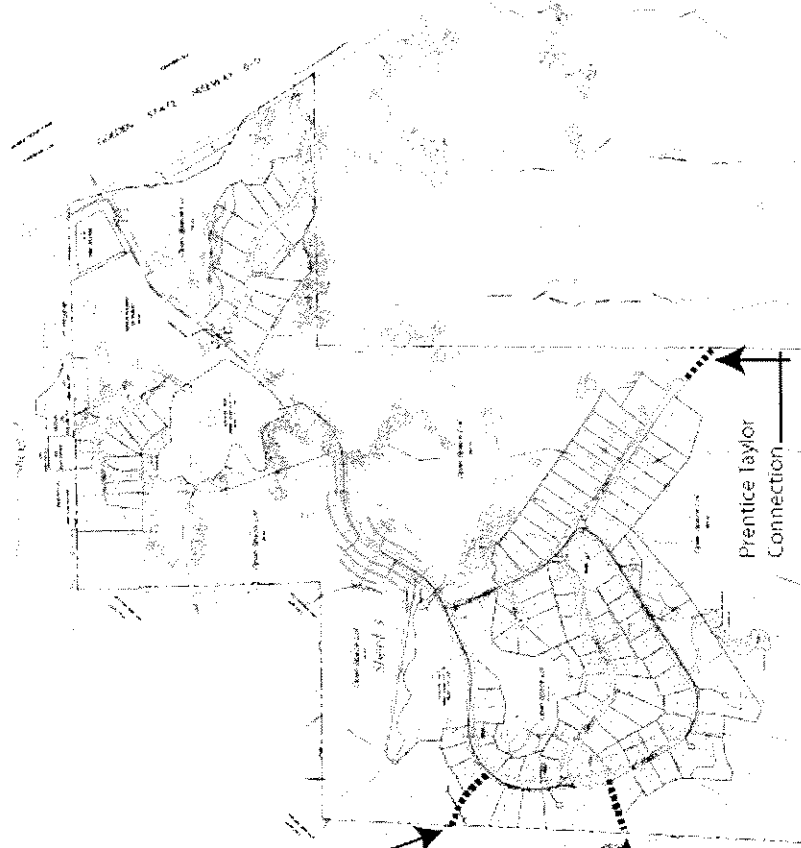
TRACT 56553 AND TRACT 56554
 (SEE ATTACHED)

WELLSBORO SECONDARY HIGHWAY, BE ATWA
 (SEE ATTACHED)

POPULAR SECTION OF NEW
 (SEE ATTACHED)

UTICHA SECTION OF NEW
 (SEE ATTACHED)

UTICHA SECTION OF NEW
 (SEE ATTACHED)



INDEX MAP

| TRACT NO. | SECTION | AREA (AC.) | OWNER |
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November 8, 2006

Mr. Rudy Silvas
Department of Regional Planning, Room 1346
320 West Temple Street
Los Angeles, California 90012

Re: Written Comments concerning Public Hearing – State Clearinghouse Number #200303-1086
Vesting Tentative Tract Map No. 53653, Conditional Use Permit Case No. 2006-00088-(5)
And Oak Tree Permit Case No. 2006-00039-(5)

Dear Mr. Silvas,

It is with great concern that I write to you to inform you of my great disapproval concerning the proposed development of 93 single family lots, one multi-family lot with 93 attached senior condominium units, five open space lots, six public facility (debris/detention basin) lots, one park lot and one fire station lot on 234.8 gross acres. The proposal is extremely disheartening due to its significant size and overall total foot print in our local community.

Unfortunately, due to having to work I cannot attend the public hearing which happens to be on a weekday and 31 miles away from my home. Below are my comments which I wish to be entered as public record and consideration by the Regional Planning Commission of Los Angeles County against this proposed development.

This proposed development will cause adverse effects and significant environmental impact to one of our last local wildlife refuges and I will do everything in my rights as a citizen to prevent this from occurring.

I oppose this project because of the development's irreversible negative environmental impacts. Some of these include threatening the community's quality of life, increasing traffic problems, air pollution, light pollution, visual blight from land scarring and construction, elimination of recreational areas, habitat loss, loss of hundreds of trees including hundred year old oak trees, impact on public services, public safety, and many years of noise pollution from the close proximity of a fire station near a residential community. This current area of woodland & forest ecosystems and many riparian areas is one of the few remaining natural regions in the Los Angeles area that supports abundant native wildlife and habitats, it also contains several rare and sensitive plant and animal species.

The audaciousness to remove of 162 oak trees should be considered criminal as this will take away the homes of many native indigenous animals in this area. We already see the poor coyotes frequently crossing into the surrounding area and taking away yet one more place safe for them to live will push them further from survival and more towards extinction. The removal of such sacred oak trees which have been growing in this area for more than a few hundred years will cause irreversible damage to our local environment similar to cutting trees in the rain forests. Not only are you taking away the natural surrounding of so many living creatures, but you're taking away a tree which has lived untouched by man and has survived so many years. The nature and serene areas are quickly being destroyed so that big developers can come in and build their mass developments.

We need to protect this unique and disappearing landscape as open space for the public and as habitat for wildlife that increasingly have nowhere to go in urbanized southern California. This ecosystem is a global "Hot Spot of Diversity" - one of the world's most biologically rich and threatened regions. Numerous federally listed endangered species exist in these lands. In addition, many rare species are present, including oak trees.

As an island of beauty and biological value in a sea of urbanization, they provide visual and psychological relief to a stressed urbanized and congested region which does not have its fair share of parks and open space. Please help us in stopping this proposal, the commission's consideration is kindly requested.

