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July 28, 2004

Agenda No. 11
10/28/03

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

Re: VESTING TENTATIVE TRACT MAP NUMBER 48086
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

On October 28, 2003, your Board conducted its hearing on the above-referenced subdivision which proposes 542 single-family lots, a fire station lot, a sheriff sub-station lot, two park lots and three open space lots in the Soledad Zoned District. At the conclusion of the hearing, your Board indicated its intent to approve the subdivision and instructed us to prepare findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

OFFICE OF THE COUNTY COUNSEL

By

PETER J. GUTIERREZ
Senior Deputy County Counsel
Public Works Division

APPROVED AND RELEASED:

RAYMOND G. FORTNER, JR.
Chief Deputy County Counsel

PJG:di
Enclosures

HOA.242839.1

FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
VESTING TENTATIVE TRACT MAP NO. 48086

1. The Board of Supervisors ("Board") of the County of Los Angeles conducted a duly noticed public hearing on the proposed Vesting Tentative Tract Map No. 48086 on October 28, 2003. The Regional Planning Commission of the County of Los Angeles ("Commission") previously conducted its duly noticed public hearing on October 18, 2000. An additional discussion on water supply availability and the proposed wildlife corridor occurred before the Commission on October 31, 2001. This Subdivision case was heard concurrently with Sub-Plan Amendment 96-044-(5), Zone Change Case No. 96-044-(5), Conditional Use Permit No. 96-044-(5), and Oak Tree Permit No. 96-044-(5).

2. The development proposal is a request to authorize the creation of 542 single-family residence lots, a fire station site, a sheriff sub-station site, two park lots, and three open space lots, with project-associated infrastructure to be developed in compliance with the County's hillside management and density-controlled development design review criteria.

3. The subject property is a 548.1 acre site located north of the Antelope Valley Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon Road in the Soledad Zoned District.

4. The subject property is irregular in shape with level to hilly terrain. The property is currently undeveloped.

5. Access to this land division is via Spring Canyon Road, located off of Soledad Canyon Road. Additional access through local streets at the western edge of the site will be provided through adjacent Tract No. 36943 which is presently under construction.

6. The area surrounding the subject property consists of generally vacant properties, though there are a few scattered single-family residences to the north, a mineral processing use to the east, and the Antelope Valley Freeway to the south. To the west is a residential development of over 600 units which is under construction.

7. The site is zoned A-2-1 (Heavy Agriculture, one acre minimum required area). Surrounding zoning is A-2-1 to the north, Residential Planned Development ("RPD") to the west, and A-2-1 to the east. To the south is the Antelope Valley Freeway. The zoning was established by Ordinance No. 7904 which became effective on February 5, 1957.

8. Proposes Zone Change Case No. 96-044-(5) to change the zoning on the subject property to:

- R-1-6,000 (Single-family residential; 6,000 square feet minimum required area) on 62.51 acres;

- R-1-7,000 (Single-family residential; 7,000 square feet minimum required area) on 60.57 acres;

- R-1-8,000 (Single-family residential; 8,000 square feet minimum required area) on 6.97 acres;

- R-1-10,000 (Single-family residential; 10,000 square feet minimum required area) on 58.35 acres;

- R-1-15,000 (Single-family residential; 15,000 square feet minimum required area) on 27.36 acres; and

- R-1-20,000 (Single-family residential; 20,000 square feet minimum required area) on 25.94 acres;

The remaining acreage, 306.4 acres, will retain the A-2-1 zoning designation.

9. Approval of the tentative tract map will not become effective until the Board has adopted an ordinance effecting the change of zone and such ordinance has become effective.

10. Conditional Use Permit Case No. 96-044-(5) and Oak Tree Permit Case No. 96-044-(5) were considered concurrently with Vesting Tentative Tract Map No. 48086 to ensure compliance with hillside management design review criteria, to authorize a density-controlled (clustered) development, and to allow the removal of four oak trees and encroachment within the protected zone of specified oak trees.

11. The project design, as modified by the conditional use permit, complies with the standard requirements of the proposed zones.

12. At the time this subdivision and the related conditional use permit and oak tree permit applications were considered, the subject property was depicted within the R-Non-Urban category of the Countywide General Plan and the N2 (Non-Urban, one dwelling unit per acre) and HM (Hillside Management) categories of the Santa Clarita Valley Areawide Plan. On October 28, 2003, the Board considered and approved Sub-Plan Amendment No. 96-044-(5) changing:

- 161.9 acres of the site from Hillside Management and N2 to U1 (1.1-3.3 dwelling units per acre) on the Santa Clarita Valley Area Wide Plan;

- 161.9 acres of the site from R-Non-Urban to 1-Low Density Residential 1-6 dwelling units per acre) on the Countywide General Plan;

385.7 acres of the subject property retains the R-Non-urban designation and 67.5 acres of the subject property retains the N2 designation and 318.7 acres remain Hillside Management.

13. Prior to adoption by the Board of Sub-Plan Amendment No. 96-044-(5), an analysis of the Santa Clarita Valley Areawide Plan classifications applicable to the site indicated that a theoretical maximum of 265 dwelling units were allowed on the subject property. Under the land use categories as adopted by the Board in Sub-Plan Amendment No. 96-044-(5), a range of 349 to 731 units is permitted.

14. An analysis by staff of the area of the site to remain Non-Urban indicates that a maximum of 171 dwelling units are allowed. The low density threshold for the Non-Urban area is 40.9 units.

15. An analysis by staff of the area of the site now designated urban as a result of approved Sub-Plan Amendment No. 96-044-(5), indicates that a maximum of 971 dwelling units are allowed. The low density threshold for the urban area is 161.9 dwelling units. The applicant's development proposal shows 126 dwelling units within the Hillside Management and N2 designated areas. The maximum permitted density within these two land use categories of the project site is 144 units. Although the Hillside Management areas proposed for urban development contain moderate to steep hillsides, these areas are not predominantly in excess of 50 percent natural slope.

16. The clustering of units and lots sizes of less than one acre are permitted provided that the overall density does not exceed a density of one unit per acre as required by the Non-Urban Hillside provisions of the Santa Clarita Valley Areawide Plan. With 548.1 acres of land and 542 single-family lots proposed, the project complies with this requirement.

17. The subject property contains natural slopes of 25 percent or greater. Therefore, a conditional use permit to ensure compliance with Hillside Management Design review criteria is required.

18. The proposed project and the provisions for its design and improvements are consistent with the goals and policies of the Los Angeles Countywide General Plan, since they are in substantial compliance with the general conditions and have met the burden of proof for issuance of a conditional use permit for Hillside Management areas, in that:

a. 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, or erosion hazard;

b. 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;

c. The proposed project is compatible with the natural biotic, cultural, and scenic resources of the area;

d. The proposed project will not be detrimental to the public health and safety, design, and/or environmental considerations;

e. The proposed project is conveniently served by neighborhood shopping and community facilities and 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;

f. The approval of proposed dwelling units for the proposed development in a non-urban area is allowed since the proposed conditions of approval adequately mitigate problems of public safety, design, and environmental considerations as provided for in the Countywide General Plan; and

g. The proposed project has the necessary provision for open space areas.

19. Additionally, the proposed project meets the hillside criteria established in Section II.D of the Countywide General Plan, as follows:

D.1 With the conditions imposed upon this tentative tract map, the project will comply with all applicable County and State subdivision requirements;

D.2 Engineering solutions to mitigate hillside hazards have been reviewed by the Departments of Public Works and Regional Planning and have been found to be appropriate as they relate to landslides, flooding, erosion, and visual impacts. Furthermore, the conditions for approval mandate the implementation of various design criteria to ensure that compliance will be achieved with respect to the aforementioned issues;

D.3 Grading of slopes has been preliminarily approved by the Department of Public Works in its review of the related tentative map. Final detailed grading plans will be submitted to the Department of Public Works for approval before any grading of the site commences. The Fire Department and Department of Regional Planning have recommended conditions including the irrigation of common landscape areas, brush clearance, and

the approval of a landscape plan that will ensure that fire safety is optimized, and those conditions have been incorporated into the conditions of approval;

D.4 There are no significant views from existing residential areas that are affected by the project;

D.4a There are four oak trees proposed to be removed on the project site which are of sufficient size to qualify for an oak tree survey. Oak trees to be removed as a result of grading necessary to prepare the project site for development will be subject to the conditions of Oak Tree Permit No. 96-044-(5);

D.4b The Departments of Public Works and Regional Planning have recommended that graded slopes be landscaped and that such landscaping be maintained throughout the life of the project. These mitigation measures have been adopted as conditions of this tentative tract map; and

D.4c Landform (contoured) grading will be implemented wherever possible in the intervening open space between development areas.

20. The subject property lies within an urban expansion area and is in compliance with the County's General Plan Development Monitoring System ("DMS") in that:

a. The proposed development is consistent with the infrastructure portion (Urban Services Analysis) of the DMS since there is adequate water service, and sewage discharge capacity will not exceed the Sanitation District's future planned capacity. The proposed sheriff sub-station and fire station sites will mitigate impacts on police and fire services. Appropriate fees will be paid for capital library costs to insure sufficient increased capacity to serve the project's demands. Cumulative impacts on schools were identified during processing. The applicant has agreed to provide the necessary mitigation measures, including a graded site adjacent to the subject property or equivalent mitigation to reduce impacts on schools pursuant to Mitigation Agreements with the Sulphur Springs School District and the Hart Union High School District, the districts serving the project site. These services were evaluated as part of the environmental analysis and the resultant environmental document;

b. The proposed development is consistent with the access portion of the DMS since there is adequate road service and commercial and employment facilities located in close proximity. The road service was evaluated as part of the environmental analysis and the resultant environmental document. The proximity to commercial and employment

facilities was evaluated as part of the Field Investigation and/or General Plan evaluation; and

c. The proposed development is consistent with the environmental portion of the DMS since there is no significant geotechnical, flood hazard, fire, and/or natural resource impacts, and the project does not affect publicly held or privately dedicated open space, as shown in the Countywide General Plan. These resources/hazards were evaluated as part of the environmental analysis and the resultant environmental document.

21. The estimated water demand for the project is approximately 487.8 acre feet per year ("AFY"). In order to receive water service, the project will require annexation into the service area of the Newhall County Water District. The Newhall County Water District has submitted a letter indicating that it can and will serve the project, and has certified that an adequate supply of water exists for the project.

22. The project is but one of a number of development projects pending or approved in the Santa Clarita Valley. An analysis of the cumulative effects of all projects anticipated, and accounted for in the County's DMS, shows sufficient water exists to serve these proposed projects. The DMS tracks all pending and approved development projects. Under DMS projected demand in the Santa Clarita Valley, including the project, is estimated at 85,194 AFY. Supply within the service area of the Castaic Lake Water Agency, the wholesale water purveyor, ranges from 156,900 AFY in wet years to 92,800 AFY in dry years.

23. Ammonium perchlorate, used in the manufacture of solid rocket propellant, was discovered in mid-1997 in four wells pumping from the Saugus Formation. In 1997, the California State Department of Health Services ("State DHS") established a drinking water provisional action level of 18 parts per billion ("ppb") for perchlorate, meaning State DHS will advise utilities to remove the well from service if that level is exceeded. In wells owned by the Santa Clarita Water Company and the Newhall Water Company, levels of perchlorate above this level have been detected. Those wells are currently inactive. In 2004, the Office of Environmental Health Hazard Asessment established a public health goal for perchlorate of 6 ppb and State DHS subsequently revised the action level to be the same. Until a Maximum Contaminant Level ("MCL") is established, State DHS intends to use the action level as an MCL. Remediation technology for perchlorate does exist and clean-up of the contamination is possible and is in an active planning status. The remaining wells drawing from the Saugus Formation are active sources of supply.

24. The proposed development, in summary:

a. Avoids the premature conversion of undeveloped land to urban use;

b. Promotes a distribution of population consistent with service system capacity, resource availability, environmental limitations, and accessibility;

c. Directs urban development and revitalization efforts to protect natural and man-made amenities and to avoid severe hazard areas, such as flood prone areas, active fault zones, steep hillsides, landslide areas, and fire hazard areas;

d. Encourages the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land;

e. Ensures that new development in urban expansion areas will occur in a manner consistent with stated plans policies and will pay for the marginal public costs that it generates;

f. Focuses intensive urban uses in an inter-dependent system of activity centers located to effectively provide services throughout the urban area, including adequate transportation facilities; and

g. Provides for a higher density of housing to meet increasing demands in an area which will have relatively lesser environmental consequences.

