



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ALHAMBRA, CALIFORNIA 91802-1460

May 26, 2005

IN REPLY PLEASE
REFER TO FILE: **MP-6**
337.041
M9823012

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

Dear Supervisors:

**SANTA CLARA RIVER-SOUTH FORK - PARCEL 18 (AFFECTS PARCELS 18A, 18B,
70A, 70D, 71A, 71B, AND 117A)
GRANT OF EASEMENT - CITY OF SANTA CLARITA
SUPERVISORIAL DISTRICT 5
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Acting as a responsible agency pursuant to the California Environmental Quality Act, consider the enclosed Mitigated Negative Declaration, including comments received during the public review process, which was prepared and adopted by the City of Santa Clarita Planning Commission, find that the Wiley Canyon Road Realignment Project will not have a significant effect on the environment, find that the Mitigated Negative Declaration reflects the independent judgment of the County, and approve the Mitigated Negative Declaration.
2. Acting as a responsible agency pursuant to the California Environmental Quality Act, consider and adopt the enclosed Mitigation Monitoring Program, which was prepared and adopted by the City of Santa Clarita Planning Commission as a condition of the project to mitigate or avoid significant effects on the environment.

3. Approve the grant of an easement for public road and highway purposes from the Los Angeles County Flood Control District to the City of Santa Clarita over the Santa Clara River-South Fork, Parcel 18 (affects Parcels 18A, 18B, 70A, 70D, 71A, 71B, and 117A [26,620 square feet]), for \$2,700. These parcels are located over Santa Clara River-South Fork, south of Wabuska Street, in the City of Santa Clarita.
4. Instruct the Chair to sign the enclosed Easement document and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the District to grant an easement in Santa Clara River-South Fork, Parcels 18, 18A, 18B, 70A, 70D, 71A, 71B, and 117A to the City of Santa Clarita.

The City of Santa Clarita requested the easement in connection with the realignment of Wiley Canyon Road. The Department of Public Works issued a Permit in 1998 to the City for the construction project. The improvements were completed in 1999. We are now finalizing the right of way acquisition by granting the necessary property rights to the City of Santa Clarita for the road. The granting of this easement is not considered adverse to the District's purposes. Moreover, the instrument reserves paramount rights for the District's interests

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from this transaction will be used for flood control purposes.

FISCAL IMPACT/FINANCING

The proposed selling price of \$2,700 represents the market value of the easement. This amount has been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The granting of this easement will not hinder the use of the channel for possible transportation, utility, or recreational corridors.

The enclosed Easement has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

On April 1, 1998, the City of Santa Clarita, as lead agency, circulated a draft Mitigated Negative Declaration for the project in accordance with California Environmental Quality Act requirements. The mitigation measures included in the Mitigated Negative Declaration for the project specially addressed land use planning, geologic, water, air quality, transportation/circulation, biological resources, hazards, noise, aesthetics, and cultural resources. The Mitigation Monitoring Program indicates that the City of Santa Clarita is responsible for the mitigation measures. The Mitigated Negative Declaration concluded that the project, with the proposed mitigation measures, will not have a significant effect on the environment. The public comment period did not raise significant environmental issues with the project; therefore, the City finalized and adopted the Mitigated Negative Declaration on April 21, 1998.

On March 30, 1998, the City filed a Notice of Determination with the County in accordance with the requirements of Section 21152 of the California Public Resources Code.

Under the California Environmental Quality Act, the County is a "responsible agency" whose discretionary approval of the project is required in order for the City to carry out the project. As a responsible agency, your Board must consider and adopt the Mitigated Negative Declaration and Mitigation Monitoring Program prepared by the City before the project and the associated grant of easement is approved.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None

CONCLUSION

Enclosed are an original and two duplicates of the Easement. Please have the original and one duplicate signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

The Honorable Board of Supervisors
May 26, 2005
Page 4

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE
Acting Director of Public Works

MQ:adg
P6\SANTA CLARA RIVER 18 BRD

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

PROOF OF PUBLICATION
(20153 C.C.P.)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the

The Signal and Sanguis Enterprise

a newspaper of general circulation, printed and published daily

in the City of Santa Clarita County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the

date of March 25 19 88

Case Number NVC15880 that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

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all in the year 19 98 I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Santa Clarita

California this 30th day of March 19 98

Louise Jacques
Signature

Free copies of this document may be secured from

California Newspaper Service Bureau
DAILY JOURNAL CORPORATION
P.O. Box 54026, Los Angeles, CA 90054-0026
Telephone (213) 229-5300

Please request GEN-27-11 Proof of Publication when ordering this form.