Sincerely,

Andrew Lorenzana
25028 Hollyhock Court
Stevenson Ranch, CA 91381
(661) 803-5280
(661) 799-3455

Paul C. Anderson
Direct: (310) 201-3573
panderson@jmbm.com

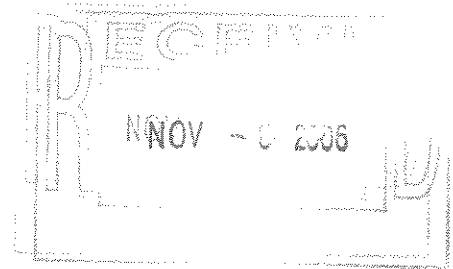
1900 Avenue of the Stars, 7th Floor
Los Angeles, California 90067-4308
(310) 203-8080 (310) 203-0567 Fax
www.jmbm.com

Ref: 67155-0001

November 7, 2006

VIA FEDEX DELIVERY

Ms. Susan Tae
Los Angeles County Department of Regional Planning
320 West Temple Street
Room 1382
Los Angeles, CA 90012



Re: Lyons Canyon Ranch proposed tentative subdivision map 53653 and its impact upon the Kantor Property, APN # 2826-022-024, -028

Dear Ms. Tae:

Please provide copies of this letter and its attachments to the Regional Planning Commissioners in advance of their upcoming November 15, 2006 meeting concerning the above-referenced matter.

I represent the owners of the 20 acre property adjoining the Lyons Canyon Ranch property, Ken and Marjorie Kantor. Because the Kantors are elderly, they are also being assisted by their daughter Kristin Ulibarri with respect to this property.

The reason for this letter is that the owners did not receive notice of the availability of the draft tentative subdivision map nor of the availability of the draft Environmental Impact Report. They only recently became aware of the hearing before the Regional Planning Commission.

The owners, through their daughter, have asked in writing for advance written notice, and would respectfully request that such notice be provided for any and all documentation and upcoming hearings or public meetings concerning this property. Our ability to respond to the pending November 15, 2006 hearing is severely hampered by this lack of notice.

We recently became aware that the proposed tentative tract map 53653 does not acknowledge, identify, or show the longstanding dirt road that serves as the only access to and from the Kantor property and Old Road through the D.R. Horton Lyons Canyon Ranch property. The County Fire Department has used this roadway as well for access to both the Lyons Canyon Ranch property and the Kantor property over the years. The Kantors maintain a prescriptive easement to this roadway.

Ms. Susan Tae
November 7, 2006
Page 2

Thus, the proposed map land-locks the Kantor property. This creates a serious fire safety and vehicular access problem.

We engaged former Santa Barbara County Fire Marshal Don Oaks to advise us in this regard. A copy of his letter to the County's Fire Marshal is attached, complete with photos of the dirt road. Also attached is a copy of sheet 1 of the proposed tentative tract map 53653 showing *in green* the dirt road and showing *in pink* an alternative alignment which the Kantors would also consider.

On account of this omission, the EIR is defective. Nowhere in the draft EIR document is the impact of the Lyons Canyon project on access to and from adjoining property addressed. The fire safety problems created by the map upon the Kantor property and other adjoining properties including the existing homes in the Sunset Point Subdivision are not addressed in the EIR. The Circulation, Traffic, Fire Services and Land Use Sections of the EIR are deficient in that they do not address these significant access and fire safety environmental impacts. The very first significant environmental impact listed in the State CEQA Guidelines, Appendix G is where the proposed project "disrupts or physically divides an established community" and the second significant environmental impact is where the project "conflicts with any applicable land use plan, policy or regulation." Here, the proposed Lyons Canyon Ranch project presents both of these significant impacts in cutting off access to the Kantor property.

The failure to address this critical access and fire safety issue and the proposed map's creation of a land-locked situation for the Kantor property renders impossible the findings required to approve the Lyons Canyon development project under the 1980 County General Plan, the 1984 Santa Clarita Valley Area Plan, the State Subdivision Map Act for tentative subdivision map approvals, the County Code for tentative subdivision map approvals, and Section 22.56.215 of the County Code for the necessary hillside management conditional use permit.

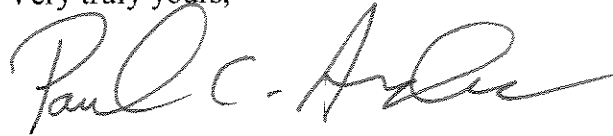
In addition to the existing dirt roadway, please know there is a "paper" easement held by the Kantors which essentially starts at Old Road and goes west, hugging the northern property boundary of Lyons Canyon Ranch, then turning south at a sharp right angle again adjacent to the boundary of Lyons Canyon Ranch, before finally reaching the northeast corner of the Kantor property. However, this easement does not serve in any way as access to the Kantor property nor could it given its extremely narrow width, sharp right angle turn and location on the steepest terrain of the Lyons Canyon Ranch property.

We respectfully request that the Regional Planning Commission either reject the proposal or condition it to require a publicly dedicated roadway, to County street standards, in either the location of the existing dirt road, or the alternative alignment shown on the attached sheet 1.

Ms. Susan Tae
November 7, 2006
Page 3

Thank you for your consideration. If you have any questions, or need further information, please let me know.

Very truly yours,

A handwritten signature in black ink that reads "Paul C. Anderson". The signature is written in a cursive style with a large, stylized initial "P".

