Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

July 19, 2007

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

Dear Supervisors:

ZONE CHANGE CASE NO. 04-124-(5)
CONDITIONAL USE PERMIT CASE NO. 04-124-(5)
VESTING TENTATIVE TRACT MAP NO. 060999
PETITIONER: CASEY BEYER / JOHN LAING HOMES
LYING SOUTHWEST OF WHITES CANYON ROAD AT THE SOUTHERLY TERMINUS OF HOUSTON COURT
SANTA CLARITA, CA 91351
SAND CANYON ZONED DISTRICT
FIFTH SUPERVISORIAL DISTRICT (3-VOTE)

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:

1. Consider the Mitigated Negative Declaration for Zone Change Case No. 04-124-(5), Conditional Use Permit Case No. 04-124-(5) and Vesting Tentative Tract Map No. 060999, together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project with mitigation will have a significant effect on the environment, find that the project has an effect on fish and wildlife services, find that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Mitigated Negative Declaration.

2. Instruct County Counsel to prepare the necessary documents to approve Zone Change Case No. 04-124-(5), as recommended by the Regional Planning Commission.

3. Instruct County Counsel to prepare the necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit Case No. 04-124-(5) and Vesting Tentative Tract Map No. 060999.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

- Update the zoning on the subject property to allow the property owner to develop the property with a residential subdivision project that is compatible with the existing surrounding uses and consistent with the Santa Clarita Valley Area Plan.

- Approve conditions to ensure development of the subject property will be consistent with the goals and policies of the Santa Clarita Valley Area Plan.

Implementation of Strategic Plan Goals

The zone change, conditional use permit and vesting tentative tract map promote the County's vision for improving the quality of life in Los Angeles County. The project allows for the provision of 42 single-family lots in a transitional area between unimproved property and single-family residences. The project also proposes an open space lot as well as a private park lot.

The proposed zone change, conditional use permit and vesting tentative tract map promote the goal of fiscal responsibility as the proposed residential development will increase the County's revenue base and strengthen the County's fiscal capacity.

FISCAL IMPACT/FINANCING

Adoption of the proposed zone change as well as approval of the conditional use permit and vesting tentative tract map should not result in any new significant costs to the County or to the Department of Regional Planning; no request for financing is being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On September 6, 2006, the Regional Planning Commission ("Commission") conducted concurrent public hearings on Zone Change and Conditional Use Permit Case Nos. 04-124-(5) and Vesting Tentative Tract Map No. 060999. The requests before the Commission were: 1) zone change from A-2-1 (Heavy Agricultural-One Acre Minimum Required Lot Area) to RPD-5000-5.0U (Residential Planned Development-5000 Square Feet Minimum Required Lot Area-Five Dwelling Units per Net Acre); 2) a conditional use permit to ensure compliance with requirements of hillside management and density-controlled development as well as onsite project grading exceeding 100,000 cubic yards; and 3) a vesting tentative tract map to create 42 single-family lots, one public facility lot, one open space lot and one private park lot. The public hearing was continued to October 18, 2006 to consider design alternatives, including the enlargement of the proposed private park. The Commission voted 3-0 (Valadez and Rew absent) at its October 18, 2006 meeting to close the public hearing; and stated their intent to approve the tentative map with modifications consisting of relocating an enlarged proposed park. The Commission voted 3-0 (Helsley and Modugno absent) at its March 28, 2007 meeting to recommend approval of the requested zone change, and to approve the conditional use permit and vesting tentative tract map, which included increasing the private park to 0.60 acres.

Pursuant to subsection C of Section 21.56.010 and subsection B.2 of Section 22.60.230 of the Los Angeles County Code ("County Code"), the conditional use permit and vesting tentative tract map are deemed to be called for review/appealed by your Board and shall be considered concurrently with the recommended zone change. A public hearing is required pursuant to Sections 22.16.200 and 22.60.240 of the County Code and Sections 65856 and 66452.5 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090 and 65856 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et.seq.), the State CEQA Guidelines, and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on geotechnical, flood, fire, air quality, biota, visual, traffic, cultural resources, education and mandatory findings. Prior to the release of the proposed

Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.

Based on the Mitigated Negative Declaration, adoption of the zone change, and approval of the conditional use permit and vesting tentative tract map will not have a significant effect on the environment with implementation of the proposed mitigation measures in the Mitigation Monitoring Program.