This space is for the County Clerk's Filing Stamp

Proof of Publication of

NOTICE OF PUBLIC HEARING
APPLICATION: MASTER
CASE NUMBER 88-085
(Oak Tree Permit 88-005 & Hillside Review 88-004)
PROJECT APPLICANT: The City of Santa Clarita
PROJECT DESCRIPTION: Re-alignment of Wiley Canyon Road between La Gloria Circle and Four Road. This project will correct an unsafe slope that causes closure of Wiley Canyon Road during rainy weather. This project includes a request for an oak tree permit to remove one oak tree and a hillside review to allow a retaining wall.
PROJECT LOCATION: Wiley Canyon Road between La Gloria Circle and Four Road.
A DRAFT MITIGATED NEGATIVE DECLARA-

Clipping of Notice PUBLICLY This Space

TION has been prepared for this proposed project and is available for public review beginning at 4:00 p.m. on April 1, 1988 at City Hall Planning & Building Services Department 23820 Valencia Boulevard, Suite 302 Santa Clarita, CA 91353. If you wish to challenge the action taken on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the City of Santa Clarita at, or prior to, the public hearing. If you wish to have written comments included in the materials the Planning Commission receives prior to the public hearing, they must be submitted to the Planning & Building Services Department by 12:00 P.M. on Tuesday, April 14, 1988. For further information regarding this proposal, you may contact the City of Santa Clarita, Department of Planning & Building Services, 23820 Valencia Blvd., Third Floor, Santa Clarita, CA 91353; Telephone: (805) 255-4330, Laura Stotler, Project Planner. Ken Pulskamp Assistant City Manager Director of Planning & Building Services Jeffrey Lambert Planning Manager Posted: Santa Clarita City Hall Santa Clarita Libraries Published: The Newhall Signal on March 30, 1988.

CITY OF SANTA CLARITA
NEGATIVE DECLARATION

Proposed Final

MASTER CASE NO: 98-065

PERMIT/PROJECT NAME: HR 98-004, OTP 98-005 (Wiley Canyon Road Re-alignment)

APPLICANT: City of Santa Clarita.

LOCATION OF THE PROJECT: Wiley Canyon Road between La Glorita Circle and Fourl Road

DESCRIPTION OF THE PROJECT: Re-alignment of Wiley Canyon Road, construction of a retaining wall up to 30-feet high and removal of one coast live oak.

Based on the information contained in the Initial Study prepared for this project, and pursuant to the requirements of Section 15065 of the California Environmental Quality Act (CEQA), the City of Santa Clarita

City Council Planning Commission Director of Community Development

finds that the project as proposed or revised will have no significant effect upon the environment, and that a Negative Declaration shall be adopted pursuant to Section 15070 of CEQA.

Mitigation measures for this project

Are Not Required Are Attached Are Not Attached

JEFF LAMBERT
PLANNING MANAGER

Prepared by: *Laura Stotler* Laura Stotler, Associate Planner
(Signature) (Name/Title)

Approved by: _____ Fred Follstad, Associate Planner
(Signature) (Name/Title)

Public Review Period From April 1, 1998 To April 21, 1998

Public Notice Given On March 30, 1998 By: _____

Legal Advertisement Posting of Properties Written Notice

CERTIFICATION DATE: _____

cdforms\negdec.frm

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ENVIRONMENTAL ASSESSMENT
(Initial Study Form B)
CITY OF SANTA CLARITA



Lead Agency: City of Santa Clarita
23920 Valencia Blvd. Ste. 300
Santa Clarita, CA 91355

Contact Person & Phone Number: Milan Cernosek, (805) 286-4136

Master Case or CIP Number: CIP Number S2020, MC #98-065

Entitlement Type(s): Hillside Review #98-004 and Oak Tree Permit #98-005

Case Planner: Milan Cernosek

Project Location (Thomas Bros.): Los Angeles/Ventura Counties Street Guide and Directory, 1996 Edition, Page 4640, Sections F-2 and F-3.

Project Description and Setting: The existing Wiley Canyon Road connects Lyons Avenue on the north to Calgrove Boulevard on the south in the City of Santa Clarita. Between Powell Drive and Fourl Road, Wiley Canyon Road has two lanes and a sharp "S" curve where the road travels around a prominent hill. The sharp "S" curve combined with only two travel lanes and no center median strip create a safety problem for vehicles, bicycles, and pedestrians. Additionally, this area must be closed during three consecutive days of rainfall due to a localized hillside stability problem. The proposed project involves the construction of a two-lane road located to the west of the existing alignment. The proposed road would follow existing but unused right-of-way from Powell Road to the area of the Los Angeles County Department of Public Works (LACDPW) Flood Control Channel, where it would cross the channel to tie into the existing Wiley Canyon Road, approximately 300 feet north of Fourl Road. The proposed project would be a cost-effective option, which would create an improved travel environment for vehicles, bicyclists and pedestrians. This project includes the construction of a 26-to 30-foot high vertical retaining wall with recessed panels for vegetation and the removal of one 8-inch diameter coast live oak tree. An Oak Tree Permit and a Hillside Permit are required.

General Plan and Zoning Designation(s): Residential suburban (RS), residential low (RL), and commercial community planned development [CC (PD)].