PAUL C. ANDERSON for
Jeffer, Mangels, Butler & Marmaro LLP

PCA:mb
Attachments
cc: Mr. Don Oaks
Mr. and Mrs. Ulibarri

APR 2 2006

WEST RANCH TOWN COUNCIL
25876 THE OLD ROAD #213
STEVENSON RANCH, CA 91381

April 6, 2006

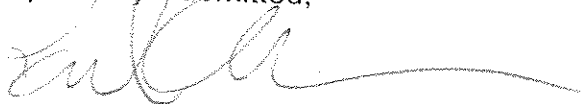
County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Attn: Susan Tae, Land Divisions

The West Ranch Town Council has had an opportunity to review the Lyons Canyon Tentative Tract Map (TTM 53653) on four separate occasions (April 5, 2005, September 7, 2005, February 8, 2006 and April 5, 2006). The details associated with the proposed project were presented by the project applicant at these meetings. In addition, the project applicant answered questions from members of the West Ranch Town Council and concerned citizens about the project.

Overall, the West Ranch Council supports the Lyons Canyon Ranch project (TTM 53653) proposed on approximately 234 acres south of the Stevenson Ranch community and its associated development of 93 single-family residences, 93 multi-family units for senior housing, a fire station site, and on-site recreational amenities.

Respectfully Submitted,



Paul V. Ash, President
West Ranch Town Council

February 7, 2006

Dr. Hsiao-ching Chen, AICP
County of Los Angeles Regional Planning Department
Impact Analysis Section
320 West Temple Street, Room 1348
Los Angeles, CA

*Pls also forward
to subdivider
committee
SCM (mtg held 2-6-06)*

Dear Dr. Chen,

Subject: Lyons Cyn Ranch – Tr. No. 53653

This is to let you know that our 'agency', the Santa Clarita Trails Advisory Committee (SCVTAC) will be requesting that the Lyons Cyn Ranch Project do a presentation of the County of Los Angeles' Regional Trail System, and provide some compliance with the Press Bulletin and Board of Supervisors unanimous vote to preserve, protect, and expand the equestrian lifestyle (February 26, 2003).

This property is zoned agricultural, i.e. A2-2 and A2-1. Many times, SFD are clustered and zone changes are not required. As part of the efforts and workshops held on the One Valley, One Vision, The Big Picture, and SCVTAC's efforts to maintain the continuity of the Master Plan of Trails, we are also seeking as part of Equestrian Trails, Inc, the proper amount of horsekeeping with adequate square footage retained or set aside to accommodate 2 horses on the property i.e. 2K to 3K square foot exclusive of land set aside for pools, tennis courts, the house pad, etc.

This means, that no deed restrictions to livestock/horses be retained especially on the General Plan Update; impact to equestrians that many of us attended December 14, 2005, at Descanso Gardens. We wish to uphold A2-2 or A2-1 along with the unanimous vote of our Board of Supervisors to preserve the equestrian lifestyle by upholding the inherent rights of A2-2 or 1 zoning.

Mr Jausch Janowicz, the Consultant for this project, stated to us at the West Ranch HOA meeting held February 1, 2006, that this is an equestrian, semi-rural project. If so, then horses should be allowed on these lots and the trail system accessible from all lots. Mr Janowicz stated this would be on some of the lots, but that the lot sizes would be minimum 9,000 to 65,000 square feet. We would like to see that horses be accommodated on adequate lot sizes by at least 40 homes of the 93 set aside in the southern portion of the property, if not all. No deed restrictions to horses within this designated horsekeeping area of 40 homes.

Thank you for your time and consideration of this letter as we wish to work with D.R.Horton on providing a model equestrian neighborhood adjacent to Towsley and East Cyn and the County's Regional Trail System and with a community arena set aside for this community.

Sincerely,

Sherrie Stolarik (& others)

Sandra Cattell (SCVTAC Member) and

Sherrie Stolarik
SCVTAC Member and
Area 11 Director, Equestrian Trails, Inc.

Linda Tamoff

*— contact person — 661-255-5012
Cell - 213-399-4290*

*25241 West Carson
Way
Stevenson Ranch, CA
91381*

**SUPERVISOR MICHAEL D. ANTONOVICH**

Los Angeles County Board of Supervisors, Fifth District
869 Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012
<http://antonovich.co.la.ca.us>

PRESS RELEASE

Contact: Tony Bell, Communications Dept
Office: (213) 974-5555 Cell: (213) 272-8032
E-mail: tbell@bos.co.la.ca.us

February 26, 2003
Release

For Immediate

**SUPERVISORS SUPPORT PRESERVATION
OF EQUESTRIAN LIFESTYLE**

Los Angeles - Supervisor Michael D. Antonovich's motion to ensure that an equestrian lifestyle is preserved and expanded in the San Fernando, San Gabriel, Santa Clarita, and Antelope Valleys was unanimously approved by the Board of Supervisors.

"As new development applications are processed, it is vital that we consider the impacts to equestrians and the County's trail system," said Supervisor Antonovich.

Antonovich's motion directs the Department of Regional Planning, in conjunction with the Department of Parks and Recreation, to work with all City planning departments to preserve the equestrian lifestyle.