25. The access to this project is adequate for the needs of future residents and for the deployment of fire fighting and other emergency service equipment in emergency situations.

26. A traffic study analyzing the potential impacts of this project was reviewed and approved by the Department of Public Works. Appropriate traffic mitigation measures are incorporated into the conditions of approval of this project.

27. This site is physically suitable for the type of development and the density being proposed since the property has adequate building sites to be developed in accordance with the grading ordinance, has access to county-maintained streets, will be served by sanitary sewers, can be provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs, and has all flood hazards and geologic hazards mitigated in accordance with the requirements of the Department of Public Works.

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

29. The design of the subdivision and the proposed improvements will not cause serious public health problems since sewage disposal, storm water drainage, fire protection, and geologic and soil factors are addressed in the recommended conditions of approval.

30. Design of the subdivision and the proposed improvements will not conflict with public easements or access through, or use of, property within the proposed subdivision, since the design and development as set forth in the conditions of approval and the Tentative Map provide adequate protection for any such easements.

31. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein, since the lots are of sufficient size so as to permit orientation of structures in an east-west alignment for southern exposure or to take advantage of shade or prevailing breezes.

32. Two United States Geological Survey designated "blueline" streams occur on-site at Tapie and Spring Canyons. These two drainages converge in the southwesterly portion of the site, and the combined flow is conducted under the freeway via an existing concrete culvert to the Santa Clara River.

33. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available physical and environmental resources when the project was determined to be consistent with the Countywide General Plan and the Santa Clarita Valley Areawide Plan.

34. This tract map has been submitted as a "Vesting" Tentative Map, and as such, it is subject to the provisions of Section 21.38.010 through 21.38.080 of the Los Angeles County Code (Subdivision Ordinance).

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

36. Approval of this land division is conditioned upon the subdivider's compliance with the attached conditions of approval as well as compliance with the conditions for Conditional Use Permit No. 96-044-(5) and Oak Tree Permit No. 96-044-(5). The mitigation measures identified in the Final Environmental Impact Report ("FEIR") for the project have further been incorporated into the conditions of approval for the related conditional use permit. The Mitigation Monitoring Plan prepared in connection with the FEIR for this project identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured.

37. The necessary drainage improvements for soil erosion control will be designed in accordance with the standards of the Department of Public Works as a condition for approval of this tentative tract map.

38. At its hearing on the project, the Commission received oral testimony and written comments from proponents and opponents. An additional discussion on water supply availability and a proposed wildlife corridor occurred before the Commission on October 31, 2001.

39. At the public hearing before the Commission, one person testified in opposition to the project due to concerns about water supply and water contamination.

40. The Commission, in its action on November 14, 2001, recommended that the Board approve the requested Sub-plan Amendment and Zone Change, approved the Conditional Use Permit, Oak Tree Permit, and Vesting Tentative Tract Map subject to the Board's approval of the Sub-Plan Amendment and Zone Change and certified the EIR for the project.

41. Subsequent to the Commission's November 14, 2001 action, a Supplemental Environmental Impact Report ("Supplemental EIR") was prepared to reanalyze potential traffic impacts based upon a revised methodology and to include additional water supply analysis including water supply assessment and verification information from the Newhall County Water District. The Newhall County Water District certified that an adequate supply of water exists for the project. No additional unmitigated significant impacts associated with the project were identified by the Supplemental EIR.

42. At the public hearing before the Board, one person testified in opposition to the project due to concerns about traffic, air quality, and a wildlife corridor.

43. A representative of the Santa Monica Mountains Conservancy testified before the Board and requested that the permanent open-space lots be granted to a public agency and that an assessment district such as a maintenance district be created to ensure the permanent availability of funding to maintain the permanent open-space and public trails as well as wildlife corridor mitigation.

44. A representative of the applicant testified before the Board stating a willingness to create a funding mechanism to guarantee the permanent maintenance of the open-space and the 3.5 miles of trails and trailheads to be provided.

45. In approving the project, the Commission and the Board identified the need for new housing that is reasonably close to employment centers in the Santa Clarita and San Fernando Valleys. In addition, the project will provide additional public benefits, including but not limited to: more than 300 acres of permanent, contiguous dedicated and deed restricted open space; approximately 3.5 miles of on-site trails that are available to the public; a one-acre site that will be graded by

the applicant and conveyed to the Los Angeles County Fire Department; a one-acre site that will be graded by the applicant and conveyed to the County for a Sheriff's Department sub-station or other future public purpose; a graded site for an elementary school for the Sulphur Springs School District or equivalent payment of mitigation fees; an 18 acre active park with an improved youth soccer field, restroom facilities, and recreational turf grass; a one-acre passive park; significant improvements to the local water and sewer systems that benefit not just the project but other properties and development in the vicinity; and improvements to Soledad Canyon Road, local freeway on- and off-ramps, and other local intersections that benefit not only the project but also enhance regional mobility.

46. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines ("CEQA Guidelines"), and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles ("County CEQA Guidelines"). The Initial Study concluded that there was substantial evidence that the project may have potentially significant impact on the environment in the following areas: geotechnical, fire hazard, air quality, visual resources, traffic/access, education, water services, environmental safety, library services, flood hazard, noise, biological resources, cultural resources, sewage disposal, sheriff protection, solid waste, and recreation. The Initial Study determined that an Environmental Impact Report ("EIR") would be required.

47. The EIR prepared for this project concluded that no significant effects which cannot be avoided or mitigated have been identified except for impacts to biological resources, air quality, and visual resources. All other potentially significant environmental impacts including geotechnical, fire hazard, traffic/access, education, water services, environmental safety, library services, flood hazard, noise, biological resources, cultural resources, sewage disposal, sheriff protection, solid waste, recreation, education, fire protection, visual qualities, and libraries can be mitigated to less than significant levels through implementation of the mitigation measures identified in the FEIR.

48. Approval of this project requires adoption of a Statement of Overriding Considerations, including a finding that the benefits of the project outweigh the potential unavoidable adverse impacts, and that the unavoidable impacts are nonetheless acceptable based on specific overriding considerations.

49. The Board finds that the project is not de minimus in its effect on fish and wildlife resources. Therefore, this project is not exempt from California Department of Fish and Game Fees pursuant to section 711.4 of the California Fish and Game Code.

50. The FEIR for the project has been prepared in accordance with CEQA, the CEQA Guidelines, and the County CEQA Guidelines. The FEIR consists of the Draft EIR dated August 2000, the Technical Appendices to the Draft EIR dated August 2000, the Supplemental EIR, Responses to Comments, and Appendices dated January 8, 2003, and the FEIR including Responses to Comments dated July 8, 2003 (collectively referred to as the "FEIR").

51. A Mitigation Monitoring Program, dated July 8, 2003, consistent with the conclusions and recommendations of the FEIR, has been prepared and its requirements have been incorporated into the conditions of approval for this project.

52. The Board has independently reviewed, considered, and certified the FEIR, and it reflects the independent judgment of the County. As stated in the FEIR and the Findings of Fact and Statement of Overriding Considerations, the project will result in unavoidable significant impacts on air quality, biological resources, and visual resources. Such impacts have been reduced to the extent feasible, and the Board finds that the benefits of the proposed project outweigh these unavoidable adverse impacts. Such unavoidable impacts are determined to be acceptable based upon the overriding considerations set forth in the Statement of Overriding Considerations for the project.

53. The Findings of Fact and Statement of Overriding Considerations prepared for the proposed project are incorporated herein by this reference as if set forth in full.

54. The Mitigation Measures of the FEIR are incorporated into the conditions of approval for this tentative map, Conditional Use Permit No. 96-044-(5) and Oak Tree Permit No. 96-044-(5). The Mitigation Monitoring Plan contained in the FEIR identifies in detail the manner in which the measure adopted to mitigate or avoid potential adverse impacts to the environment is ensured.

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

THEREFORE, THE BOARD OF SUPERVISORS:

1. Indicates that it has previously certified the FEIR prepared for the project; certifies that it has reviewed and considered the environmental information contained in the document; certifies that the FEIR has been completed in compliance with CEQA, the CEQA Guidelines and County CEQA Guidelines, and reflects the independent judgment of the Board as to the environmental

consequences of the project; determined that the conditions of approval and mitigation measures discussed in the FEIR are the only mitigation measures for the project which are feasible; determined that the remaining unavoidable environmental effects of the project have been reduced to the extent possible and to an acceptable level and are outweighed by specific social, economic, and environmental benefits of the project; and adopted the Findings of Fact and Statement of Overriding Considerations prepared for the project and readopts the Statement of Overriding Considerations;

2. Approves and adopts the Mitigation Monitoring Program for the proposed project, incorporated in the FEIR, and pursuant to section 21081.6 of the Public Resources Code, finds that the Mitigation Monitoring Plan is adequately designed to ensure compliance with the mitigation measures during project implementation; and

3. Approves Vesting Tentative Tract Map No. 48086 subject to the attached conditions and further subject to approval by the Board of Zone Change Case No. 96-044-(5).

CONDITIONS OF APPROVAL
VESTING TENTATIVE TRACT MAP NO. 48086

1. Conform to the applicable requirements of Title 21 and 22 of the Los Angeles County Code (Subdivision and Zoning Ordinances) including the requirements of the R-1 zone and the requirements of Conditional Use Permit No. 96-044-(5) and Oak Tree Permit No. 96-044-(5).

2. Recordation of the final map is contingent upon the effectuation of an ordinance changing the zoning of the property from A-2-1 to R-1-6,000, R-1-7,000, R-1-8,000, R-1-10,000, R-1-15,000, and R-1-20,000 as recommended under Zone Change Case No. 96-044-(5).

3. The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project are incorporated by this reference and made conditions of this tentative map. The subdivider shall comply with the attached Mitigation Monitoring Program. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence:

   - Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits;

   - At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase;

   - Prior to occupancy clearances by the Department of Public Works; and

   - Additional reports shall be submitted as required by the Director, the Forester, and/or Fire Warden.

4. Submit evidence to the satisfaction of the Department of Regional Planning that the conditions of Conditional Use Permit No. 96-044-(5) and Oak Tree Permit No. 96-044-(5) have been recorded.

5. Submit a copy of the project Covenants, Conditions, and Restrictions ("CC&R's"), and any road or maintenance agreements for the project to the Department of Regional Planning for review and approval.

6. In accordance with Conditional Use Permit No. 96-044-(5), this land division is approved as a density-controlled development in which the areas of the proposed lots may be averaged to conform to the minimum lot area requirements of the various zones. If multiple final maps are recorded, the average area of all lots shown on each final map, or each final map and all previously recorded final maps, shall comply with the minimum lot area requirements of the various zones.

7. Except as otherwise specified in these conditions or by Conditional Use Permit No. 96-044-(5), conform to the lot area requirements of the R-1-6,000, R-1-7,000, R-1-8,000, R-1-10,000, R-1-15,000, and R-1-20,000 zones.

8. Permission is granted to use the alternate cross sections to the satisfaction of the Department of Public Works.

9. Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning.

10. Provide at least 40 feet of street frontage at the property line for each lot fronting on a cul-de-sac and knuckle, and at least 50 feet of street frontage at the property line for all other lots, except for flag lots. Provide approximately radial lot lines for each lot.

11. Flag lots shall have fee access strips of at least 10 feet in width where contiguous to other strips and 15 feet where not contiguous to other strips. In cases where there are hillside slopes or footings for walls or planters adjacent to the access strips, the width of the access strips shall be sufficient to accommodate the full width of the required driveway paving.

12. Provide reciprocal easements over the multiple access strips for the benefit of the lots served. Submit a letter to the Director of the Department of Regional Planning agreeing to record the easements in documents when the lots are sold.

13. Label all common driveways as "Private Driveway-Fire Lane" on the final map.

14. Provide for ownership and continued maintenance of the private driveways through a maintenance agreement or CC&R's and post all common driveways with signs stating "No Parking-Fire Lane." Provide for continuous posting and enforcement of this restriction in the CC&R's or in a maintenance agreement.

15. Construct or bond with the Department of Public Works for driveway paving on the flag lots from the street to the building pad, to the satisfaction of the Department of Regional Planning and Department of Public Works as follows:

    - A minimum of 15 feet in width where serving one residence or 20 feet in width where the driveway is 150 feet or more in length;

- A minimum of 20 feet in width where serving two residences; and
- A minimum of 24 feet in width where serving three residences.