Project Applicant (Name, Address, Phone): City of Santa Clarita, 23920 Valencia Boulevard, Suite 300, Santa Clarita, CA, 91355, (805) 286-4136.

Surrounding Land Uses and Setting: The proposed project is bounded by the Wiley Canyon School and single-family residential houses to the north; single-family residential houses and pasture land to the south; single-family residential houses to the east; and single-family residential houses and a mobile home park (Mulberry Mobil Home Park) to the west.

Other public agencies whose approval is required

(e.g. permits, financing approval, or participation agreement): The LACDPW will need to approve plans and construction permits for the proposed project.

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | | | | |
|-------------------------------------|------------------------|-------------------------------------|------------------------------------|-------------------------------------|---------------------------------|
| <input type="checkbox"/> | Land Use and Planning | <input type="checkbox"/> | Transportation/
Circulation | <input type="checkbox"/> | Public Services |
| <input type="checkbox"/> | Population and Housing | <input checked="" type="checkbox"/> | Biological Resources | <input type="checkbox"/> | Recreation |
| <input checked="" type="checkbox"/> | Geological Problems | <input checked="" type="checkbox"/> | Noise | <input checked="" type="checkbox"/> | Aesthetics |
| <input checked="" type="checkbox"/> | Water | <input checked="" type="checkbox"/> | Hazards | <input checked="" type="checkbox"/> | Cultural Resources |
| <input type="checkbox"/> | Air Quality | <input type="checkbox"/> | Mandatory Tests of
Significance | <input type="checkbox"/> | Utilities and Service
System |
| | | <input type="checkbox"/> | Energy and Mineral
Resources | | |

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant impact on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a significant effect(s) on the environment, but at least one effect 1) has been mitigated adequately in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An **ENVIRONMENTAL IMPACT REPORT**, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

Prepared By:



(Signature)

Laura Stotler, Associate Planner

March 20, 1998

Approved By:



(Signature)

Fred Follstad, Associate Planner

March 20, 1998

ENVIRONMENTAL IMPACTS:

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
I. LAND USE AND PLANNING. Would the proposal:				
a) Conflict with general plan designation or zoning? (Source #)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be incompatible with existing land use in the city?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Affect a Significant Ecological Area (SEA)? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other _____ ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
II. POPULATION AND HOUSING. Would the Proposal:				
a) Cumulatively exceed official regional or local population projections? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a net loss of jobs? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace existing housing, especially affordable housing? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Other _____ ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
III. GEOLOGIC PROBLEMS. Will the proposal result in:				
a) Unstable earth conditions or in changes in geologic substructures? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Disruptions, displacements, compaction or overcovering of the soil? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change in topography or ground surface relief features? ()	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) The destruction, covering or modification of any unique geologic or physical features? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Any increase in wind or water erosion of soils, either on or off the site? ()	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? ()	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
g) Changes in deposition, erosion or siltation? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Other modification of a wash, channel, creek, or river? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l) Earth movement (cut and/or fill) of 10,000 cubic yards or more? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Development and/or grading on a slope greater than 25% natural grade? ()	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k) Development within the Alquist-Priolo Special Studies Zone? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l) Other Wall over 6 feet adjacent to the public right-of-way ()	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
IV WATER. Would the proposal result in:				
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people or property to water related hazards such as flooding? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen, or turbidity) ()	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Changes in currents, or the course of direction of water movements? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Changes in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Altered direction or rate of flow of groundwater? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Impacts to groundwater quality? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Other _____ ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
V. AIR QUALITY. Would the proposal:				
a) Violate any air quality standard or contribute to an existing or projected air quality violation? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
b) Expose sensitive receptors to pollutants? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Create objectionable odors? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Other _____ ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VI. TRANSPORTATION/CIRCULATION. Would the proposal result in:				
a) Increased vehicle trips or traffic congestion?()	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses? ()	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Inadequate emergency access or access to nearby uses? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Insufficient parking capacity onsite or offsite? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Hazards or barriers for pedestrians or bicyclists? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflicts with adopted policies supporting alternative transportation (e.g. bus stops, bicycle racks) ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Disjointed pattern of roadway improvements ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Other _____ ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VII. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:				
a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds) ()	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Oak Trees ()	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Wetland habitat or blue-line stream? ()	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Wildlife dispersal or migration corridors? ()	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other _____ ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VIII. ENERGY AND MINERAL RESOURCES. Would the proposal:				
a) Conflict with adopted energy conservation plans? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Use nonrenewable resources in a wasteful and inefficient manner? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
d) Other _____ ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX HAZARDS. Would the proposal involve:

a) A risk of accidental explosion or release of hazardous substances (including but not limited to oil, pesticides, chemicals, or radiation)? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Possible interference with an emergency response plan or emergency evacuation plan? ()	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) The creation of any health hazard or potential health hazard? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of people to existing sources of potential health hazards (e.g. electrical transmission lines, gas lines, oil pipelines)? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Increased fire hazard in areas with flammable brush, grass, or trees? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other _____ ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