BACK

FedEx Kinko's of STEVENSON RANCH Telephone: 661.255.3224 Fax: 661.255.9677

Date 1/6/06

Number of pages 5 (including cover page)

To:

From:

Name DR Hsiao-Ching Chen

Name Bill Speer

Company County Planning

Company _____

Telephone _____

Telephone 661 2879583

Fax 213 6260434

Comments RE TRACT 53653

Impact Analysis

BILL AND SONJA SPEER

25555 Yucca Valley Rd. Valencia Ca. 91355
661 287 9583 Cell 818 368 7420
Speerwmr@aol.com, SpeerSonja@aol.com

January 5, 2006

Dr. Hsiao-ching Chen, AICP
County of Los Angeles Regional Planning Department
Impact Analysis Section
320 W. Temple Street, Room 1348
Los Angeles, CA 90012

Re: Tentative Tract 53653

We are one of the owners of the property west of the proposed Tract 53653 and note it does not provide access to ours or other adjacent parcels. Accordingly we disagree with the proposed Tract 53653 without access to the adjacent properties. It is in interest of the County to provide continuity of development of all parcels in the area (i.e. not to land lock ours or other adjacent parcels).

We were provided access though the Sunset Point Tract # 43734 Via Item "F" in the attached conditional use permit case number 1639-5. However, as noted in the attached article dated May 13, 1982, the access being granted in not practical for our property.

We then started tentative tract #TT50242 on our property and have been stalled due to lack of access and the County staff attitude to wait for access from the property in front of us, now known as the referenced tract 53653 which as proposed does not show access. This tract has bounced around (we were informed by the City of Santa Clarita in June, 2005, that the tract # 53653 was being withdrawn) and we have not had any success in getting the access suggested by the County staff.

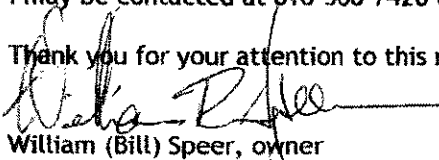
Recently (June 2005), we met with Mr. Paul Novak of Mr. Antonovich's office and then the Fire Dept. to reach agreement on an access...there were no conclusive results. Again it was suggested to get access from the front parcel.

Accordingly, after 20 years of requests, we request that the County do what is right in the development of the area and require access in Tract 53653 to our property and the adjacent properties.

Please keep us informed on this matter including all meetings and hearings on Tract 53653.

I may be contacted at 818-368-7420 or 661-287-9583.

Thank you for your attention to this matter.


William (Bill) Speer, owner

Attachments:

Letter dated June 10, 1981

Daily News Article dated May 13, 1982



COUNTY OF LOS ANGELES

OFFICE OF THE COUNTY COUNSEL

648 HALL OF ADMINISTRATION
LOS ANGELES, CALIFORNIA 90012

974-1845

JOHN H. LARSON, COUNTY COUNSEL

June 10, 1981

SYN. #19
4/30/81

Honorable Board of Supervisors
383 Hall of Administration
Los Angeles, California 90012

Re: Conditional Use Permit Case Number 1639-5

Dear Supervisors:


On April 30, 1981 you conducted a hearing on an appeal from an action of the Regional Planning Commission, relating to certain conditions attached to the grant of a conditional use permit. The permit application is a proposal to establish residential and commercial planned developments.

After the hearing, you rendered a tentative order to grant the conditional use permit and revise the pertinent conditions. You also instructed this office to prepare findings and revised conditions for your review before entry of the final order.

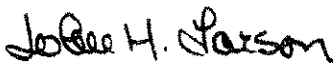
Such findings, conditions and order are attached hereto.

Very truly yours,

JOHN H. LARSON
County Counsel

By 
CHARLES J. MOORE
Deputy County Counsel

APPROVED AND RELEASED:


JOHN H. LARSON
County Counsel

CJM/kra
Attachment

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

16

JUN 23 1981


JAMES S. WIZE
EXECUTIVE OFFICER

F. Prior to issuance of a building permit, applicant shall offer an easement to the owner of the parcel adjacent to the southwest corner of applicant's property for the right to use and maintain a roadway serving said adjacent parcel along the existing road shown in yellow on Exhibit C until such time as a public road serves said adjacent parcel. Such easement, which shall not exceed a width of twenty feet, may be modified by applicant during construction.

Thursday, May 13, 1982

Development before panel runs into snag

By REED McCLURE

Daily News Staff Writer

Los Angeles County planning commissioners Wednesday delayed action on a proposed 213-unit housing development near Valencia after being told the project may be challenged in court.

The Regional Planning Commission held a 15-minute closed-door meeting before it held a public hearing on a request by Camden Development Co. to rezone 213 acres for a residential planned development.

Deputy County Counsel S. Robert Ambrose recommended the executive session, saying the Camden development is the subject of "potential litigation."

Ambrose declined to comment on what kind of a lawsuit might be filed. Representatives of the developers said they were not aware of any legal problems.

Wednesday's hearing was a continuation of an earlier meeting on the case April 14. Commission Chairman George Lefcoe complained at the time that the developers failed to provide enough information on the project.

The only opponent of the project April 14 was Clifford Wolfe, chairman of the Santa Clarita Valley Planning Association.

He asserted that the proposed development southwest of Pico Canyon Road-Lyons Avenue interchange with the Golden State Freeway was premature.

Commissioners, who decided to visit the site in July before voting on a recommendation to the Board of Supervisors, were

urged Wednesday by an adjacent property owner to allow him access to his real estate via the new development.

William R. Speer, who said he owned 20 acres to the south, said he wants "a future easement out of their (Camden's) tract that would serve our project or possibly others."

Speer said he would like to build about eight homes on his property.

Thomas R. Welsh, Camden's vice president, said the developers were prepared to offer Speer a narrow easement to his land, but asserted that the access road Speer wanted would be impossible to build due to the terrain.