16. Dedicate complete access rights on the following lots with double street frontages:

    Lots 5 and 6 directly to Valley Canyon Road;

    Lots 1 through 5 directly to "A" Street;

    Lots 499 through 509 directly to Spring Canyon Road;

    Lots 486 through 490 directly to "J" Street; and

    Lots 432 through 443 and Lot 466 directly to "I" Street.

17. Construct a free standing masonry wall not less than five feet high along and within one foot of the rear or sides of lots abutting the streets as indicated in Condition No. 19. The wall to be constructed shall conform to the Department of Public Works Standard Plan No. 6005-0.

    Prior to submitting final maps, submit to the Regional Planning Department a copy of the approved Grading Plan for final determination of the design of this structure. Alternate structure designs and locations may be accepted if unusual topographic features or subdivision design warrant special treatment. In such cases, consideration will be given to maintenance and aesthetics. Where a wall is relocated to the top of a slope, a slough wall may also be required.

    In all cases where grading or natural conditions result in the pad or building site elevations being above the elevation of the abutting highway, the required wall shall be retaining. A wrought iron fence may be constructed on top of the retaining wall to satisfy the minimum height requirement and masonry pilasters spaced 50 feet maximum on center are constructed to the full height of the structure. The height of the total structure shall not be less than five feet above grade on the highway side and not less than three feet six inches on the side facing the abutting lot.

    If the wall or combination wrought iron fence and retaining wall is to be constructed subsequent to the recordation of this tract map, file a faithful performance bond and agreement with the Department of Public Works, ensuring its construction prior to sale of lots or occupancy of homes constructed thereon. The penal sum shall be determined by the Department of Public Works.

18. Provide for the ownership of the open space lots (Lots 546, 547, and 548) by dedication to the County.

19. Provide for the maintenance of the open space lots through a landscape maintenance district.

20. Permission is granted to create additional open space lots to the satisfaction of the Department of Regional Planning.

21. Provide for the continued ownership and maintenance of the private park lots, Lots 545 and 549, by a landscape maintenance district.

22. Construct and dedicate the trails to the County of Los Angeles to the satisfaction of the Department of Parks and Recreation. Submit evidence of satisfaction of this condition to the Director of Planning.

23. Grant to all persons holding title to land within the County of Los Angeles and the heirs, successors, and assigns of said persons, as their interest may now or hereafter appear of record, a non-exclusive easement for ingress and egress, road and utility purposes over the private and future streets in this subdivision to the satisfaction of the Department of Public Works and the Department of Regional Planning.

24. Dedicate the public facility lot currently planned for use as a sheriff sub-station lot (Lot 544) to the County of Los Angeles and public facility lot currently planned for use as a fire station lot (Lot 543) to the County of Los Angeles. The fire station lot (Lot 543) shall be approximately 3.2 acres in size with an approximate 1.0 acre useable pad which shall be graded by the subdivider at its expense and designed to the satisfaction of the Los Angeles County Fire Department. The sheriff sub-station lot shall be approximately 1.8 acres in size with an approximately 1.0 acre useable pad which shall be graded by the subdivider at its expense and designed to the satisfaction of the Sheriff's Department. The County in its sole discretion may use the sheriff sub-station lot for another public purpose in the event the County decides not to build a sheriff sub-station on the site.

25. Permission is granted to vacate the excess right-of-way on Valley Canyon Road and include the vacated portion in Lot 543 (Fire Station) and Lot 548 (open space).

26. Dedicate to the County of Los Angeles on the final map the right to prohibit the construction of more than one residence and accessory structures on lots having twice the required area.

27. Provide slope planting and an irrigation system in accordance with the County Grading Ordinance. Include conditions in the CC&R's which require continued maintenance of the planted slopes.

28. In accordance with County Code Section 21.32.195, plant at least one tree of a non-invasive species within the front yard of each single family lot. The location and the specifics of said tree shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director of Planning and the County Forester and Fire Warden, and a bond shall be posted with the Department of Public Works, or other verification shall be submitted to the satisfaction of the Department of Regional Planning to ensure the planting of the required tree.

29. The subdivider or his successor shall maintain the existing easement to the 4.5 acre property located at the eastern edge of the project site and shown as not a part of the Tentative Map. Also, the subdivider shall work with the owner of the 4.5 acre property to establish a connection for such property to the water system being installed for the project and shall submit evidence to the Director of Planning prior to recordation of the final map that this condition has been met.

30. A maximum of 300 units may record until a second means of street access is physically constructed to the satisfaction of the Department of Public Works, Department of Regional Planning, and Fire Department.

31. Construct full street improvements on Valley Canyon Road (off-site) to join with improvements in Tract Map No. 36943 to the satisfaction of the Department of Public Works.

32. Permission is granted to file a parcel map over the property as the first unit final map, provided all lots contain minimum lot areas of 20 acres and all applicable conditions are met to the satisfaction of the Department of Public Works and Department of Regional Planning.

33. Permission is granted to record multiple final maps. The boundaries of the unit final maps shall be to the satisfaction of the Department of Public Works and the Department of Regional Planning. Each final map to record shall comply on its own, or in combination with previously recorded maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance, and Conditional Use Permit No. 96-044-(5). Prior to clearance of each final map, submit the following:

    a. A phasing map indicating the boundaries of the current final map, and the boundaries and status of other final unit maps; and

    b. A summary sheet indicating the number and type of all lots shown on the current and previous final maps.

34. This subdivision is a major land division and must be filed as a Final Tract Map. No waiver is allowed.

35. Within five days of the tentative map approval date, remit processing fees (currently $875) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code and section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested, or operative until the fee is paid.

36. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this tract map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code section 66499.37, or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding, and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

37. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall, within ten days of the filing, pay the Department of Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to: depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

    a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of litigation; and

    b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein;

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

38. Within 30 days of the approval of the tentative map, as provided in the Mitigation Monitoring Program, deposit the sum of $3,000 with the Department of Regional Planning to defray the cost of reviewing the subdivider's reports and verifying compliance with information contained in the reports required by the Mitigation Monitoring Plan.

39. Except as expressly modified herein above, this approval is subject to all those conditions set forth in the attached Mitigation Monitoring Program and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Department of Public Works, Fire Department, Department of Parks and Recreation, and Department of Health Services.

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

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

- 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.

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

- 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 County Recorder. 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.

- 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.

- 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.

- 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 this Department.

- Place standard Landscape Maintenance District notes on the final map to the satisfaction of the Department.

- Furnish this Department's 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.

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

- Remove existing structures prior to final approval.

- A final tract map must be processed through the Director of Public Works prior to being filed with County Recorder.

- 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 this Department for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

- If the subdivider intends to file multiple final maps, he must so inform the Advisory Agency at the time the tentative map is filed. The boundaries of the unit final maps shall be designed to the satisfaction of the Director of Public Works and the Department of Regional Planning.

- The first unit of this subdivision shall be filed as Tract No. 48086-01, the second unit, Tract No. 48086-02, ... and the last unit, Tract No. 48086.

- A final guarantee will be required at the time of filing of the final map with the County Recorder.

- Show open space note on the final map and dedicate residential construction rights over the open space lots.

- Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of this Department.

- Dedicate vehicular access rights to streets at rear of double frontages lots.

- Comments/Additional Requirements:

  Permission is granted to record for 20-acre parcel map prior to recordation of tract map providing all applicable conditions are met.

HCW/for

Name Randine M. Ruiz Phone (626) 458-4915 Date 04-10-2000

DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION

TRACT NO. 48086

TENTATIVE MAP DATED March 7, 2000

DRAINAGE CONDITIONS

[X] Portions of the existing property lying in and adjacent to the natural drainage courses are subject to flood hazard.

[X] Portions of the existing property are subject to sheet overflow, ponding, and high velocity scouring action.

[X] Comply with the following requirements to the satisfaction of Director of Public Works prior to the filing of the final map:

- [X] Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or righ of way on the final map.
- [X] Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area.
- [X] A hydrology study for design of drainage facilities/delineation of flood hazard is required. Hydrology study shall be approved prior to submittal of improvement plans.

[X] Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course.

[X] 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.

[X] Contact the Corps of Engineers to determine if a 404 Permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. Conditions of this permit must be compatible with Department of Public Works maintenance criteria.

[X] This site is located in Zone "A" per the Federal Flood Insurance Rate Map. The Department of Public Works, Planning 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.

[X] A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010 of the Subdivision Ordinance.

[X] Comply with the requirements of the drainage concept/SUSMP approved on June 29, 2000, to the satisfaction of the Department of Public Works.

[X] Comments/Additional Requirements: The storm drain system incorporates water quality BMP's and will require a Drainage Benefit Assessment to be established prior to tract map recordation.

==========

GRADING CONDITIONS

[X] A grading plan and soils report must be submitted and approved prior to approval of the final map.

- [X] The tentative map shows that proposed slopes will cross lot/parcel lines. For approval of grading plans, these slopes or lot/parcel lines shall be adjusted so that lot/parcel lines are located at the top of the slopes, along the outside edge of the drainage terraces, or at similar locations acceptable for establishment of slope maintenance responsibilities.

[X] A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

Name Mo. M. Kajbaf MO KAJBAF Date 6/29/00 Phone (626) 458-4921

LD9\P:\LDPUB\SUBDIVSN\PLANCHK\48086TCO STE

REVIEWER CALLING HOURS
8-9 a.m. & 3-4 p.m. Mon.-Thurs.

County of Los Angeles Department of Public Works
LAND DEVELOPMENT DIVISION
GEOLOGIC REVIEW SHEET
900 S. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
__ Soils Engineer
1 LDMA/Proc. Center
1 Section File
1 Subdivision

TENTATIVE TRACT/MINOR LAND SUBDIVISION 48086
SUBDIVIDER ASL Sanc Canyon, LTD.
ENGINEER LDC
GEOLOGIST & SOILS ENGINEER Pacific Soils Engineering, Inc.

TENTATIVE MAP DATED 3/7/00 (Revised)
LOCATION Spring Canyon
REPORT DATE 5/15/00, 12/17/97, 11/12/97

[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 Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.

[X] A grading plan must be geotechnically approved by the Geology and Soils Sections. 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 and completion of soils work, corrective grading will be required. The geology and soils report must address, but not be limited to, the potential for debris flow affecting lots 16/17, 29, 42.

[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.

[X] The Soils Engineering review dated 6/1/00 is attached.

[X] **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.

[ ] A geology and/or soils engineering report may be required prior to approval of building or grading plans.

[X] Geotechnical Recordation Map verification deposit estimate 6 hours.

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

Prepared by _____ Reviewed by _____ Date 5/31/00
Charles Nestle

The "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works is available on the Internet at the following address: http://dpw.co.la.ca.us/med/manual.pdf

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave.
Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913
Calling hours - Monday through Thursday 8-9 a.m. & 3-4 p.m.

District Office 8.20
Job No. _____
Sheet 1 of 1

DISTRIBUTION:

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

Tentative Tract 48086
Location Spring Canyon
Developer/Owner ASL Sand Canyon
Engineer/Architect LDC
Soils Engineer Pacific Soils
Geologist Same as above

Review of:

Revised Tentative Map Dated by Regional Planning 3/7/00
Soils/Geologic Addendum Dated 5/15/00

Previous review sheet dated 3/28/00

ACTION:

Tentative Map feasibility is recommended for approval subject to conditions below.

REMARKS:

Submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

REGISTERED PROFESSIONAL ENGINEER
MARK ANDREW STEUER
No. C053672
Exp. 6-30-03
CIVIL
STATE OF CALIFORNIA

Prepared by _____ Date 6/01/00
Mark A. Steuer

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.

Mark:48086

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

- The centerlines 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 a 60-foot to a 58-foot right-of-way.

- The minimum centerline radius is 350 feet on all local streets with 40 feet between curbs and on all the streets where grades exceed 10%.

- A minimum centerline curve length of 100-feet shall be maintained on all local streets. Curves through intersections should be avoided when possible. If unavoidable, the alignment should be adjusted so that the proposed BC and EC of the curve through the intersection is set back a minimum of 100 feet away from the BCR's of the intersection. Reversing curves of local streets need not exceed a radius of 1500-feet and any curve need not exceed a radius of 3,000-feet.