X. NOISE. Would the proposal result in:

a) Increases in existing noise levels? ()	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people to severe noise levels or vibration? ()	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Other _____ ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XI PUBLIC SERVICES. Would the proposal have an effect on, or result in a need for new or altered government services in any of the following areas:

a) Fire protection? ()	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection? ()	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Maintenance of public facilities, including roads? ()	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other government services? _____ ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII. UTILITIES. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

a) Power or natural gas? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Communications systems? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
c) Local or regional water treatment or distribution facilities? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Sewer or septic tanks? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Storm water drainage? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Solid waste disposal? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Local or regional water supplies? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Other _____ ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. AESTHETICS. Would the proposal:

a) Affect a scenic vista open to public view? ()	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a negative aesthetic effect? ()	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Create light or glare? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Other _____ ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIV. CULTURAL RESOURCES. Would the proposal:

a) Disturb paleontological or archaeological resources? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have the potential to cause a physical change which would affect unique ethnic cultural values? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Restrict existing religious or sacred uses within the potential impact area? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a recognized historical site? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other _____ ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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brief, definitive period of time while long-term impacts will endure well into the future.)

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
c) Does the project have impacts which are individually limited but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII. DEPARTMENT OF FISH AND GAME "DE MINIMUS" FINDING

a) Will the project have an adverse effect either individually or cumulatively, on fish and wildlife resources? Wildlife shall be defined for the purpose of this question as "all wild animals, birds, plants, fish, amphibians, and related ecological communities, including the habitat upon which the wildlife depends for its continued viability."	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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XVIII. DISCUSSION OF ENVIRONMENTAL IMPACTS AND/OR EARLIER ANALYSES:

Section and Subsections	Evaluation of Impact
I. LAND USE AND PLANNING	The proposed project will not conflict with applicable plans and policies or be incompatible with existing land use in the city provided the project receives an oak tree permit and hillside permit from the Planning Commission. Therefore, the proposed project is anticipated to have a less than significant impact upon land use and planning.
II. POPULATION AND HOUSING	The proposed project involves the realignment of an existing road. The project will not result in the displacement of houses or an increase in population. Therefore, the proposed project is anticipated to have a less than significant impact upon population and housing.
III. GEOLOGIC PROBLEMS	The proposed road realignment will involve the grading of approximately 6,850 cubic yards. Soil erosion may occur during the construction phase as a result of these grading activities. Additionally, an approximately three-meter segment will be removed from the side of a hill located along the southern portion of the proposed road realignment. The applicant shall submit a geotechnical report along with plans showing the topography of the

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Section and Subsections	Evaluation of Impact
	road realignment. The applicant shall also be required to submit grading plans. Techniques such as the application of water during grading and the implementation of diversion devices to prevent offsite soil migration shall be used during construction. A retaining wall will be constructed adjacent to the hill located along the southern portion of the proposed road realignment to prevent the displacement of soil and rock onto the proposed road. This vertical retaining wall will be 26- to 30-feet high with recessed panels for vegetation. With these mitigation measures, the proposed project will not result in an impact to geological resources.
IV. WATER	The proposed road realignment will involve the surfacing of 2.5 acres of land. The surfacing of this area may result in changes to soil absorption rates, drainage patterns, and the rate and amount of surface runoff. The applicant shall install drainage devices along the proposed road realignment to facilitate drainage associated with the road. Additionally, a Storm Water Pollution Prevention Plan (SWPPP) will be prepared to ensure that measures to prevent potential impacts to the Santa Clara River, located adjacent to the proposed project, are implemented. With these mitigation measures, the proposed project will not result in a significant impact to water resources.
V. AIR QUALITY	Project construction will result in short-term emissions of fugitive dust (PM10) and combustion exhaust pollutants. Exhaust and fugitive dust emissions were estimated using emission factors from the South Coast Air Quality Management (AQMD) California Environmental Quality Act (CEQA) Handbook (dated April 1993). Table 1 presents the calculated emission rates for the proposed project construction. Based on a simplistic calculation of project air emissions, construction emissions will not exceed AQMD thresholds. Localized long-term air quality impacts may be associated with an increased number of vehicle trips along Wiley Canyon Road. However, as the proposed project is replacing a previously existing roadway, air emissions associated with the proposed project are not expected to increase significantly. The proposed project is not expected to expose sensitive receptors to pollutants or create objectionable odors. Therefore, the project is anticipated to have a less than significant impact upon air quality.