Commissioner Roy W. Donley, an appointee of 5th District Supervisor Michael D. Antonovich, said: "What bothers me is approving a development that possibly would leave somebody landlocked."

Camden's property is adjacent to the California Highway Patrol's Newhall Station. It currently is zoned for two-acre and one-acre agricultural lots.

The commission in 1980 approved a residential planned development allowing 201 units on the property. That change, however, has not been finally adopted by the Board of Supervisors.

Joel Silverman, a Camden representative, said the firm's rezoning request was supported May 6 by the Santa Clarita Valley Planning Advisory Committee. The committee's vote was 12-4, according to Silverman.

Silverman explained the proposed development in detail. Lefcoe was not present.

JOSEPH W. AIDLIN
ATTORNEY AT LAW
5143 SUNSET BOULEVARD
LOS ANGELES, CALIFORNIA 90027-5798
TELEPHONE (323) 666-1910
FAX (323) 666-1919

July 29, 2005

Ms. Ellen Fitzgerald
Land Division
Department of Regional Planning
County of Los Angeles
320 West Temple Street, Room 1382
Los Angeles, CA 90012

Re: Objection to approval of Western Pacific Homes
Proposed Tentative Tract Map No. 53653

Dear Ms. Fitzgerald:

I have just had occasion to view the proposed tentative tract map No. 53653 for Lyons Canyon, which has been submitted by Western Pacific Homes. The land involved adjoins lands owned by me, as trustee of my revocable trust, and by Diana Ayres, as trustee, and whom I represent. My land is generally referred to as the "Riedel" land, and the Ayres trust land is generally referred to as the "Ayres" land. Mrs. Ayres and I have entered into an option for the sale of said land to Evergreen Canyon Homes, as optionee.

Over the years, the Ayres and Riedel properties have acquired numerous easements for access and other purposes over the land embraced in the Western Pacific Homes proposed tentative tract map, and we are in the process of filing for a tentative tract map on the Ayres and Riedel lands, jointly, which will delineate proposed easements for access and other purposes over lands covered by the Western Pacific Homes proposed map.

We have at various times and from time to time fully advised Western Pacific Homes of our access rights. All of these rights are of record in various transactions involving these lands over many years.


July 29, 2005

On numerous occasions, up to the present time, we have requested that Western Pacific Homes join with us in developing mutual and reciprocal access, acceptable to both Western Pacific Homes and to us, and which would involve a just, proper and economically feasible utilization of our respective lands. But we have had no response, other than action on the part of Western Pacific Homes which ignores completely our access rights and also the public record of such rights. The total acreage of the Riedel and Ayres properties is 418 acres. If the proposed tentative tract map No. 53653 which has been submitted by Western Pacific Homes were to be approved, this total 418 acres would be deprived of access and could not be utilized for any purposes, private or public.

I have advised the representatives of Western Pacific Homes that I will strenuously contest any effort on their part to deprive the Riedel and Ayres lands of their proper and legal rights to appropriate access. The attitude and action of Western Pacific Homes leaves me no alternative but to object to any approval of their proposed tentative tract map No. 53653, and I respectfully request and hereby ask that you note such objection.

I have high regard for the personnel of the County Department of Regional Planning, and in lodging this objection to the Western Pacific Homes proposed tentative tract map, I want to assure you that my position is sound and is unquestionably in accord with the public record and the law. I will be pleased, if you so request, to further document for your department the instruments and material which accord ample support for the statements which I have made in this letter.

Respectfully yours,


JOSEPH W. AIDLIN, Trustee
Aidlin General Trust

JWA:ac

NOV 2006
Dr. Susan Stone
24584 Sagecrest Cir.
Stevenson Ranch, CA 91381
(H) (661) 259-8901
Cell (661) 373-1814

November 2, 2006

Mr. Rudy Silvas
Department of Regional Planning County of Los Angeles
320 West Temple Street #1348
Los Angeles, CA 90012

RE: fault through property proposed for development
Vesting Tentative Tract Map NO. 53653, Conditional use Permit Case No. 2005-00088

Dear Mr. Silvas,

Enclosed you will find a copy of the photograph of the property identified above. The photograph faces south from our back yard. The fault runs laterally through the property east from the 5 freeway west to Pico Canyon. The photograph shows earth movement into the air during a minor aftershock from the 1994 Northridge quake. The earth was thrown beyond the height of the photograph. You should be able to see the dust up to the top of this picture.

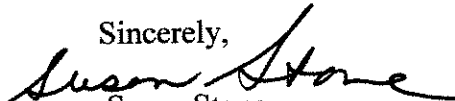
This fault was responsible for the disproportionate extensive damage to Sunset Pointe by the Northridge quake; Many houses in our development were red tagged.