- 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 highway). 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, in accordance with AASHTO guidelines.

- Adjust the location of the PRC on "B" Street near lot 154 so that it is either at or outside the BCR of "F" Street.

- The central angles of the right-of-way radius returns shall not differ by more than 10 degrees on local streets.

- Provide standard property line return radii of 13 feet at all local street intersections, including intersection of local streets with General Plan Highways, and 27 feet where all General Plan Highways intersect, or to the satisfaction of this Department.

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

- Dedicate right of way 32 feet from centerline on "A" St. except cul-de-sac, "B" St., "H" St., "I" St. from "H" St. to "N" St., "J" St. from Valley Canyon Rd. to "K" St., Spring Canyon Rd., and Valley Canyon Rd.

- Dedicate right of way 30 feet from centerline on "A" St. cul-de-sac, "C" St. from "E" St. to "D" St., "D" St. from "C" St. to "W" St., "E" St. except cul-de-sac, "I" St. from "J" St. to "N" St., "J" St. from "I" St. to "K" St., "J" St. cul-de-sac south of Valley Canyon Rd., "K" St., "L" St. from "K" St. to "M" St., "V" St., "U" St., and "T" St. from "H" St. to "U" St.

- Dedicate right of way 29 feet from centerline on all remaining cul-de-sac streets.

- Prior to final map approval, the subdivider shall 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.

- Provide and install street name signs prior to occupancy of building(s).

- All existing and new utility lines shall be underground to the satisfaction of the Department of Public Works per Section 21.24.400 of Title 21 of the Los Angeles County Code. Please contact Construction Division at (818) 458-3129 for new location of any above ground utility structure in parkway.

- At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is ten percent. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent.

- Provide adequate landing area at a maximum 3% grade on all "tee" intersections to the satisfaction of the Department of Public Works.

- Install postal delivery receptacles in groups to serve two or more residential units.

- Construct drainage improvements and offer easements needed for street drainage or slopes.

- Plant street trees on all streets.

- Construct curb, gutter, base, pavement, and sidewalks on all streets. Modifications to sidewalk locations and grades along Spring Canyon Rd. shall be subject to approval and to the satisfaction of the Department of Public Works.

- Comply with the following street lighting requirements:

  - Provide street lights on concrete poles with underground wiring on all streets and highways.

  - Obtain Street Lighting Section's approval of the street light layout prior to project recordation.

  - The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting is required. Upon tentative map approval, the applicant shall comply with conditions 1, 2, and 3 below in order for the Lighting District to pay for the future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

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

    (2) Provide business/property owner's names, mailing addresses, site address, and Assessor Parcel Number(s) of territory to be developed to the Street Lighting Section.

    (3) Submit legal description and/or map of the proposed development including any roadways conditioned for street lights that are outside the proposed development area to Street Lighting Section. Contact the Street Lighting Section for legal description and/or map requirements at (626) 458-5926.

  - For acceptance of street light transfer billing, all street lights in the development, or the current phase of the development, must be constructed according to public Works approved plans and energized for at least one year as of July 1st of the current year.

Note that the annexation and/or assessment balloting process takes approximately three to four 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.

Please contact Street Lighting Section at (626) 458-5926 for information on the annexation and levy of assessment process or for questions regarding any of the above.

- Construct curb return and offsite pavement transitions at the intersection of Spring Canyon Road and Soledad Canyon Road to the satisfaction of the Department of Public Works.

- Offsite improvements are required. It shall be the sole responsibility of the developer to acquire the necessary right-of-way and/or easements.

- Provide 64 feet of offsite full street right of way or easement and construct full street improvements (base, pavement, curb, gutter, sidewalks, street trees, and street lights) on Valley Canyon Rd. including the offsite portions fronting the subdivision to the satisfaction of the Department of Public Works.

- Provide 64 feet of offsite full street right of way or easement and construct offsite full street improvements (base, pavement, curb, gutter, sidewalks, street trees, and street lights) on the portion of Valley Canyon Rd. future street within Tract 36943 joining existing improvements in Tract 36943 to the satisfaction of the Department of Public Works.

- Provide 64 feet of offsite full street right of way or easement and construct full street improvements (base, pavement, curb, gutter, sidewalks, street trees, and street lights) on Spring Canyon Rd. in the vicinity of Valley Canyon Rd. to the satisfaction of the Department of Public Works.

- Provide offsite street right of way or easement and construct full street improvements (base, pavement, curb, gutter, sidewalks, street trees, and street lights) on Spring Canyon Rd. joining Soledad Canyon Rd. to the satisfaction of the Department of Public Works. Modified street cross section must be approved by the Department of Public Works.

- Construct roadside barriers (if needed) at locations to the satisfaction of the Department of Public Works.

- Design the intersection of Spring Canyon Rd. with Soledad Canyon Rd. to provide a 60 mph sight distance (vertical and horizontal) from the local street. Provide 650 feet of sight distance on Soledad Canyon Rd. from Spring Canyon Rd. based on its 60 mph design speed. Additional right of way or airspace easement dedication and/or grading may be required.

- Provide intersection sight distance commensurate with a design speed of 40 mph (415 feet) on "A" St. from "B" St. (northerly direction), "H" St. (southerly direction), and from "V" St.; on "B" St. from "F" St. (southerly direction) and from "Z" St. (southerly to intersection with "A" St.); on "I" St. from "N" St.; on Spring Canyon Rd. from "H" St. (southerly direction); and on Valley Canyon Rd. from "A" St. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of the Department of Public Works. Additional grading may be required.

- Provide intersection sight distance commensurate with a design speed of 30 mph (310 feet) on "E" St. from "C" St.; "J" St. from "I" St. (southerly direction);"V" St. from "S" St. (southerly direction); and on "T" St. from "U" St. (northerly direction.) Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of the Department of Public Works. Additional grading may be required.

- Provide adequate sight distance for 25 mph (260 feet) on "L" St. from "M" St. Line of sight shall be within right of way or airspace easement be dedicated to the satisfaction of this Department.

- Provide stopping sight distance commensurate with a design speed of 30 mph along all points of the 375 foot curve on "E" St. in the vicinity of lots 116 through 125. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of the Department of Public Works. Additional grading may be required.

- Permission is granted for street grades up to 12% on "B" St., "I" St., and the offsite portion of Valley Canyon Rd. within Tract 36943, and 11.5% on "E" St. only at locations to the satisfaction of the Department of Public Works.

- Permission is granted to vacate excess right-of-way on Valley Canyon Rd. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.

- Provide signing and striping on Spring Canyon Rd. and Soledad Canyon Rd. to the satisfaction of the Department of Public Works.

- Prior to final map approval, pay the fees established by the Board of Supervisors for the Route 126 Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is $4,800.00 per factored unit and is subject to change.

- Comply with the mitigation measures recommended by our Traffic and Lighting Division as indicated on the attached letter dated June 26, 2000 and memorandum dated December 23, 1999 to the satisfaction of the Department of Public Works. If these measures including the installation of signals are subsequently incorporated as district improvements into the Route 126 Bridge and Major Thoroughfare Construction Fee District, then the amount and eligibility for a credit against your District obligation may be given if approved by the Department of Public Works.

- Construct additional pavement and transitions on Soledad Canyon Rd. to provide a striped left-turn lane at Spring Canyon Rd. to the satisfaction of the Department of Public Works.

- Provide a geometric plan on Spring Canyon Road between Soledad Canyon Rd. and Valley Canyon Rd. that adequately addresses required roadway width and transitions to the satisfaction of the Department of Public Works.

- Permission is granted to record 20-acre parcel map prior to recordation of tract map providing private and future right of ways are offered and slope easements are dedicated on all streets to the satisfaction of the Department of Public Works.

- A deposit is required to review documents and plans for final map clearance.

HW/for

Name Randine M. Ruiz Phone (626) 458-4915 Date Rev. 07-05-2000

T-2

June 26, 2000

Mr. Steve Hunter
Vice President
Land Design Consultant, Inc.
225 South Lake Avenue, Suite 600
Pasadena, CA 91101-3005

Dear Mr. Hunter:

ROADWAY PHOTO EXHIBIT (MARCH 2000)
SHADOW PINES PROJECT
VESTING TENTATIVE TRACT MAP 48086
PINETREE AREA

We have reviewed the above-mentioned document for the proposed Project. This document was prepared in response to Public Works' comments dated December 23, 1999 (copy enclosed), regarding the feasibility of adding a second westbound through lane on Soledad Canyon Road.

We agree the widening of Soledad Canyon Road with a second through lane in the westbound direction from State Route 14 northbound ramps to Spring Canyon Road is feasible. The project should contribute its fair share of 45.4 percent toward this improvement. All the other recommendations in our December 23, 1999, memo are still valid and applicable to this Project.

-VC

DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT MAP NO. 48086 (Rev.)

TENTATIVE MAP DATED 03-07-2000

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

- A water system with appurtenant facilities to serve all lots/parcels/buildings in the land division must be provided. The system shall include fire hydrants of the type and location as determined by the Forester and Fire Warden. The water mains shall be sized to accommodate the total domestic and fire flows.

- There shall be filed with this Department 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/parcel.

- Offsite improvements are tentatively required.

- Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructure constructed for this land division to the satisfaction of this Department.

- Submit landscape and irrigation plans for each lot/parcel in the land division, with landscape area greater than 2500 square feet, in accordance with the recently adopted Water Efficient Landscape Ordinance.

- A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

Name Randine M. Ruiz +lcw/for Phone (626) 458-4915 Date 04-03-2000

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: 48086 Map Date March 7, 2000

C.U.P. 90-115 Vicinity Newhall

☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.

☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

☒ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.

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

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

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

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

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

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

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

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

☒ Contact the Planning Section within the Fire Department to verify if a Fire Station will be required to adequately serve the proposed development. Contact (323) 881-2404.

Comments: **Letter of confirmation of proposed fire station location received, June 17, 1997. Flag lot driveways as shown on the tentative map indicate the minimum required width of pavement, if such structures as fences, block walls or landscaping are to be provided additional dedicated flag width shall be indicated on map. If said items will not be provided a restriction in the CCR's shall be provided, submit copy prior to final map approval.**

By Inspector: Janna Masi Date July 28, 2000

Water, Subdivision & Access Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-4129

Form 267

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. 48086 Tentative Map Date March 7, 2000

Revised Report _____

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

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

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

☒ Fire hydrant requirements are as follows:

Install **46** public fire hydrant(s). Upgrade / Verify existing ___ public fire hydrant(s).

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

☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All
☒ Location: As per map on file with the office.
☐ Other location: _____

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

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

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

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

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

Comments: **Commercial lots shall provide 5000 gpm for 5 hour duration over and above the daily demand. 3 hydrants flowing simultaneously may be used to obtain the required fire flow.**

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 July 28, 2000

Water, Subdivision and Access Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-4129

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # 48086	DRP Map Date: 03/07/2000	SMC Date: / /	Report Date: 07/17/2000
Park Planning Area # 43B	AGUA DULCE / ACTON		

Total Units [542] = Proposed Units [542] + Exempt Units [0]

Sections 21.24.340, 21.24.350, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provides 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 made by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	5.17
IN-LIEU FEES:	$149,930

Conditions of the map approval:

The park obligation for this development will be met by:
The payment of $149,930 in-lieu fees.

Trails:

No trails.

For further information contact Patrocenia T. Sobrepena, Department of Parks and Recreation, 433 South Vermont Avenue, Los Angeles, California, 90020, (213) 738-2986.

For information on Hiking and Equestrian Trail requirements contact Jim McCarthy, Trail Coordinator at (213) 738-2972.

By: James Barber, Advanced Planning Section Head

July 17, 2000 16:40:29
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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # 48086	DRP Map Date:03/07/2000	SMC Date: / /	Report Date: 07/17/2000
Park Planning Area # 43B	AGUA DULCE / ACTON		

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

(P)eople x (0.003) Goal x (D)welling = (X) acres obligation

(X) acres obligation x AFMV/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 1990 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.

D = Total approved number of Dwelling Units.

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

AFMV/Acre = Average Fair Marked Value per Acre by Park Planning Area.