TABLE 1										
EMISSION RATES FOR PROPOSED PROJECT CONSTRUCTION										
	Pounds Per Day					Tons Per Quarter				
	CO	ROC	NO _x	SO _x	PM ₁₀	CO	ROC	NO _x	SO _x	PM ₁₀
<u>Grading/Placement</u> <u>Basement</u> (1 front-end loader, 2 bulldozers and 1 compaction roller)	12.36	3.32	4.28	32.24	42.32					
<u>Paving</u> (3 dump trucks, 1 roadway paving machine, 1 compaction roller, and 3 pickup trucks).	462.08	6.4	19.71	43.81	136.13					
Total Project						2.22	0.06	0.12	0.38	0.78
AQMD Threshold	550	75	100	150	150	24.75	2.5	2.5	6.75	6.75

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Section and Subsections	Evaluation of Impact
VI. TRANSPORTATION/ CIRCULATION	<p>The proposed project will provide improved road conditions along Wiley Canyon Road. The project includes re-rerouting a portion of Wiley Canyon Road between La Glorita Circle and Fowl Road. A cul-de-sac will be constructed to ensure access to the properties on Wiley Canyon Road just south of Wabuska Street. These improvements will likely result in a reduction of traffic congestion and weather-related delays. Short-term traffic delays may occur during construction of the proposed road. The applicant shall coordinate with local emergency response agencies to accommodate potential delays or access limitations during the construction of the proposed project. With this mitigation measure, the proposed project will not impact transportation or circulation.</p>
VII. BIOLOGICAL RESOURCES	<p>Two plant species listed in the California Department of Fish and Game Natural Diversity Database occur within one or two miles of the proposed project site. The Rayless ragwort (<i>Senecio aphanactis</i>) is usually found in drying alkaline flats of coastal scrub or cismontane woodland. Because there are no drying alkaline flats in the project area, this plant would not be expected to occur. Therefore, no impact to the Rayless ragwort is anticipated to occur to this species. Also occurring two miles from the proposed project site is the Slender mariposa lily (<i>Calochortus clavatus</i> variety <i>gracilis</i>). The Slender mariposa lily is found to grow on grassy slopes under oak trees and in the chaparral on south-facing slopes. The area at the southern edge of the proposed road realignment, where the road cuts into the native vegetation and where grading and contour landscaping are proposed could support Slender mariposa lily. This area has been previously disturbed by grading and has low habitat value. Given the low quality of the habitat and the limited grading for construction of the vertical wall, the impacts to the Slender mariposa lily are anticipated to be less than significant.</p> <p>No rare, endangered, or unique animal or bird species are found within a mile of the project site, based on information provided by the California Department of Fish and Game Natural Diversity Database. However, suitable habitat for the San Diego horned lizard (<i>Phrynosoma coronatum blainvillei</i>) and the San Diego desert woodrat (<i>Neotoma lepida intermedia</i>) may occur east of the proposed road. Given the limited grading for construction of the vertical wall and the availability of adjacent habitat areas, the impacts to the San Diego horned lizard or the San Diego desert woodrat are anticipated to be less than significant.</p> <p>One 8-inch diameter coast live oak will be removed for purposes of constructing a vertical retaining wall with recessed panels. This tree would be replaced at a ratio of 3:1, with the new oak trees to be replanted in the project area.</p> <p>A natural drainage area occurs just north of Fowl Road, west of Wiley Canyon Road. This drainage area will not be impacted by development. A SWPPP will be prepared to ensure that measures to prevent potential impacts to the Santa Clara River, located adjacent to the proposed project, are implemented.</p>

Section and Subsections	Evaluation of Impact
VIII. ENERGY AND MINERAL RESOURCES	The proposed project will not conflict with an adopted energy conservation plan, use a nonrenewable resource, or result in the loss of a mineral resource. Therefore, the proposed project is anticipated to have a less than significant impact upon energy or mineral resources.
IX. HAZARDS	The proposed project will not create a health hazard or potential health hazard. The applicant will coordinate with the fire and police departments for emergency response or evacuation plan activities that may occur during the project construction. With this mitigation measure, no permanent or temporary hazards are anticipated. This is the same mitigation as applied to transportation/circulation shown above.
X. NOISE	An increase in long-term noise levels will occur as a result of the proposed road realignment. The proposed road realignment will be situated adjacent to several residential areas. Mitigation measures to address the long-term noise impacts include the construction of sound walls along Wiley Canyon Road in certain sensitive locations. With this mitigation measure, no significant noise impacts are anticipated to occur as a result of the proposed project.
XI. PUBLIC SERVICES	The proposed project will not create a long-term impact to fire, police, government services, or schools. The applicant will coordinate with the fire and police departments regarding construction scheduling and provision of emergency access to accommodate potential response time delays during the proposed project construction. The retaining wall with recessed panels will become a maintenance responsibility for the City. The vegetation that will be planted in this wall will need monitoring, especially given its western exposure that will inhibit plant growth. While the roadway, and wall in particular, will require additional public resources, this increase in maintenance responsibility would be a less than significant incremental increase. Therefore, the proposed project is not anticipated to have significant impacts upon public services. The proposed project will provide improved road conditions along Wiley Canyon Road between Powell Drive and Fourl Road by eliminating a dangerous curve and mitigating a landslide hazard.
XII. UTILITIES	The proposed project will not impact utilities.
XIII. AESTHETICS	The proposed project will be visible from public vantage points. The vertical wall will be constructed using recessed panels. Vegetation will be planted in these recessed areas in the hopes of softening the look of the wall. Street trees will also be planted on both sides of Wiley Canyon Road to help screen the wall from the direct view of drivers on the I-5 freeway and homes in Sunset Hills. The slopes above the retaining wall will remain in their natural state. Concrete options such as use of wood or other materials in the forming for construction concrete pours to create texture, colored concrete, staining of concrete, texturing after installation or sandblasting may also soften the appearance of the wall to a less than significant level. While the wall will be visible from public vantage points, its design will be such that its aesthetic impacts will be less than significant.