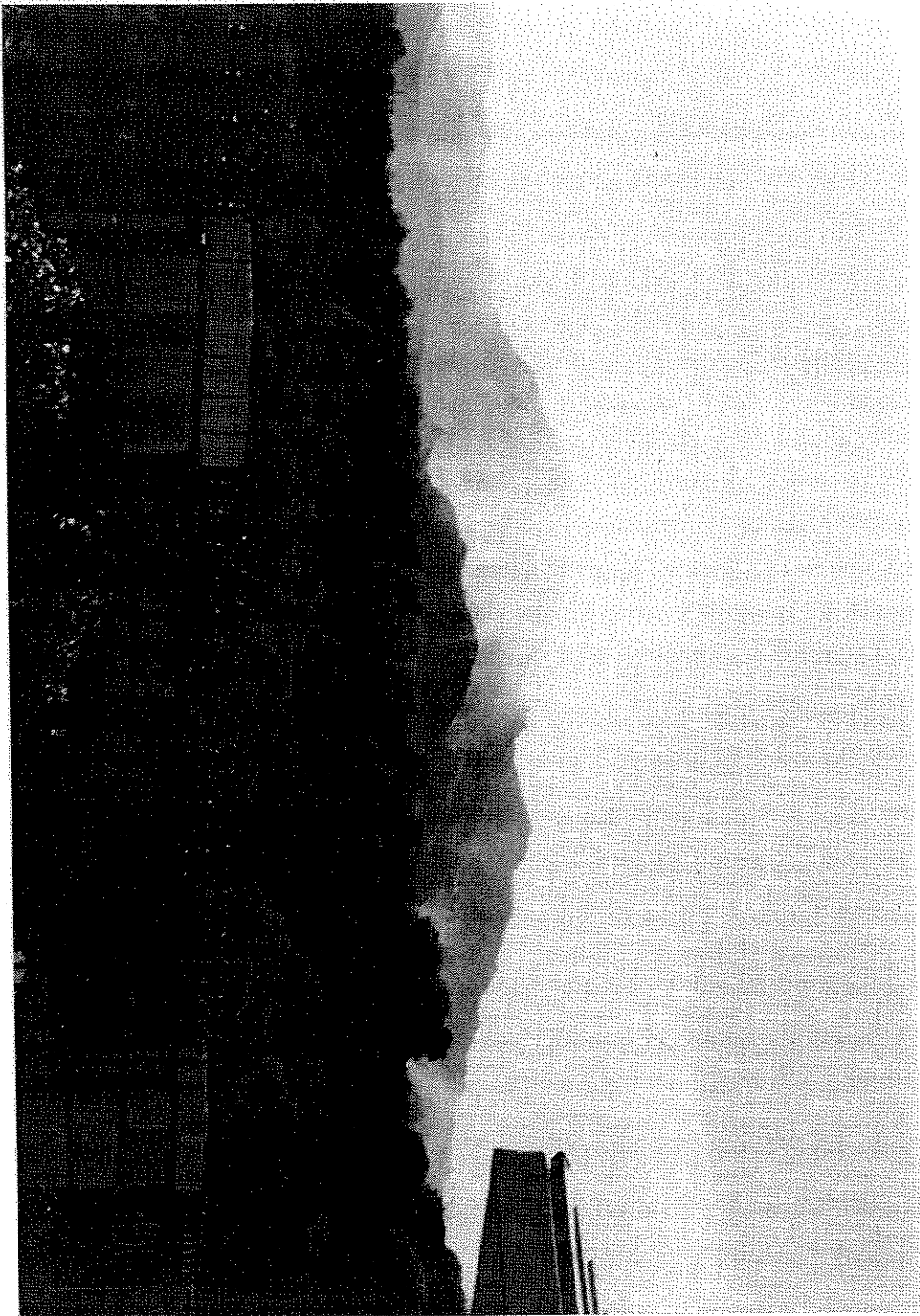
The nature of this surface fault was not noted in the geologic study of this property.

I am concerned regarding safety to potential residents of any proposed development: housing tracks, senior apartments and possible school.

Thank you for you quick response to my e-mail.

Please feel free to contact me should additional information be helpful.

Sincerely,

Susan Stone



DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

28648 The Old Road
Valencia, CA 91355
(661)294-5540
(800) 735-2929 (TT/TDD)
(800) 735-2922 (Voice)



September 27, 2006

NOV - 2 2006

File No.: 540.9107.13086

Mr. Rudy Silvas
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Silvas:

This is in response to the Notice of Completion and Availability for the Lyons Canyon Ranch Project, for County Project Number, TR 53653 draft Environmental Impact Report (EIR). After review, we have a concern with this project. The proposed project will be located within the unincorporated area of Los Angeles County; which will be within the jurisdiction of the California Highway Patrol. Therefore, traffic enforcement, emergency incident management, public service, assistance and accident investigation will be the responsibility of our agency.

Our concern is what effect this project will have on traffic safety and congestion. This project proposes a subdivision of 107 lots comprised of 93 single-family lots, one condominium lot (for approximately 93 senior condominium units), five open space lots, six debris/detention basin lots, one park lot, and one fire station lot. The project will increase recurrent traffic congestion on The Old Road and nearby on and off ramps to I-5. This added congestion could increase response times for emergency services in the community.

Lieutenant R. Elvira will be our Department's contact person for the project. If you have any questions or concerns, he may be reached at the above address or telephone number. Thank you for allowing us the opportunity to comment on this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "S.V. Bernard".

S.V. BERNARD, Captain
Commander
Newhall Area

Cc: Southern Division, CHP
Special Projects Section, CHP

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, REGIONAL PLANNING
IGR/CEQA BRANCH
100 MAIN STREET, MS # 16
LOS ANGELES, CA 90012-3606
PHONE: (213) 897-3747
FAX: (213) 897-1337



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2006
IGR/CEQA No. 060951AL, DEIR
Referenced to IGR/CEQA No. 050825AL, TS
Lyons Canyon Ranch
Vic. LA-05 / PM R49.04 to R50.33
SCH # 2003031086

November 1, 2006

Mr. Rudy Silvas
Regional Planning Department
County of Los Angeles
320 W. Temple Street
Los Angeles, CA 90012

Dear Mr. Silvas:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The project includes a mix of single-family residential, senior housing, public facility, and open space uses. The 234.8-acre project site includes 93 single-family detached homes, 93 senior condominium units, and 130.26 acres of parks and undisturbed open space. The project also includes a 2.05-acre site for a new fire station, which is intended to serve the proposed development and surrounding areas.