Total Units 542 = Proposed Units 542 + Exempt Units 0

	People	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.18	0.0030	542	5.17
M.F. < 5 Units	2.17	0.0030	0	0.00
M.F. >= 5 Units	2.12	0.0030	0	0.00
Mobile Units	2.42	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	5.17

Park Planning Area = 43B AGUA DULCE / ACTON

Goal	Acre Obligation	AFMV / Acre	In-Lieu Base Fee
@(0.0030)	5.17	$29,000	$149,930

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	AFMV / Acre	In-Lieu Fee Due
5.17	0.00	0.00	5.17	$29,000	$149,930

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LOS ANGELES COUNTY DEPARTMENT OF HEALTH SERVICES

TRACT NO. 48096 TENTATIVE MAP DATE: 3/7/00

VICINITY Sylmar

X Approved on the condition that sanitary sewers be installed and used as the method of sewage disposal.

X The owner's statement indicates that domestic water will be supplied by Newhall County Water District

___ The Los Angeles County Department of Health Services has no objection to the approval of Proposed Tract No._____ on condition that the subdivider notify the State of California, Division of Real Estate that:

___a. Sanitary sewers are not available and the tract will be dependent upon the use of individual private sewage disposal systems.

___b. The private sewage disposal systems will be installed in compliance with Los Angeles County Health Codes and Building and Safety Codes.

___c. If, because of future grading, or for any other reason, it is found that the requirements of the Plumbing Code cannot be met on certain lots, the Los Angeles County Department of Health Services will recommend that no building permit be issued for the construction of homes on such lots.

___d. The usage of the lots may be limited by the size and type of sewage systems that can legally be installed.

___e. The owner's statement indicates that domestic water will be supplied by _____

___ The Los Angeles County Department of Health Services has no objection to the approval of the tentative map of this tract. However, it must be understood that the method of sewage disposal has not yet been determined nor approved.

___ Until we have approved the method of sewage disposal, we shall be unable to approve the final tract map.

___ We shall ask Department of Public Works to withhold occupancy of buildings within the tract until they have been connected to the sanitary sewer.

___ The owner's statement indicates that a sewage treatment plant will be constructed to serve Proposed Tract No._____.

___ We have no objection to the approval of the tentative map; however, plans and specifications of the proposed treatment plant and disposal facilities must be submitted to legally interested governmental agencies for approval.

___ We shall be unable to approve the final map until we have evidence that these approvals have been given.

___ A legal entity shall be established to assume responsibility and authority to maintain jointly owned facilities in a clean and sanitary manner at all times.

___ Approval of the method of sewage disposal is contingent upon the approval by the California Regional Water Quality Control Board _____ Region.

___ The subdivider shall obtain a permit and approval from the Los Angeles County Department of Health Services for the destruction or construction of any water well on this property. In the event the well is to be maintained for future use, the well shall be protected from flooding or contamination or such protection which the Health Officer determines to be adequate.

___ Comments:

BY: [illegible] DATE: 4/10/00

(323) 881-4146

MITIGATION MONITORING PROGRAM

SPRING CANYON PROJECT

VESTING TENTATIVE TRACT MAP:	48086
COUNTY CASE NUMBER:	96-044
GENERAL PLAN AMENDMENT:	96-044
CONDITIONAL USE PERMIT:	96-044
ZONE CHANGE:	96-044
OAK TREE PERMIT:	96-044
STATE CLEARINGHOUSE NUMBER:	97031043

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

JULY 8, 2003

MITIGATION MONITORING PROGRAM

SPRING CANYON PROJECT

PREPARED FOR
COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

OWNER/APPLICANT
VALLEY CANYON PARTNERS, LLC
23622 CALABASAS ROAD, SUITE 200
CALABASAS, CA 91302

JULY 8, 2003

LDC
www.ldcla.com

LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
225 South Lake Avenue, Suite 600 Pasadena, CA 91101 Ph. (626) 578-7000 E-Mail: ldc@ldcla.com

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Spring Canyon Mitigation Monitoring Program..... 1

I. INTRODUCTION

A mitigation monitoring program for the Spring Canyon Project (V.T.T.M. 48086) follows. In order to demonstrate that compliance with the mitigation measures is feasible during and after project implementation, the following matrix outlines Mitigation Measure(s), Party Responsible for Mitigation, Monitoring Action, Party Responsible for Monitoring, and Monitoring Implementation.

The mitigation measures contained herein have been revised, where necessary, from those in the text of the Draft Environmental Impact Report in response to further project review and comments received during public circulation and the public hearing process.

The Mitigation Monitoring Program is proposed pursuant to the provisions of Section 21081.6 of the California Public Resources Code.

Mitigation Monitoring Program

Monitoring of specific mitigation measures has been appropriately assigned to specific agencies and/or entities relative to their particular area of expertise. Many of these monitoring actions are already included in the existing County review process, however, others require additional oversight to ensure compliance with any specially adopted conditions of approval.

The Los Angeles County Department of Regional Planning (LACDRP) is the appropriate agency to serve as the Lead Monitoring Agency with respect to the Conditional Use Permit, having broad oversight in regard to applicant compliance and the effective performance of identified sub-monitoring agencies as a condition of project approval.

LACDRP will require sequential reports by the applicant affirming compliance with sub-monitoring Agencies. In addition, the applicant may be required to retain an independent environmental consultant throughout an appropriately designated time frame so as to ensure mitigation compliance, timely preparation of reports, and to assist LACDRP in their role as Lead Monitoring Agency. An appropriate funding mechanism will also be required as a condition of project approval.

Consequences of non-compliance may include, but not be limited to, revocation actions, DA referrals and other appropriate actions, in the event that such action is required.

The following acronyms are used in the mitigation monitoring plan:

ACOE	United States Army Corps of Engineers
CC&R	Covenants, Conditions and Restrictions
CDFG	California Department of Fish & Game
CRWQCB	California Regional Water Quality Control Board
DHS	Drainage & Hydrology Section
GSD	Geology & Soils Division
HOA	Home Owners Association
LACDPR	Los Angeles County Department of Parks & Recreation
LACDPW	Los Angeles County Department of Public Works
LACDRP	Los Angeles County Department of Regional Planning
LACFD	Los Angeles County Fire Department
LACFFW	Los Angeles County Forester & Fire Warden
LACPL	Los Angeles County Public Library
LACS	Los Angeles County Sheriff Department
LACSD	County of Los Angeles Sanitation Districts
LACTLD	County of Los Angeles Traffic & Lighting Division
N/A	Not Applicable
SCAQMD	South Coast Air Quality Management District
SSSD	Sulphur Springs School District
WHUSD	William S. Hart Union High School District

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
GEOTECHNICAL				
The following project-specific (PS) mitigation measures shall be implemented prior to project development. Implementation of all of the mitigation measures listed below along with the standard engineering measures included in the final geotechnical report, in addition to the standard requirements set forth by the County of Los Angeles and the Uniform Building Code (listed in the Geotechnical Report in Appendix F), will reduce any potentially significant geologic impacts to a level that is less than significant.				
• (PS) As necessary, the west-facing slopes below the proposed water tank(s) shall be stabilized by means of buttress fills in order to mitigate for existing unsupported bedding planes.	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW	Prior to grading plan approval
• (PS) Mitigation for the eight (8) landslides and/or slumps mapped within the limits of proposed development on the site shall include, at minimum, the following:	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW	Prior to grading plan approval
• landslides in the interior of the area to be developed shall be mitigated by removal and replacement with compacted fill. Specific recommendations shall	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW	Prior to grading; during and post-development inspections

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
be prepared during the preliminary and grading plan review stages of the project; • landslides that have the potential to fail into debris basins shall be mitigated by means of toe stabilization or buttressing; • landslides that exist on slopes subjacent to proposed development shall be mitigated with shear keys or buttresses; • landslides located outside the limits of proposed development need not be stabilized, but shall be placed in "Restricted Use Areas" prior to Tract Map recordation.				
• (PS) In order for the subdrain system to outlet in Spring and Tapie Canyons, the southern portion of the subdrain shall be placed within compacted fill. Concrete headwalls shall be required at the transition from perforated to non-perforated pipe and shall be utilized as directed in the field.	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW	Prior to grading; during and post-development inspections
• (PS) Existing artificial fills occur within the existing gas line easement, dirt roads and as part of the down-slope north embankment of Valley Canyon Road. Agency(ies) governing the improvements on Valley Canyon Road	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW & The Gas Company	Prior to grading; during and post-development inspections

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
shall be contacted to obtain information as to the time and standards under which the fill was constructed. Where removals and/or standards used during previous construction do not meet present standards and/or requirements, setbacks and/or deepened foundations shall be required where removals are restricted by offsite improvements.				
• (PS) The Gas Company shall be contacted to verify that the added surcharge fill will not detrimentally affect the buried line. Further information shall be obtained relative to Gas Company requirements for working (i.e., cleanouts, fill placement equipment loading/ crossing, etc) on/or near the gas line. Upon direction from the Gas Company, the gas line shall be spanned with a small bridge structure.	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW & The Gas Company	Prior to grading; during and post-development inspections
• (PS) All future grading and/or exploration near Highway 14 shall require coordination with the State of California Department of Transportation (Caltrans).	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW & CALTRANS	Prior to grading; during and post-development inspections
FLOOD HAZARD				
Implementation of all of the following standard (S) and project specific (PS)				

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
mitigation measures will reduce the potential for flood hazard impacts to a less than significant level.				
• (S) All drainage improvements will conform to the Drainage Concept Plan submitted to and approved by the Los Angeles County Department of Public Works. All proposed onsite drainage facilities are subject, in their final design, to the standards and specifications set forth by the County Department of Public Works and will be reviewed in detained during the storm drain permitting process.	Project Applicant; Project engineer; Grading contractor	Approval of drainage concept	LACDPW-Drainage & Hydrology Section	Prior to recordation of final map; during and post construction inspections
• (S) Implement County-approved onsite drainage improvements of inlet/outlet structures and storm drains.	Project Applicant; Project engineer; Grading contractor	Approval of drainage concept	LACDPW-Drainage & Hydrology Section	Prior to recordation of final map; during and post construction inspections
• (S) Landscape and maintain proposed cut and fill slopes with drought-tolerant vegetation to reduce potential increases in runoff and erosion.	Project Applicant; Landscape contractor; Project occupants	Approval of landscape plan; onsite inspections	LACDRP; LACDPW; LACFD	Prior to grading permit approval; during and post construction inspections
• (S) Elevate all building pads above the Q_{50} storm flow level.	Project Applicant; Project engineer; Grading contractor	Approval of drainage concept; issuance of grading permit; issuance of construction permits for improvements	LACDPW-Drainage & Hydrology Section	Prior to issuance of grading permit
• (S) Obtain necessary permits from the United States Army Corps of Engineers	Project Applicant	Condition of project approval	CRWQCB, ACOE, CDFG, LACDPW	Prior to issuance of grading permit

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
(ACOE) and the California Department of Fish and Game (CDFG) for alteration of existing natural drainage courses prior to grading permit issuance.				
• (S) In order to reduce erosion in the adjacent natural drainage courses, energy dissipation devices at the outlets of the proposed storm drain systems will be considered.	Project Applicant; project engineer	Condition of project approval	LACDPW-Drainage & Hydrology Section	Prior to recordation of final map; during and post-construction inspections
• (S) The applicant shall comply with all applicable National Pollutant Discharge Elimination System (NPDES) and Storm Water Pollution Prevention Plan (SWPPP) procedure will be followed in the design of the project and during construction, utilizing Best Management Practices as required by the Clean Water Act.	Project Applicant	Condition of project approval	CRWQCB & LACDPW	Prior to issuance of grading permit
• (S) The applicant shall comply with all SUSMP requirements, including the post construction, permanent BMPs approved as part of the Drainage Concept.	Project Applicant	Review and approval of Drainage Concept; Approval of final grading compliance form	LACDPW	Prior to issuance of grading permit
FIRE HAZARD & PROTECTIVE SERVICES				
Development shall comply with the following mitigation requirements of the Los Angeles County Fire Department. Implementation of				