IMPACT ON CURRENT SERVICES OR PROJECTS

Action on the proposed zone change, conditional use permit and vesting tentative tract map is not anticipated to have a negative impact on current services.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP, Director of Planning

Frank Meneses, Administrator
Current Planning Division

FM:ST:rec

Attachments: Commission Resolution, Findings and Conditions; Commission Staff Report and Correspondence, Vesting Tentative Tract Map, Exhibit "A"

c: Chief Executive Officer
County Counsel
Assessor
Director, Department of Public Works

A RESOLUTION OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
RELATING TO ZONE CHANGE CASE NO. 04-124-(5)

WHEREAS, the Regional Planning Commission of the County of Los Angeles conducted a public hearing regarding Zone Change Case No. 04-124-(5), Vesting Tentative Tract Map No. 060999 and Conditional Use Permit Case No. 04-124-(5) on September 6, 2006 and October 18, 2006; and

WHEREAS, the Regional Planning Commission finds as follows:

1. The subject site is located lying southwest of Whites Canyon Road at the southerly terminus of Houston Court in the Sand Canyon Zoned District.

2. The rectangularly-shaped property is 12.2 gross acres (9.89 net acres) in size with slight to steeply sloping terrain topography.

3. Access to the proposed development is provided by the southerly extension of Houston Court, a 60-foot wide dedicated street.

4. Zone Change Case No. 04-124-(5) is a related request to authorize change of zone from A-2-1 (Heavy Agricultural- One Acre Minimum Required Lot Area) to RPD-5,000-5.0 U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area –Five Dwelling Units per Net Acre). The Residential Planned Development designation will ensure that the proposed project would be adjoining other existing clustered developments located on the north, east and west and will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will demonstrate compliance with requirements of the hillside management and density-controlled development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new conditional use permit is first obtained.

5. Zone Change Case No. 04-124-(5) was heard concurrently with Vesting Tentative Tract Map No. 060999, and Conditional Use Permit Case No. 04-124-(5) at the September 6, 2006 and February 28, 2007 public hearings.

6. Vesting Tentative Tract Map No. 060999 is a related request to create 42 single-family residential lots on 12.2 gross acres.

7. Conditional Use Permit Case No. 04-124-(5) is a related request to ensure compliance with the requirements of hillside management and density-controlled development, as well as onsite project grading that exceeds 100,000 cubic yards.

8. Approval of the vesting tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board of Supervisors") has adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

9. The applicant's site plan, labeled as "Exhibit A," depicts a 12.2 -acre rectangularly-shaped property developed with 42 single-family lots. The residential lots are arranged along the three main internal public streets. Two points of entry and exit are proposed on Houston Court and Nield Court. Of the 42 single-family lots, individual lots range in size from 4,501 to 12,832 square feet. Approximately 6.4 acres (52 percent of the subject property) of open area is provided within the development consisting of natural and manufactured open space, front and side yards, back yard slope areas and a private park. Grading consists of 143,000 cubic yards of cut and fill to be balanced onsite.

10. The property is depicted in the Hillside Management (HM) and floodway/floodplain (W) land use category of the Santa Clarita Valley Area Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Based on applicant's submitted slope density analysis, which calculates density for areas with zero to 25 percent slope, 25 to 50 percent slope, and over 50 percent slope, the subject property yields a maximum of 212 dwelling units. The project proposes 42 dwelling units which is consistent with the density calculations. As the flood hazards are considered mitigated, adjacent land use categories of HM, Urban 2 (U2) and Urban 3 (U3) were used to calculate the maximum density.

11. The project site is currently zoned A-2-1, which was established by Ordinance No. 7191 and became effective on August 23, 1957. The project proposes a zone change to RPD-5,000-5.0 U.

12. Surrounding zoning includes A-2-1 to the south and west and RPD-5,000-6.2 U to the east and north.

13. The subject property consists of three lots currently unimproved. Surrounding uses include single-family residences and vacant properties to the north, east, west and south

14. The project is consistent with the proposed RPD zoning classification. Single-Family residences are permitted in the RPD zone pursuant to Section 22.20.460(a) of the Los Angeles County Code ("County Code"). The proposed density of 42 Single-Family lots is consistent with the maximum 60 dwelling units that can be accommodated by the RPD-5,000-5.0 U zoning. The applicant has requested a conditional use permit ("CUP") to ensure compliance with the requirements of the hillside management, density-controlled development and on-

site project grading exceeding 100,000 cubic yards pursuant to Sections 22.24.150, 22.56.205 and 22.56.215 of the County Code.

15. The project was originally designed with 44 single-family lots, one public facility lot one open space lot and one private park on 12.2 gross acres.

16. No correspondence was received regarding this project.

17. During the September 6, 2006 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant regarding the proposed development. Testimony was also taken in opposition of the project.