In addition to our comment letter dated September 8, 2005, we have the following comments on pages 1-43 and 1-44 of the EIR.

1. I-5 SB Ramp/Marriott & Pico Canyon Rd. On the east approach, we would like to keep the existing separate right-turn lane to SB I-5 on-ramp and add a third westbound through lane. Converting the right-turn lane into a through/right share lane may cause traffic back up into Pico Canyon Road.
2. I-5 NB Ramps and Lyons Ave. We acknowledge the proposal to add a 2nd eastbound left-turn lane.
3. I-5 SB Ramp & Calgrove Blvd. We acknowledge the proposal to add a 2nd eastbound through lane, a 2nd westbound through lane and install traffic signal.
4. I-5 NB Ramps and Calgrove Blvd. We acknowledge the proposal to add a 2nd eastbound through lane, a 2nd westbound through lane and install traffic signal.

If you have any questions, please feel free to contact me at (213) 897-3747 or Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 060951AL.

Sincerely,

A handwritten signature in black ink that reads "Cheryl J. Powell". The signature is written in a cursive, flowing style.

CHERYL J. POWELL
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013



October 25, 2006

Rudy Silvas
Los Angeles County Department of Regional Planning
320 West Temple Street Room 1348
Los Angeles, CA 90012

OCT 26 2006

Dear Mr. Silvas:

Re: SCH# 2003031086; Lyons Canyon Ranch Project/Project TR53653/Conditional Use Permit RCUP200500088, Tract Map No. 53653

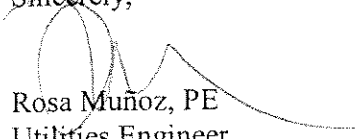
As the state agency responsible for rail safety within California, we recommend that any development projects planned adjacent to or near Metrolink's Antelope Valley Line right-of-way be planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way.

Safety factors to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and appropriate fencing to limit the access of trespassers onto the railroad right-of-way.

The above-mentioned safety improvements should be considered when approval is sought for the new development. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians.

Please advise us on the status of the project. If you have any questions in this matter, please contact me at (213) 576-7078 or at rxm@cpuc.ca.gov.

Sincerely,


Rosa Muñoz, PE
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection & Safety Division

C: Rob Harris, Metrolink

SANTA MONICA MOUNTAINS CONSERVANCY

RAMIREZ CANYON PARK
5750 RAMIREZ CANYON ROAD
MALIBU, CALIFORNIA 90265
PHONE (310) 589-3200
FAX (310) 589-3207



October 23, 2006

Mr. Rudy Silvas
Department of Regional Planning
Los Angeles County
320 West Temple Street, 13th floor
Los Angeles, California 90012

Draft Environmental Impact Report Comments
Lyons Canyon Ranch Project
Tract No. 53653 - SCH No.2003031086

Dear Mr. Silvas:

The proposed project in Lyons Canyon and the Lyons Canyon Significant Ecological Area (SEA) would essentially gut the central and lower portions of a significant Santa Susana Mountains watershed of all remaining core habitat values. The proposed project disturbance footprint would produce this result by concentrating over three-fifths of the development area at the greatest possible distance from the Old Road access point. The Conservancy sees not a glimmer of public policy justification for the County to approve any project similar to this proposal.

Much of the proposed project's significant adverse ecological impact can be easily avoided while still fulfilling all of the Draft Environmental Impact Report (DEIR) project objectives. More specifically, the SEA/Oak Tree Avoidance Alternative in the DEIR provides for a mixture of 126 units on the project site compared to the 186 mixed units of the proposed project. The addition of a fire station site is all that is needed to make this alternative project completely compatible with the DEIR project objectives. We have found no reference in the DEIR that the project applicant has stated that this alternative is economically infeasible.

Essentially the footprint of the DEIR's SEA/Oak Tree Avoidance Alternative should either be incrementally expanded in the FEIR to include a fire station site or housing units should be removed to provide for a station site. To reject the SEA/Oak Tree Avoidance Alternative based on the lack of a fire station site is not only contrary to the intent of the California Environmental Quality Act and poor public policy. Furthermore, it exposes how the current range of DEIR alternatives is inadequate. The SEA/Oak Tree Avoidance Alternative can still be legitimately called by that name even if the project must expand two acres into the SEA to allow for a fire station somewhere in the project boundary. It will still significantly avoid oak tree and SEA impacts. This environmentally superior alternative will

also reduce specific habitat and species impacts and leave sufficient area on the site such that disturbance impacts can also be fully mitigated onsite as opposed to some undetermined offsite location (which is the case with the proposed project and all other development DEIR alternatives).

The SEA boundary was drawn for a reason. In this case the SEA encompasses the main fork of Lyons Canyon from a natural topographic constriction point to a great distance upstream. This line is where mass grading should end, as reflected in the SEA/Oak Tree Avoidance Alternative.

Generally mass grading, roads and housing units in an SEA require a General Plan Amendment. The proposed project would require over 26 acres of direct loss to SEA No. 63. Indirect disturbances would increase this adversely affected acreage. In addition, the DEIR states that many of the County land use designations must be changed to implement the project. Generally the County requires a Zone Change when land use designations (zoning) are changed.