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
all of the following project-specific (PS) and standard (S) mitigation measures will reduce the potential project-related impacts to a less than significant level.				
• (PS) The project shall include a graded, future fire station lot.	Project Applicant	Review and approval of grading plan	LACDPW	Prior to grading permit approval
• (PS) The land value of the future fire station lot shall be assessed prior to building permits being issued.	Project Applicant	Review and approval of building plans	LACDPW & LACFD	Prior to issuance of building permit
• (S) The applicant shall comply with all applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows and brush clearance.	Project Applicant; Architect; Building contractor	Issuance of building permit	LACDPW; LACFD	Prior to issuance of building permit; post-development inspections
• (S) All roads shall be designed per County of Los Angeles standards for fire safety (Subdivision Code, Title 21, Chapter 24).	Project Applicant; Project engineer	Approval of road improvement plans	LACDPW; LACFD	Prior to recordation of final map; post-development inspections
• (S) Preliminary review by the County of Los Angeles Fire Department to determine required Fuel Modification zones and notarized maintenance of off-site agreements, if any, must be completed prior to the issuance of a grading permit.	Project Applicant; Landscape contractor; Building contractor	Issuance of grading permit	LACDPW, LACFFW	Prior to issuance of grading & building permits; post-development inspections
• (S) No combustible material, including	Project Applicant; Building contractor	Issuance of building permit	LACDPW; LACFFW	Prior to issuance of building permit; post-

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
framing material, will be allowed on site until the final fuel modification plan is approved, and initial thinning and clearing are completed.				development inspections
• (S) All requirements of the Fuel Modification Plan, approved by the County of the Los Angeles, must be completed prior to building permit approval.	Project Applicant	Issuance of occupancy permit	LACDPW; LACFFW	Prior to issuance of building permit
• (S) Fire department-approved street signs and building address numbers shall be provided prior to occupancy.	Project Applicant; Project engineer	Issuance of occupancy permit	LACDPW; LACFD	Prior to issuance of occupancy approval
• (S) Private driveways shall be indicated on the final map as "FIRE LANES" and shall be maintained in accordance with the Los Angeles County Fire Code Section 10.207 (Common Drives).	Project Applicant; Project engineer	Issuance of building permit	LACDPW, LACFD	Prior to issuance of building permit
• (S) A retaining wall shall be installed as required where grading of natural slopes abuts the hydrant to assure adequate access to the hydrant.	Project Applicant; Project engineer; Building contractor	Issuance of building permit	LACDPW, LACFD	Prior to issuance of building permit
• (S) Where possible, landscaping materials shall include drought-tolerant, low-water-use vegetation with a low fuel potential to reduce fire hazards.	Project Applicant; Landscape architect	Issuance of grading permit; approval of landscape plan; onsite inspection; Approval of Final Fuel Modification Plan	LACDPW; LACFFW; LACDRP	Prior to issuance of grading permit; during and post-construction inspections

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
NOISE				
In order to comply with the requirements of the California Noise Insulation Standards (Title 24), as well as standards for exterior noise as found in Title 24, Part 51 of the Code of Regulations, the following mitigation measures will be implemented. All but two of the mitigation measures listed below are standard for all development projects in the County of Los Angeles.				
• (S) Restriction of grading and construction activities to between 7a.m. and 7p.m. on weekdays and 8a.m. to 5p.m. on Saturdays. No work should be done on Sundays or holidays except for emergency conditions.	Project Applicant; Project architect; Building contractor	Approval of building plans; post-development inspection	LACDRP, LACDPW Department of Building & Safety	Prior to issuance of grading permit; during and post-construction inspections; prior to issuance of certificate of occupancy
• (S) All construction and grading equipment should be checked for proper maintenance. All vehicles and compressors should use exhaust mufflers, and engine enclosure covers as designed by the manufacturer should be in place at all times.	Project Applicant; Construction superintendent	On-site inspection	LACDPW	During construction
• (S) Subcontractors will comply with the appropriate sections of the Building Ordinance and the Noise Ordinance.	Project Applicant; Building contractor; Construction superintendent	On-site inspection	LACDRP	During construction

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
• (PS) Lots 505 – 521 and Lot 533 are not shielded by hills adjacent to the freeway as the other lots are. It is recommended that a 6' high solid wall be built along the property line adjacent to the freeway on these lots.	Project Applicant; Building contractor; Construction superintendent	On-site inspection	LACDRP, DHS; LACDPW	Prior to construction
• (PS) Even though it is not required to comply with the California Noise Insulation Standards, all windows and glass doors facing the freeway on Lots 505 – 521 and Lot 533 shall be glazed with STC 32 glazing.	Project Applicant; Project architect; Building contractor	Approval of building plans; post-development inspection	LACDPW, DHS	Prior to issuance of building permit; during and post-construction inspections; prior to issuance of certificate of occupancy
AIR QUALITY				
The following measures could be feasibly implemented during the construction phases of development to further decrease project-related emissions.				
• (S) Develop and implement a construction management plan that includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD:	Project Applicant	Approval of grading plans	LACDPW	Prior to issuance of grading permit
• Configure construction parking to minimize traffic interference.	Construction superintendent	On-site inspection	LACDPW	During site preparation

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
• Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person).	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
• Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable.	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
• Re-route construction trucks away from congested streets.	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
• Consolidate truck deliveries when possible.	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
• Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
• Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer's specifications and per SCAQMD rules, to minimize exhaust emissions.	Construction superintendent	On-site inspection	SCAQMD	During site preparation

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
• Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at 800/242-4022 for daily forecasts.	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
• Use electricity from power poles rather than temporary diesel- or gasoline-powered generators.	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
• Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices.	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
• Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
• (S) Fugitive dust emissions shall be controlled by regular watering or other dust preventative measures as identified by the SCAQMD Rule 403.	Construction superintendent	On-site inspection	SCAQMD	During site preparation
The following measures could feasibly be implemented by the proposed project to reduce the impacts of operation-related emissions.				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
Stationary Sources: • Utilize solar or low emission water heaters in residential uses to reduce natural gas consumption and emissions.	Project Applicant; Architect	On-site inspection	SCAQMD	Prior to issuance of certificate of occupancy
• Residential uses are to utilize built-in energy-efficient appliances to reduce energy consumption and emissions.	Project Applicant; Architect	On-site inspection	SCAQMD	Prior to issuance of certificate of occupancy
• Provide shade trees in residential subdivisions to reduce building heating/cooling needs.	Project Applicant; Architect; Landscape architect	Approval of buildings and landscaping plans	SCAQMD, LACDRP and LACDPW	Prior to issuance of grading permits
• Residential uses are to utilize energy-efficient and automated controls for air conditioners to reduce energy consumption and emissions.	Project Applicant; Architect	Approval of building and landscaping plans	SCAQMD and LACDPW	Prior to issuance of building permits
• Install special sunlight-filtering window coatings or double-paned windows in residential uses to reduce thermal gain or loss.	Project Applicant; Architect	Approval of building and landscaping plans	SCAQMD and LACDPW	Prior to issuance of building permits
• Utilize automatic lighting on/off controls and energy-efficient lighting in new residential construction (including street lighting and parking areas) to reduce electricity consumption and associated emissions.	Project Applicant; Architect	Inspection prior to certificate of occupancy	LACDPW	Prior to issuance of occupancy permits

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
• Use light-colored roofing materials in new residential construction as opposed to dark roofing materials. These materials would reflect, rather than absorb, sunlight and minimize heat gains in buildings. This measure would lessen the overall demand for mechanical air conditioning systems.	Project Applicant; Architect	Inspection prior to certificated of occupancy	SCAQMD	Prior to issuance of building permit
Mobile Sources: • Construct bus stops at locations to be determined in coordination with the bus transit service provider that will serve the project area.	Project Applicant; Project Engineer	Condition of project	LACDPW; County of Los Angeles Traffic & Lighting Division	Prior to issuance of building permit
• Synchronize and/or install traffic signals on streets impacted by project.	Project Applicant; Project Engineer	Condition of project	LACDPW; County of Los Angeles Traffic & Lighting Division	Prior to issuance of building permit
BIOLOGICAL RESOURCES				
Implementation of all of the following mitigation measures will reduce the impacts anticipated from project development, but not to a level that is less than significant. Some of the mitigation measures are standard (S) and others are project specific (PS).				

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MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
• (PS) Open Space Lot Nos. 547 and 548 shall be deed restricted from future development, and managed as natural reserves for the life of the project. (The applicant is currently researching the possibility of deeding the open spaces to a conservation agency for management.)	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
• (PS) The applicant shall develop an Open Space Management Plan that shall be prepared by a qualified biologist and reviewed by LACDRP prior to issuance of grading permits. The plan shall be incorporated into the CC&R's for the tract, and shall contain the following elements: Goals/Objectives; Permitted/Prohibited Uses; Biological Monitoring Protocols/Reports; Sensitive Species/Habitats Management; Exotic Plant/Animal Management; Habitat Restoration including California Junipers; Plan Implementation Schedule; Responsible Parties; Funding: Enforcement/Penalties; Trespass Remediation; Contingencies; and Plan Update Requirements.	Project Applicant; Project Biologist	Condition of Approval	LACDRP and LACDPW	Prior to issuance of grading permits and condition of final map recordation
• (PS) Prior to project grading, the site shall be surveyed (during April-May, as the species is most evident at this time) to locate all impacted individuals of	Project Applicant; Project Biologist	Condition of Approval	LACDRP and LACDPW	Prior to issuance of grubbing and/or grading permit

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MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
slender mariposa lily (Calochortus clavatus gracilis). These individuals shall be physically flagged for salvage during mid-summer, after the fruits have matured, at which time seeds shall be harvested for propagation or scattering to new, suitable locations.				
• (PS) A mitigation plan for the wildlife "corridor" shall be developed, reviewed and approved by the Department of Regional Planning prior to issuance of the final grading permit for the project. The mitigation plan will provide a detailed method for the implementation of the mitigation measures outlined in the biological resources section, including, but not limited to the items (a-m) listed below.	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Prior to issuance of grading permit
• a) (PS) The mitigation for the loss of access to the culvert at the terminus of Tapie Canyon shall be the improvement of the underpass at Stonecrest Road. At present, wildlife must either share the asphalt road with vehicles or traverse the steep dirt banks. The proposed improvement is the construction of a separate trail (walkway) adjacent to the road, which would be used by wildlife, equestrians, and pedestrians. To increase the	Project Applicant; Project Biologist	Review and approval	LACDRP	Field inspection prior to recordation of final map

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
walkway's value to wildlife, it shall be located on the opposite side of the road from the bridge support columns. The trail bed shall consist of natural materials such as decomposed granite or mulch, and the trail shall be 8-feet wide.				
• b) (PS) Natural habitat connectivity shall be maintained from Spring Canyon to the underpass, including removal of the paved portion of the road that now leads from the underpass easterly toward Spring Canyon (existing Valley Canyon Road). The trail from the underpass shall be continued into Spring Canyon along the route of the existing road, and native vegetation shall be planted on either side of the trail.	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Field inspection prior to recordation of final map
• c) (PS) In order to maintain a higher level of connectivity through the project site, the applicant is offering the following additional measures to provide for the continued use of the existing ±10 high concrete culvert at the southwest corner of the property in Open Space Lot 546: 1) At the southwest corner of the project site, a 60-inch concrete pipe will be placed under proposed Valley Canyon Road. This pipe would act as an underpass for wildlife use, eliminating the obstacle of crossing Valley Canyon	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Field inspection prior to recordation of final map

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MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
Road to get to the existing ±10-foot culvert that goes under the 14 Freeway. 2) On Lots 8, 9, 12 and 13, the grading for the pads and the rear lot lines will be pulled back 20 feet from the property boundary. This will facilitate an on-site connection to the above-referenced 60" pipe under crossing and beyond to the existing ±10 foot culvert under the freeway. 3) In addition to the above-referenced 60" pipe connection to the existing ±10 foot high culvert, the applicant proposes to add a 12-foot wide, landscaped parkway on the south side of proposed Valley Canyon Road that will extend from the Spring Canyon Road underpass to Open Space Lot 546. In order to facilitate wildlife movement along this route, the parkway would include a natural substrate and native landscaping to reduce the perceived threat from vehicle traffic.				
• d) (PS) The Present plan shows encroachment into the stream course and a substantial narrowing of the existing corridor in the vicinity of lots 400 –403. The encroachment into the streamcourse shall be eliminated and	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Prior to issuance of grading permit

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MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
the available corridor width will be increased in this area. Reconfiguration of the project in this area may result in the reduction of the total number of developable lots on the project site. Approximately nine acres of the south and west facing slopes of Spring Canyon will require substantial reconstruction for conformance with slope compaction standards.				
• e) (PS) An aggressive revegetation plan will be developed for the project. The plan will detail the species utilized in the revegetation effort, planting methods, and the placement of the plants. The plan will also provide instruction for the relocation of the holly-leaf cherry trees that will be salvaged from other portions of the site.	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
• f) (PS) Only locally native species shall be used in the landscaping of the slopes of Spring Canyon. Any other landscaping on these slopes with non-native species shall be prohibited through the CC&R's. The north- and west-facing slopes shall be in preserved open space and should not be landscaped.	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
• g) (PS) A low wall, approximately 3 feet in height, shall be placed at the	Project Applicant; Grading contractor; Construction	Review and approval of landscape plan and building	LACDRP and LACDPW	Prior to issuance of building permit