18. On September 6, 2006 public hearing, staff provided comments that the proposed development was consistent with the Hillside Management and Floodway/Floodplain land use categories of the Plan. Staff also commented that the proposed subdivision met the open space requirements for hillside (70 percent) and urban (35 percent) areas.

19. On September 6, 2006 public hearing, the applicant's representative stated that the proposed private park would not be fenced and would be open to the public. The applicant's representative also stated that they would agree to a condition of approval allowing the adjoining homeowner's association use of the private park lot.

20. On September 6, 2006 public hearing, the opposition testified that the proposed private park was too small and would like to see the park enlarged to allow for a more recreational use. The opposition further testified that there were existing drainage and flooding hazards within the proposed development.

21. On September 6, 2006 public hearing, the commissioners asked if more recreational space could be created to accommodate the existing community as well as the proposed development. The commissioners also inquired if the proposed private park could be relocated as to allow for more curbside parking and lessen the intrusion of park users on the new development

22. On September 6, 2006 public hearing, the applicant's representative also stated that a proposed seven and a half acre public park was proposed for the existing community but was behind schedule in being built. The applicant's representative also stated they would meet with the community to create a larger park.

23. On September 6, 2006 public hearing after taking all testimony, the Commission continued the public hearing to Wednesday, October 18, 2006 to allow the applicant to meet with the community homeowners association adjacent to the

project to address issues about open space, additional park amenities for the region and contour grading for the off-site parcel lying south of the subject property.

24. During the October 18, 2006 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant regarding the proposed development. Testimony was also taken in opposition of the project.

25. Staff has received one petition letter in opposition to the proposed development. The petition was signed by 14 members of the St. Clare community which adjoins the proposed development on the north. The petitioners had concerns related to the design of the proposed private park and traffic safety issues related to the proposed development.

26. On October 18, 2006 public hearing, staff provided comments that the applicant had submitted a new conceptual map that shows the proposed private park increased from 3,703 square feet to 30,703 square feet in size. Staff also stated that on September 22, 2006, the applicant met with the adjoining homeowners association to discuss enlarging the proposed private park and its use by the association.

27. In their presentation, the applicant stated that they had met with the St. Clare homeowners association to discuss enlarging the proposed private park and its annexation by the association. The applicant also stated that homeowners were concerned with increased traffic being created by the proposed development.

28. Those who testified in opposition to the project commented that the homeowners association was not speaking for the entire homeowners association while negotiating with the applicant for the new park.

29. The opposition also testified that existing homeowners closest to the proposed development would be negatively impacted by construction activity, increased traffic and the proposed park.

30. During the October 18, 2006 public hearing, the commissioners also noted they were not satisfied with flag lots being adjacent to the proposed park because they could be mistaken for parking areas for the park.

31. The applicant stated that the intention of the flag access strip was to act as a buffer to the adjacent park.

32. The commissioners also stated that they would be more comfortable with the park being relocated to proposed Lots 40 through 42.

33. On October 18, 2006, the Commissioners closed the public hearing and the Commission indicate its intent to adopt the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 060999 with modifications as discussed and Conditional Use Permit Case No. 04-124-(5) with final review of the redesign by the Los Angeles County Subdivision Committee, instruct staff to prepare findings and conditions for approval of Zone Change Case No. 04-124-(5).

34. A revision with changes was submitted on January 18, 2007 and was cleared by Subdivision Committee on March 19, 2007.

35. The proposed use is required to comply with the development standards of the RPD zone pursuant to Sections 22.20.460 of the County Code.

36. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Forester and Fire Warden, Parks and Recreation, Public Health and Regional Planning.

37. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures, as shown in Vesting Tentative Tract Map No. 060999.

38. Compatibility with surrounding land uses will be ensured through the related zone change, subdivision, conditional use permit and environmental conditions.

39. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.

40. The subject property is a proper location for the recommended zoning classification in that the recommended zoning classification for the subject property is compatible with adjacent and/or nearby zoning classifications and/or land uses.

41. The adoption of the proposed zoning classification will be in the interest of public health, safety and general welfare, and in conformity with good planning practices in that the proposed zoning classification implement a project that promotes single-family residential development within unimproved land.

42. Adoption of the proposed zone change will enable the development of the subject property as proposed.

43. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on geotechnical, flood hazard, fire hazard, air quality, biota, cultural resources, visual, traffic and education . Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program.

44. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and attached Mitigation Monitoring Program.

45. This project has an effect on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

46. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission of the County of Los Angeles recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the above recommended zone change; and

2. Certify that the Mitigated Negative Declaration has been completed in compliance

with CEQA, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and

3. Approve the Mitigated Negative Declaration prepared for the project and certify that it has reviewed and considered the information contained therein; and

4. Approve and adopt the Mitigation Monitoring Program for the proposed project, incorporated in the Mitigated Negative Declaration, and pursuant to Section 21081.6 of the Public Resources Code, find that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and

5. Adopt Zone Change Case No. 04-124-(5) changing the zoning classification on the property.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on March 28, 2007.