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XIV. CULTURAL RESOURCES	<p>Much of the site has been previously graded and disturbed. However, potential archaeological sites may be located within the proposed project based on previous surveys of the general area. An archaeological, historical, or paleontological survey has not been conducted for this project. Because the majority of the project area has been graded or disturbed, it is unlikely that archaeological resources would be found in the project area. However, the applicant shall monitor earth-moving activities during the project construction to confirm that archaeological resources are not located in the proposed project area. In the event that archaeological resources are unearthed during construction activities, all work within a 100-meter radius of the find shall be temporarily suspended or redirected until an archaeologist can evaluate the significance of the find. Work shall resume once the mitigation measures (if any) recommended by the archaeologist have been implemented.</p>
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MITIGATION MONITORING PROGRAM

Identification of Mitigation Measures and Monitoring Activities
I. LAND USE AND PLANNING
<p>1-1. Mitigation: The applicant shall obtain an oak tree permit and hillside permit from the Planning Commission in accordance with the City's Unified Development Code.</p> <p>Party Responsible for Mitigation: City of Santa Clarita</p> <p>Monitoring Action/Timing: City of Santa Clarita Planning Division/Prior to final roadway design.</p> <p>Enforcing, Monitoring Agency: City of Santa Clarita Planning Division</p>
II. POPULATION AND HOUSING
III. GEOLOGIC PROBLEMS
<p>3-1. Mitigation: The applicant shall submit a geotechnical report along with plans showing the topography of the road realignment to ensure the proposed construction will not create a geotechnical hazard.</p> <p>Party Responsible for Mitigation: City of Santa Clarita</p> <p>Monitoring Action/Timing: City of Santa Clarita during roadway plan review.</p> <p>Enforcing, Monitoring Agency: City of Santa Clarita engineering project manager.</p>
<p>3-2. Mitigation: The applicant shall also be required to submit grading plans prior to construction to ensure all grading code requirements are met.</p> <p>Party Responsible for Mitigation: City of Santa Clarita.</p> <p>Monitoring Action/Timing: City of Santa Clarita prior to issuance of a grading permit or approval to start grading.</p> <p>Enforcing, Monitoring Agency: City of Santa Clarita engineering project manager.</p>
<p>3-3. Mitigation: Techniques such as the application of water during grading and the implementation of diversion devices to prevent offsite soil migration shall be used during construction to minimize off-site grading impacts. These measures will be included in the grading permit.</p> <p>Party Responsible for Mitigation: City of Santa Clarita.</p> <p>Monitoring Action/Timing: City of Santa Clarita during construction.</p> <p>Enforcing, Monitoring Agency: City of Santa Clarita engineering project manager.</p>
IV. WATER
<p>4-1. Mitigation: The applicant shall install drainage devices along the proposed road realignment to facilitate drainage associated with the road.</p> <p>Party Responsible for Mitigation: City of Santa Clarita.</p> <p>Monitoring Action/Timing: City of Santa Clarita during roadway construction.</p> <p>Enforcing, Monitoring Agency: City of Santa Clarita engineering project manager.</p>
<p>4-2. Mitigation: The applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) will to ensure that measures to prevent potential impacts to the Santa Clara River, located adjacent to the proposed project, are implemented.</p> <p>Party Responsible for Mitigation: City of Santa Clarita.</p> <p>Monitoring Action/Timing: City of Santa Clarita prior to issuance of a grading permit.</p> <p>Enforcing, Monitoring Agency: City of Santa Clarita engineering project manager.</p>
V. AIR QUALITY