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MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
brow of the slope (at the edge of the graded pad) on all lots adjacent to preserved open space areas. This wall will be the delineator between the native-only landscaping areas and the customary garden landscaping allowed in the pad areas. This wall will also provide a portion of the fire protection required by county ordinance.	contractor	plans		
• h) (PS) The south- and east-facing slopes of Spring Canyon are located within designated private lots. Deed restrictions shall be placed on the slope areas within these lots so that no fencing will be constructed down the sides of the slopes. Fencing on top of the barrier walls will be limited to relatively unobtrusive ironwork, or similar material.	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit
• i) Approximately nine acres of the south and west facing slopes of Spring Canyon will require substantial reconstruction for conformance with slope compaction standards. The topsoil on these slopes will be salvaged and replaced on the slopes following reconstruction.	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit
• j) The toe of the reconstructed slope will be located at the same place as the present toe of slope. It is recognized	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit

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Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
that construction will alter the existing stream bank and channel during construction. The contours of the stream course will be restored to their present condition. The recontoured slopes will be revegetated as described above.				
• k) Where feasible, the holly-leaved cherry trees located in the bottom of Tapie Canyon shall be relocated to the bottom of Spring Canyon.	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
• l) Replacement scrub oaks shall be planted in appropriate on-site locations within the dedicated open spaces of Tapie and/or Spring Canyon. The replacement ratio for the impact of removing four (4) trees (# 49, #246, #251, #252) shall be a minimum of 2:1, or in compliance with the replacement ratio mandated by the County Forester.	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
• m) Prior to grading activities in Tapie and lower Spring Canyon, scale broom and buckwheat seed heads shall be gathered and stored for seed dispersal (or directly dispersed) within Spring Canyon. Seeds of Yerba Santa (Eriodictyon crassifolium) shall also be dispersed in Spring Canyon to compliment the alluvial scrub replacement.	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit

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MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
• (PS) Fuel modification zones shall be restrict to the minimum distance required by the Los Angeles County Fire Department through the project's CC&R's.	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit
• (PS) With the Department of Public Works approval, the potentially adverse effects of night lighting on surrounding open space areas shall be mitigated by the following measures: (1) Use street lighting only at intersections; (2) Use low-intensity street lamps; (3) Use low elevation lighting poles; (4) Direct light away from open space areas by using internally silvered globes or external opaque reflectors; and (5) eliminate the use or arc lighting adjacent to open space areas by restricting private sources of illumination around homes.	Project Applicant; Building contractor; Project engineer	Review and approval of street lighting plan	LACDPW	Prior to recordation of final map; Post development inspections.
• (PS) Lighting of the street under the freeway shall be directed at the road. Illumination of the pedestrian sidewalk on the west side of the underpass shall be in compliance with the County's requirements. Lighting of the equestrian/wildlife trail on the east side of the underpass shall be minimal, if at all, in compliance with County standards.	Project Applicant; Building contractor; Project engineer	Review and approval of street lighting plan	LACDPW	Prior to recordation of final map; Post development inspections

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
• (PS) All on-site open space areas shall be buffered in such a manner as to discourage additional encroachment by the new human inhabitants. Deed restrictions regulating the use of off-road vehicles shall be developed to protect the open space from potentially adverse uses.	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
• (PS) Any proposed hiking and riding trails shall have specified access points and shall be converted to interpretive trails. Signposts shall be incorporated on the trail to educate users about the species to be observed, their value to a balanced ecology, and the importance of riparian habitats and habitat linkages.	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
• (PS) A Fuel Modification Plan shall be developed in consultation with the LACFD. Brush clearance shall be limited to the minimum extent possible.	Project Applicant	Review and approval of the final fuel modification plan; Approval of CC&R's; Routine onsite inspections to ensure continued compliance with restrictions	LACDRP, LACFD	Prior issuance of grading permit; CC&R enforcement; annual fire inspections.
• (PS) Approved non-native groundcovers and low shrubs will be allowed only in the Setback and Irrigation Zones (Zones A and B per LACFD Guidelines). Non-natives shall not be used in the Thinning and	Project Applicant	Review and approval of the final fuel modification plan; Approval of CC&R's; Routine onsite inspections to ensure continued compliance with restrictions	LACDRP, LACFD	Prior issuance of grading permit; CC&R enforcement; annual fire inspections.

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
Interface Zones (Zones C and D).				
• (PS) Owners of residences and visitors shall be notified by on-site signage and by language included in CC&R's that access to Open Space Lots 547 and 548 is prohibited, except along approved trails, if any, and via designated access points. See the biological resources section for additional restrictions.	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
• (PS) All development landscaping shall be planted with non-invasive plant species, preferably species native to the area. Exotic plant species listed by the California Exotic Plant Pest Council as noxious weeds shall be prohibited in all landscaping. Control of exotic plants shall be addressed in the Open Space Management Plan called for above, and implemented per the specifications to be included therein.	Project Applicant; Landscape architect	Review and approval of landscape plans	LACDRP, LACDPW and LACFD	Prior to issuance of grading permit
• (PS) Owners of residences in the development shall be informed that dogs and cats are not allowed in open space areas. Signs shall be erected at designated access points to open space lots prohibiting pets from entering, leashed or not.	Project Applicant & Conservation District to be created by the applicant	Buyers will receive information in Escrow package	LACDRP & Conservation District	Confirm that Conservation District is in place; Record CC&R prior to Final Map Approval

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
• (PS) Loss of pets to native predators is likely, unless pets are contained on their owners' property. Trapping, shooting, or poisoning of native predators such as coyotes or bobcats shall be prohibited except by duly authorized state or county fish and game or animal control officers.	Project Applicant & Conservation District to be created by the applicant	Buyers will receive information in Escrow package	LACDRP & Conservation District	Confirm that Conservation District is in place; Record CC&R prior to Final Map Approval
• (PS) Stormwater runoff shall be filtered, where feasible, through appropriate oil and grease traps, installed at discharge points along the streets.	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during construction
• (PS) Stormwater discharge shall go through bio-filters, installed where feasible, to breakdown pesticides and minimize their flow into natural watercourses.	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during construction
• (PS) Common areas shall be treated only with "least toxic" pesticides (e.g. pyrethrum, neem extract), short-lived herbicides (e.g. Roundup), and low concentrations of fertilizers.	Project Applicant & Conservation District to be created by the applicant	Buyers will receive information in Escrow package	LACDRP & Conservation District	Confirm that Conservation District is in place; Record CC&R prior to Final Map Approval
• (S) A California Department of Fish and Game Agreement (1603 Agreement), a Regional Water Quality Control Board Certification (401Cert.) and a US Army Corps of Engineer 404 Permit may be required.	Project Applicant	Condition of project approval	ACOE/CDFE/RWQCB, LACDRP and LACDPW	Prior to issuance of grading permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
CULTURAL RESOURCES				
The following project-specific (PS) and standard (S) mitigation measures shall be implemented to reduce the project-related individual and cumulative impacts to a level that is less than significant.				
• (PS) Archaeological monitoring shall be required during grading or other project related ground alteration activities in areas of *Shadow Pines 2-5.*	Project Applicant; Project Archaeologist	Applicant shall retain an archaeologist for onsite inspection and submit monitoring report to LACDRP	LACDRP	Prior to issuance of grading permit; during grading operations
• (PS) *Shadow Pines 1* is a potentially significant resource and shall be avoided. If avoidance is not feasible, a Phase II testing program to determine the nature, extent, and significance of the site shall be undertaken. All investigations of *Shadow Pines 1* shall be conducted in accordance with CEQA guidelines.	Project Applicant; Project Archaeologist	Applicant shall submit archaeologist's survey and report to LACDRP	LACDRP	Prior to issuance of grading permit; during grading operations
• (S) In the event that cultural resources (as identified by the onsite archaeologist) are encountered during grading, such activity in the affected area(s) shall cease and the appropriate local archaeological agency (UCLA Archaeological Survey) shall be notified immediately. Grading activity in the affected area(s) will continue only after	Project Applicant; Project Archaeologist	Construction monitoring	Project archaeologist; LACDPW	During grading operations

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
the cultural resources are properly assessed and subsequent recommendations are executed as determined by an archaeologist onsite.				
• (S) In accordance with *CEQA Guidelines*, Appendix K-VIII and California Public Resources Code Section 5097.98, in the event of discovery or recognition of human remains, all development in the affected area(s) will cease immediately, and a Native American Indian advisor for the local Indian tribe, along with the Native American Heritage Commission, and other appropriate agencies will be contacted. The area(s) shall remain restricted until the human remains are legally and ethically dealt with by the appropriate authorities.	Project Applicant; Project Archaeologist	Construction monitoring	Project archaeologist; LACDPW	During grading operations
VISUAL QUALITIES				
With the proximity of the proposed project to the freeway, landscaping, architectural design, and structure placement represent the best available means to minimize visual effects associated with the proposed residential uses. As such, the following standard (S) and project-specific (PS) mitigations are required to reduce the potential individual and cumulative visual				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
impacts associated with the proposed project. However, visual impacts may remain significant after mitigation.				
• (S) Manufactured slopes shall be landscaped with native and /or County-approved non-invasive plants that would most closely match natural vegetation in stature, color, and texture, as feasible under the Fuel Modification Guidelines.	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of Final Map
• (S) Taller shrubs and trees should be planted in naturally appearing patterns near downslope edges of pads to conceal and disguise the geometrical shapes of manufactured slopes.	Project Applicant; Landscape architect	Review and approval of landscaping plans	LACDPW	Prior to recordation of Final Map
• (PS) Residential structures of lots located atop the highest manufactured slopes, with freeway-oriented rear yards, (lots 483-486, and lots 507-521) shall be sited with minimum front yard setbacks to maximize setbacks from the backyard edges of pads to lessen potential visibility of structure walls.	Project engineer	Review and approval of building plans	LACDPW	Prior to issuance of building permit
• (PS) Lots 18, 29, 30, 42, and 43 shall be deed restricted from any major alteration of the natural topography of the main ridgeline beyond the initial graded pad in order to maintain view of	Project Applicant	Approval of CC&R's	LACDPW	Prior to issuance of building permit; CC&R's enforcement

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
that ridge.				
• (PS) Residential structures shall be sited, to the extent feasible, so that the side walls lowest in height and/or which exhibit the least massing effect, are oriented in downhill directions; and that roof slopes mirror as closely as feasible the prevailing slope of the prevailing terrain.	Project engineer; Building contractor	Review and approval of building plans	LACDPW	Prior to issuance of building permit
• (S) Natural building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) shall be used on exterior surfaces of all structures, including water tanks, walls, and fences.	Project architect	Review and approval of building plans	LACDPW	Prior to issuance of building permit
• (PS) Understories and retaining walls higher that six (6) feet shall be in tones compatible with the surrounding terrain using textured materials or construction methods which create a textured effect. Native vegetation to screen retaining walls shall be planted, as may be consistent with fire safety.	Project architect; Landscape architect	Review and approval of building plans and landscaping plans	LACDPW and LACFD	Prior to issuance of building permit
• (PS) Project night-lighting for streets, parkways, pedestrian walkways, and other public use areas shall be hooded, directed, and/or of limited heights to minimize night-time light spill-over	Project Engineer	Review and approval of building plans	LACDPW	Prior to issuance if building permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
effects, while meeting public safety concerns.				
• (PS) Lighting planned for the proposed park near the Spring Canyon road freeway underpass shall be limited to low, directed, and/or hooded lighting of parking areas, activity areas, and walkways sufficient for maintaining security of facilities and assurance of public safety. Tall lighting standards designed to permit night-time group use of park facilities, which could result in glare to the freeway shall not be permitted.	Project Engineer	Review and approval of building plans	LACDPW	Prior to issuance if building permit
TRAFFIC & ACCESS				
Implementation of the following mitigation measures will reduce the project individual and cumulative impacts to a less than significant level. Mitigation Measures for Project Impacts-County of Los Angeles:				
Soledad Canyon Road and State Route 14 Westbound Ramps • The project developer shall install a traffic signal at this location. The project should be given a credit against fees	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map