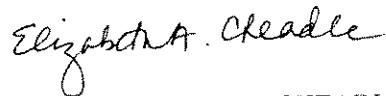
We understand that a recently adopted density bonus ordinance waives the need for both General Plan Amendment and Zone Change approvals if an applicant proposes a project that meets criteria for the inclusion of Senior or affordable housing. We respectfully request that the FEIR fully disclose to decision makers if this absence of General Plan Amendment and Zone Change approvals in any way limits the County's ability to mitigate for project impacts in an SEA or other important natural area. If the County's ability to either condition or mitigate for such a project is limited by this ordinance, the FEIR must fully disclose to decision makers the explicit parameters and potential implications of all such limitations. For the FEIR to avoid a significant deficiency, it must clearly and explicitly state that the SEA/Oak Tree Avoidance Alternative (with or without an added fire station site) is still feasible in the context of the subject density bonus ordinance.

Protection of open space land via a legal instrument as stated in the DEIR is not adequate to insure the permanent continuation of existing resource conditions. We urge that the DEIR and FEIR mitigation measures require that all open space located outside of fuel modification zones be dedicated in fee simple to a public park agency prior to or concurrent with tract map recordation. Only through resource agency stewardship and public accountability can resource protection be guaranteed at a level consistent with a CEQA mitigation measure for a large subdivision. In addition, a conservation easement to a public agency should be required on all open space lots (aside from manufactured slopes) with some fuel modification. Again that transfer should occur before a tract map records.

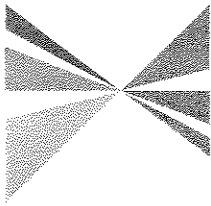
Los Angeles County Regional Planning Department
Lyons Canyon Ranch Project DEIR
October 23, 2006
Page 3

Please direct any future documents and questions to Paul Edelman of our staff at 310-589-3200 ext. 128.

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth A. Cheadle". The signature is written in black ink and is positioned above the printed name.

ELIZABETH A. CHEADLE
Chairperson



ASSOCIATION of GOVERNMENTS

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Ventura County: Judy Mikels, Ventura County • Glen Becerra, Simi Valley • Carl Morehouse, San Buenaventura • Toni Young, Port Hueneme

Orange County Transportation Authority: Lou Correa, County of Orange

Riverside County Transportation Commission: Robin Lowe, Hemet

Ventura County Transportation Commission: Keith Millhouse, Moorpark

October 20, 2006

OCT 20 2006

Mr. Rudy Silvas
County of Los Angeles
Department of Regional Planning
Impact Analysis Section, Room 1348
320 W. Temple Street
Los Angeles, CA 90012

RE: SCAG Clearinghouse No. I 20060651 Lyons Canyon Ranch Project

Dear Mr. Silvas:

Thank you for submitting the **Lyons Canyon Ranch Project** for review and comment. As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

We have reviewed the **Lyons Canyon Ranch Project**, and have determined that the proposed Project is not regionally significant per SCAG Intergovernmental Review (IGR) Criteria and California Environmental Quality Act (CEQA) Guidelines (Section 15206). Therefore, the proposed Project does not warrant comments at this time. Should there be a change in the scope of the proposed Project, we would appreciate the opportunity to review and comment at that time.

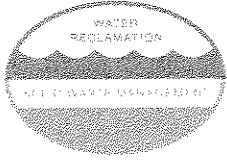
A description of the proposed Project was published in SCAG's **September 16-30, 2006** Intergovernmental Review Clearinghouse Report for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this Project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1857. Thank you.

Sincerely,

Laverne Jones
LAVERNE JONES
Planning Technician
Intergovernmental Review

Doc #127983



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsdl.org

JAMES F. STAHL
Chief Engineer and General Manager

October 5, 2006

File No: SCV-00.04-00

OCT 10 2006

Mr. Rudy Silvas
Impact Analysis Section, Room 1348
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Silvas:

**Lyons Canyon Ranch Project, County Project No. TR53653, Conditional Use Permit
No. RCUP200500088, Oak Tree Permit No. ROAK200500039, Tentative Tract Map No. 53653**

The County Sanitation Districts of Los Angeles County (Districts) received a Draft Environmental Impact Report for the subject project on September 22, 2006. We offer the following comments regarding sewerage service:

- *Page 3-23, 3.4.6 Utilities:* The following changes should be made to the paragraph under *Sewer Service*:

Currently, the project site is located outside the service boundaries of the Los Angeles County Sanitation Districts and will need to be annexed into the Santa Clarita Valley Sanitation District (SCVSD) before service can be provided for the proposed development. Due to the location of the project, the flow from the site will have to be transported to the Districts' facilities by local sewer lines. The nearest local sewer line is located approximately 400 feet north of the subject site. This line conveys wastewater flow to the Districts' District #32 Main Trunk Sewer, an 18-inch diameter trunk sewer that is nearing capacity. Availability of trunk sewer capacity should be verified as the project advances. The SCVSD operates two water reclamation plants (WRPs), the Saugus WRP and the Valencia WRP, which provide wastewater treatment in the Santa Clarita Valley. These facilities are interconnected to form a regional treatment system known as the Santa Clarita Valley Joint Sewerage System (SCVJSS). The SCVJSS has a design capacity of 28.1 mgd and currently processes an average flow of 21.1 mgd.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

James F. Stahl

Ruth I. Frazen
Engineering Technician
Facilities Planning Department

RIF:rf

c: M. Cabrera
T. Sung
S. Espinoza
S. Christian

695487.1