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Identification of Mitigation Measures and Monitoring Activities
VI. TRANSPORTATION/CIRCULATION
<p>6-1. Mitigation: The applicant shall coordinate with local emergency response agencies to accommodate potential delays or access limitations during the construction of the proposed project to ensure public safety. Party Responsible for Mitigation: City of Santa Clarita. Monitoring Action/Timing: City of Santa Clarita during construction activities. Enforcing, Monitoring Agency: City of Santa Clarita engineering project manager.</p>
VII. BIOLOGICAL RESOURCES
<p>7-1. Mitigation: The removal of an 8-inch diameter coast live oak shall be replaced at a ration of 3:1, with the new oak trees to be replanted in the project area. Party Responsible for Mitigation: City of Santa Clarita. Monitoring Action/Timing: City of Santa Clarita prior to final inspection. Enforcing, Monitoring Agency: City of Santa Clarita Planning Division.</p>
<p>7-2. Mitigation: A SWPPP will be prepared to ensure that measures to prevent potential impacts to the drainage course, located adjacent to the proposed project, are implemented. Party Responsible for Mitigation: City of Santa Clarita. Monitoring Action/Timing: City of Santa Clarita prior to construction. Enforcing, Monitoring Agency: City of Santa Clarita engineering project manager.</p>
VIII. ENERGY AND MINERAL RESOURCES
IX. HAZARDS
<p>9-1. Mitigation: See Transportation/Circulation Mitigation Measure number 6-1. Party Responsible for Mitigation: Monitoring Action/Timing: Enforcing, Monitoring Agency:</p>
X. NOISE
<p>10-1. Mitigation: The long-term noise impacts of the roadway can be reduced to a level less than significant with the construction of sound walls along Wiley Canyon Road in certain sensitive locations Party Responsible for Mitigation: City of Santa Clarita. Monitoring Action/Timing: City of Santa Clarita engineering project manager. Enforcing, Monitoring Agency: City of Santa Clarita engineering project manager.</p>
XI. PUBLIC SERVICES
XII. UTILITIES
XIII. AESTHETICS
<p>13-1. Mitigation: The retaining wall shall be designed with recessed panels with vegetation. This wall shall</p>

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Identification of Mitigation Measures and Monitoring Activities
also be sandblasted, use colored concrete, use concrete staining or some other method of decoration to make it more visually appealing and reduce aesthetic impacts to a level less than significant. Party Responsible for Mitigation: City of Santa Clarita Monitoring Action/Timing: City of Santa Clarita prior to roadway final. Enforcing, Monitoring Agency: City of Santa Clarita
XIV. CULTURAL RESOURCES
14-1. Mitigation: In the event that archaeological resources are unearthed during construction activities, all work within a 100-meter radius of the find shall be temporarily suspended or redirected until an archaeologist can evaluate the significance of the find. Work shall resume once the mitigation measures (if any) recommended by the archaeologist have been implemented. Party Responsible for Mitigation: City of Santa Clarita Monitoring Action/Timing: City of Santa Clarita during grading activities. Enforcing, Monitoring Agency: City of Santa Clarita engineering project manager.

S:\pbs\advance\Wiley LHS

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RECORDING REQUESTED BY
AND MAIL TO:

City of Santa Clarita
23920 Valencia Boulevard, Suite 300
Santa Clarita, CA 91355-2196

Space Above This Line Reserved for Recorder's Use

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES
PURSUANT TO SECTION 27383 OF THE GOVERNMENT
CODE

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY
TRANSFER TAX PURSUANT TO SECTION 11922 OF THE
REVENUE & TAXATION CODE

Assessor's Identification Numbers:
2825-012-900 (Portion)
2825-013-908, 909 & 912 (Portions)

EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, hereinafter referred to as "District", does hereby grant to the CITY OF SANTA CLARITA, a municipal corporation, hereinafter referred to as "City", a perpetual easement for public road and highway purposes in, on, over, and across the real property in the City of Santa Clarita, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to all matters of record and to the following reservation and conditions which the City by the acceptance of this Easement document and/or the exercise of any of the rights granted herein, agrees to keep and perform, viz:

1. District reserves the paramount right to use said land for flood control purposes.
2. City agrees that it will not perform or arrange for the performance of any construction or reconstruction work in, on, over and across the land herein-described until the plans and specifications for such construction or reconstruction work shall have first been submitted to and been approved in writing by the Chief Engineer of the Los Angeles County Flood Control District. Such approval by District shall not be interpreted or inferred as an endorsement or approval as to the design, accuracy, correctness or authenticity of the information shown on the submitted plans and specifications. Furthermore, such approval cannot be relied upon for any other purpose or by any third party for any reason, whatsoever. The District does not accept ownership or responsibility for the improvements.

File with:	SANTA CLARA RIVER- SOUTH FORK 18
Affects:	Parcels 18A, 18B, 70A, 70D, 71A, 71B and 117A 337-RW 5, 8.1, 9 and 13 S.D. 5 M9823012

3. City agrees that it will indemnify and save harmless District, its officers, agents and/or employees from any and all liability, loss or damage to which District, its officers, agents and/or employees, may be subjected as the result of any act or omission by City, its officers, agents or employees, arising out of the exercise by City or its officers, agents or employees, of any of the rights granted to it by this Easement document.
4. It is expressly understood that District will not be called upon to construct, repair, maintain or reconstruct any structure or improvement to be erected or constructed pursuant to this Easement document.
5. The provisions and agreements contained in this Easement document shall be binding upon City, its successors and assigns.