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MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
paid to the "District" within which this signal has previously been identified.				
Soledad Canyon Road and State Route 14 Eastbound Ramps • The project developer shall install a traffic signal at this location. The project should be given a credit against fees paid to the "District" within which this signal has previously been identified.	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map
Soledad Canyon Road and Spring Canyon Road: • The project applicant proposes to install a new traffic signal and widen the intersection to provide an eastbound left turn lane and through lane and a westbound right turn lane and through lane. The extent of widening will provide for sight distance along Soledad Canyon Road for a 60 mph design speed.	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map
Soledad Canyon Road (SR-14 to Spring Canyon Road): • In order to fully mitigate the project traffic impacts on this roadway segment, Soledad Canyon Road shall be widened to accommodate a total of	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map

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MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
three lanes. A three-lane section of roadway should include one lane in each direction plus a center passing lane that could serve both westbound (in the A.M.) and eastbound (in the P.M.) traffic. This three-lane section has been reviewed and approved by the County as a full-mitigation measure for that segment of Soledad Canyon Road between SR-14 and Spring Canyon Road which is physically restricted due to terrain.				
Mitigation Measures for Cumulative Impacts - County of Los Angeles: *Soledad Canyon Road and State Route 14 Eastbound On-Off Ramps* • The mitigation measure for this location is the restriping within the existing intersection to provide two northbound through lanes in lieu of the single northbound through lane that currently exists. These two lanes shall be carried north of the intersection under the freeway bridge to join two northbound lanes which currently exist. This project shall pay a fair share of the costs of this intersection improvement.	Project Applicant	Review and approval of detailed striping plan	LACDPW	Prior to recordation of final map

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
Soledad Canyon Road (East of Spring Canyon Road) • While the project is not considered to have a "measurable" impact on Soledad Canyon Road east of Spring Canyon Road, cumulative impacts are anticipated for the "existing plus ambient plus project plus related projects" condition. The subject project is within the Route 126 Bridge & Thoroughfare Construction Fee District (District), and is thus required to pay a "fair share" fee to the District to help finance necessary improvements, as determined by the County. The proposed project's share of impacts are 3.4% during the A.M. peak hour, and 7.2% during the P.M. peak hour.	Project Applicant	Review and approval of detailed striping plan	LACDPW	Prior to recordation of final map
Mitigation Measures for Project Impacts - City of Santa Clarita: Soledad Canyon Road and Sand Canyon Road • The mitigation for this location is identical to the cumulative mitigation measure for this location described below.	Project Applicant	Review and approval of detailed striping plan	LACDPW	Prior to recordation of final map

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
Soledad Canyon Road and State Route 14 Westbound On-Off Ramps East of Sand Canyon Road • The mitigation measure for this location is the installation of dual westbound left turn lanes and protected left turn phasing to replace the current single lane westbound unprotected left turn. This measure shall require removal of the existing bike lane on the north side within the intersection area and restriping within the north barrel of the divided roadway to provide the additional westbound left turn lane while retaining two westbound through lanes.	Project Applicant	Review and approval of detailed striping plan	LACDPW; City of Santa Clarita Transportation & Engineering Services	Prior to recordation of final map
Mitigation Measures for Cumulative Impacts-City of Santa Clarita: *Soledad Canyon Road and Sand Canyon Road* • The mitigation measure for this location is the installation of dual northbound left turn lanes in place of the existing single northbound left turn lane. This modification shall involve restriping within the existing roadway on both the	Project Applicant	Review and approval of detailed striping plan	LACDPW & City of Santa Clarita Transit Division	Prior to recordation of final map

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
north and south legs of the intersection. This project shall pay a fair share of the costs of this intersection improvement.				
• A transit bus stop will be provided on Valley Canyon Road to the satisfaction of the Los Angeles County Dept. of Public Works and the local transit provider, as necessary.	Project Applicant; Project engineer	Review and approval of building plans	LACDPW & City of Santa Clarita Transit Division	Prior to recordation of final map
SEWAGE DISPOSAL				
The following standard (S) and project-specific (PS) mitigation measures shall insure that the proposed project's individual and cumulative impacts are less than significant to the Newhall County Water District local sewer system and the County Sanitation District's SCVJSS.				
• (S) The applicant shall pay the appropriate sewage annexation and connection fees to the Los Angeles County Department of Public Works Water Works and Sewer Maintenance Division prior to sewerage service commencement.	Project applicant	Issuance of permits from LACDPW	LACDPW, LACSD	Prior to connection to SCVJSS
• (S) Connection fees shall be paid, as necessary, to the Newhall County Water District for impacts to the local sewer lines that are owned and	Project applicant	Issuance of permits from Newhall County Water District	Newhall County Water District	Prior to connection to SCVJSS

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
operated by that agency.				
EDUCATION				
The following mitigation measures are required to reduce significant impacts to the Sulphur Springs School District and the William S. Hart Union High School District.				
• (S) The applicant shall pay Senate Bill (SB) 50 school impact to the William S. Hart Union School District. The total amount of the school impact fees shall be determined at the time of payment, prior to issuance of the building permits.	Project applicant	Applicant shall submit proof of payment with final building plan	LACDPW; WHUSD; SSSD	LACDPW shall confirm payment prior to issuance of building permits
• (S) The applicant provide a ±9.0-acre, graded elementary school site immediately adjacent to the project site; or shall pay sufficient school impact fees to the Sulphur Springs School District; whichever is agreed to by the District.	Project applicant	Applicant shall submit proof of payment, or letter from the District regarding the acceptance of the school site with final building plan	LACDPW; WHUSD; SSSD	LACDPW shall confirm payment prior to issuance of building permits
SHERIFF PROTECTION				
The following project specific (PS) mitigation measure will be implemented in order to reduce the project-related potential impacts to a level that is less than significant.				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
• (PS) The applicant shall provide space for a Los Angeles County Sheriff's Department sub-station on the L.A. County Fire station lot that is part of the proposed project design, or other mitigation, if required, to the Sheriff Department's satisfaction.	Project Applicant	Condition of project approval	LACDRP	Prior to tract map recordation
WATER SERVICES				
Implementation of the following standard (S) mitigation measure will reduce the project's potential individual and cumulative impacts on water service to a less than significant level.				
• (S) The applicant shall pay connection fees, as necessary, to the satisfaction of the Newhall County Water District. The fees shall be paid prior to water service connection.	Applicant	Submit receipt for connection fees paid to the NCWD	NCWD	Prior to issuance of building permit
• (S) The applicant shall participate in any future funding mechanism, as necessary that is identified and implemented as part of the NCWD Master Water Plan for Pinetree Water System.	Applicant	Submit receipt for connection fees paid to the NCWD	NCWD	Prior to issuance of building permit
• (S) BMP Source Controls – The following BMPs are recommended for the proposed project:	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during

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MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
- Public education/participation activities that make information available to homeowner groups, associations, and municipalities for further distribution to homeowners and businesses. - Construction runoff control activities, such as: - Scheduling construction activities so that only small portions of the site, rather than the whole site, are denuded at the same time; - Use of sediment basins to capture stormwater runoff. Sediment is removed and disposed of after construction is complete; - Use of silt fences around construction areas; - Stabilization of areas where construction has temporarily ceased for more than 3 weeks. Stabilization can be accomplished using grass seed and straw mulch; - Collecting and storing all waste materials in lidded dumpsters; - Use of portable sanitation facilities that are regularly serviced; and Stabilization of construction ingress and egress points. Use of rumble strips and daily sweeping at access points to limit movement of sediment from the construction area.				construction

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MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
• (S) BMP Treatment Controls – The following BMPs are recommended for the proposed project: - Oil/water separators that are designed to remove petroleum compounds and grease. Separators will also remove floating debris and settleable solids. - Biofilters, which are two types: swale and strip. A swale is a vegetated channel that treats concentrated flow. A strip treats sheet flow and is placed parallel to the contributing surface. - Media filtration, which consists of a settling basin followed by a filter. The most common filter medium is sand; some use a peat/sand mixture. - Multiple systems that are a combination of two or more of the preceding controls in a series.	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during construction
• (PS) Prior to operation of the landscaped park areas and school playing fields, a Management Plan should be prepared that includes an irrigation plan, water usage plan, and chemical management plan. This plan shall include use of modern irrigation systems, use of slow-release chemicals, and incorporation of water quality-related design features to reduce the potential for herbicides and	On-site park areas - Project Applicant; Project Botanist/biologist; Landscape architect Off-site school site – SSSD	Review and approval of Management plan	On-site park areas – LACDPR & LACDPW Off-site school site – LACDPW	Prior to issuance of occupancy permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
fertilizers in storm and irrigation runoff and reduce associated potential effects on open drainages.				
SOLID WASTE				
While the proposed project is not anticipated to have a significant impact on the overall waste-stream, the following standard and project-specific mitigation measures are proposed to insure that project-related impacts remain less than significant.				
• (S) Future residential developments will participate in the waste reduction plans to be implemented by the County in accordance with the ISWMP.	Project occupants	County-wide implementation of the ISWMP, CC&R's	Waste Management provider (to be determined)	Record a CC & R prior to Final Map Approval
• (S) Removal of hazardous materials or waste from the project site will be conducted by a registered waste hauler.	Future homeowners	CC&R's	County of Los Angeles Department of Health Services	Record a CC & R prior to Final Map Approval
• (S) New residents will be provided information on household hazardous wastes and the county's household hazardous waste "round-up" program. Homeowners will be required to review and sign a statement indicating that they have been informed of the typical hazardous materials associated with residential uses and that they acknowledge that no household	Project applicant; Project occupants	Provide information to project residents prior to close of escrow	County of Los Angeles Department of Health Services	Record a CC & R prior to Final Map Approval

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
hazardous materials will be disposed of for municipal refuse collection.				
• (PS) New residents will be provided with information on recycling through local drop-off and/or buyback centers to be provided in the new homebuyers information package at the time of purchase.	Project Applicant	Provide information to project residents prior to close of escrow	Waste Management provider (to be determined)	Record a CC & R prior to Final Map Approval
• (PS) Where feasible, recycling containers shall be made available on-site during construction of the project for disposal of recyclable construction waste.	Project Applicant; Construction contractor	Site inspection	LACDPW	Site inspection during construction
ENVIRONMENTAL SAFETY				
The proposed project may result in a significant impact related to construction and short-term operational impacts. Cumulative impacts are not significant. The following mitigation measures are required to lessen impacts to a less than significant level.				
• (PS) The applicant shall conduct all construction activities within the easement according to the guidelines and requirements for such activities stipulated by the Southern California Gas Company.	Project Applicant; Construction/Grading contractors	Onsite inspections	Southern California Gas Company	Onsite inspection during construction and grading

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MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
• (S) Weight of heavy construction vehicles used at the project site shall be in compliance with Southern California Gas Company guidelines and requirements for heavy construction vehicles that work in the Southern California Gas Company easement and cross said easement.	Project Applicant; Construction/Grading contractors	Onsite inspections	Southern California Gas Company	Onsite inspection during construction and grading
RECREATION				
Implementation of the following project-standard (S) and project specific (PS) mitigation measure will result in a less than significant impact to recreational resources.				
• (PS) The project shall dedicate approximately 18.0 acres of private parkland (for passive recreation) on-site.	Project Applicant	Verification of payment of fees	LACDP&R	Prior to tract map recordation
• (S) The applicant shall pay Quimby fees in the amount of $149,930.	Project Applicant	Verification of payment of fees	LACDP&R	Prior to tract map recordation
LIBRARY SERVICES				
Implementation of all of the following standard (S) mitigation measures will bring the project-related individual and cumulative library services impacts to a less than significant level.				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
• (S) The project proponent will comply with mitigation funding requirements that the County of Los Angeles has adopted in order to mitigate the proposed project's impacts to a level that is less than significant.	Project applicant	Verification of payment of fees	LACDPW; LACPL	Prior to tract map recordation
• (S) The Board of Supervisors has adopted a permanent developer fee of $603.00 for the Santa Clarita Valley. Utilizing this number, total mitigation fees to offset the proposed project's impacts, in terms of space requirements and additional library materials, are estimated at $326,826. The actual fee amount shall be calculated when the applicant pays this fee, prior to building permit issuance.	Project applicant	Verification of payment of fees	LACDPW; LACPL	Prior to tract map recordation