To the extent any lawful assessment be levied pertaining to the area to which this easement applies, and to the extent that the assessment is based on the improvements being constructed under the authority of this easement and provided further that the assessment be levied following City's exercise of these easement rights to construct such improvements, City agrees to pay on behalf of District, that part of any such assessment levied against the District which is based on the value contributed to that area by City's improvements.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

KDR:sl;p\conf\E santa

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his signature.

The undersigned hereby certifies that on this _____ day of _____, 20_____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.,
County Counsel

By _____
Deputy

APPROVED as to title and execution
_____, 20_____
DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division
Supervising Title Examiner

By _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the attached interest in real property conveyed by written deed or grant dated _____ from _____ to the City of Santa Clarita, a municipal corporation and/or governmental agency, is hereby accepted by the undersigned officer or agent on behalf of the City Council of the City of Santa Clarita pursuant to authority conferred by Resolution No. _____ of the City of Santa Clarita, adopted by the City Council of said City on _____, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated _____

By _____

File with: SANTA CLARA RIVER
SOUTH FORK 18
Affects: Parcels Nos. 18A, 18B, 70A,
70D, 71 A, 71 B and 117A
337-RW 5, 8.1, 9 and 13
A.M.B. 2825-012-900 (Por.)
2825-013-908 (Por.)
2825-013-909 (Por.)
2825-013-912 (Por.)
T.G. 4640 (F2)
I.M. 234-117
S.D. 5

DESCRIPTION

(Grant of easement for public road and highway purposes)

Part A:

Those portions of those parts of Lot 6, Section 4, Township 3 North, Range 16 West, S.B.M., described as Parcel No. 18A and Parcel No. 18B, both in a Final Order of Condemnation, had in Superior Court Case No. 977898, a certified copy of which is recorded in Book D4900, page 553, of Official Records, in the office of the Recorder of the County of Los Angeles, and described as Parcel No. 70A in deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded in Book D4751, page 636, of said Official Records, and described as Parcel No. 70D in deed to said District, recorded on May 1, 1985, as Document No. 85-491255, of said Official Records, and also described

as Parcel No. 71 A and Parcel No. 71 B, both in a Final Order of Condemnation, had in Superior Court Case No. 977898, a certified copy, of which is recorded in- Book D4900, page 558, of said Official Records, within a strip of land 92.80 feet, lying 53.43 feet westerly and 39.37 feet easterly of the following described line:

Commencing at the intersection of the center line of Wabuska Street, 60 feet wide, as said center line is shown on map of Tract No. 29321, filed in Book 811, pages 5, 6 and 7, of Maps, in the office of said recorder and a line parallel with and 13.43 feet easterly, measured at right angles, from that certain course having a bearing and length of N. 7° 11' 40" E. 1046.19 feet as shown and designated as "Proposed Center Line" on County Surveyor's Map No. B-2916, on file in the office of the Director of the Department of Public Works of the County of Los Angeles; thence S. 7° 11' 29" W. along said parallel line, a distance of 329.77 feet to a point in that certain course described as having as bearing and length of S. 82° 49' 01" E. 69.61 feet in the northerly boundary of said Parcel No. 70A, said point being distant N. 82° 49' 01" W. 16.23 feet from the easterly terminus of said last mentioned certain course, said point also being the true point of beginning; thence continuing S. 7° 11' 29" W. along said parallel line, a distance of 126.25 feet to the beginning of a tangent curve concave to the east and having a radius of 787.40 feet; thence southerly along said curve an arc distance of 300 feet.

EXHIBIT A

The side lines of the above described 92.80-foot wide strip of land shall be prolonged or shortened northerly so as to terminate in the northerly boundary of said Parcel No. 70A and shall be shortened southerly so as to terminate in said southerly line of Lot 6.

Part B:

That portion of that part of Lot 7, Section 4, Township 3 North, Range 16 West: S.B.M., described as "Parcel No. 117A Amended" in a Second Amended Final Order of Condemnation, had in Superior Court Case No. C546819, a certified copy of which is recorded on February 4, 1991, as Document No. 91-166097, of above mentioned Official Records, lying easterly of a curve concentric with and 32.81 feet westerly, measure radially, from the following described line:

Beginning at the intersection of the northerly line of said Lot 7 and the above described 787.40-foot radius curve, a radial of said curve to said intersection bears S. 78° 13' 02" W., said intersection also being distant N. 89° 36' 00" E. 45.85 feet along said northerly line from the northwesterly corner of said Parcel No. 117A Amended; thence southerly along said curve, an arc distance of 350 feet.

The westerly line of the above-described parcel shall be prolonged northerly so as to terminate in said northerly line of Lot 7 and shortened southerly so as to terminate in the easterly boundary of said Parcel No. 117A Amended.

The total area of the above described Part A and Part B is 26,620 square feet, more or less.

EXHIBIT A