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

CHANGE OF PRECISE PLAN

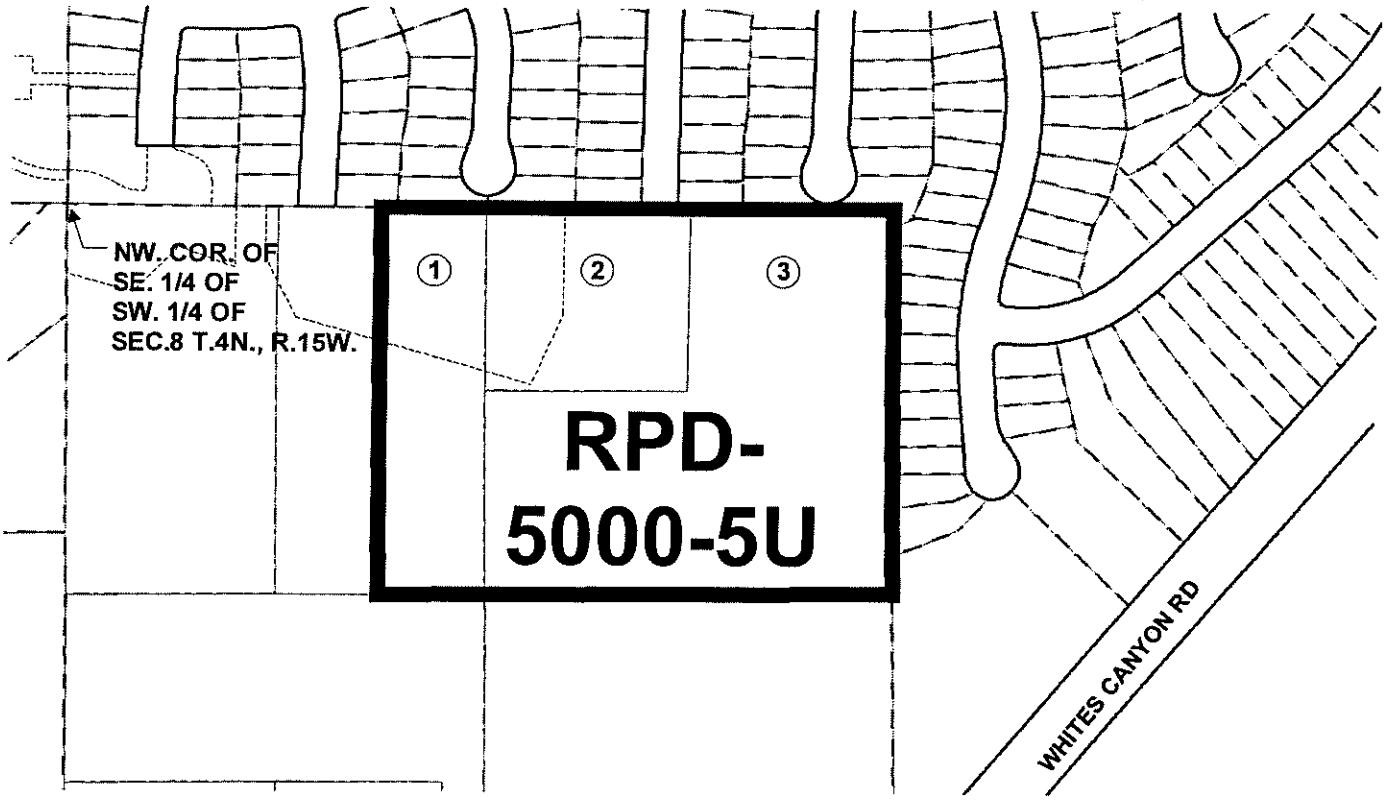
SAND CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 04-124-(5)

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

① — THE E. 1/2 OF THE E. 1/2 OF THE N 1/2 OF THE W. 1/2 OF THE SE. 1/4 OF THE SW. 1/4 OF SEC. 8. T.4N., R.15W., SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED ON THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON MARCH 29, 1877.

② THE NW. 1/4 OF THE N. 1/2 OF THE E. 1/2 OF THE SE. 1/4 OF THE SW. 1/4 OF SAID SECTION.

③ — THE N. 1/2 OF THE E. 1/2 OF THE SE. 1/4 OF THE SW. 1/4 OF SAID SECTION. EXCEPT THEREFROM THE NW. 1/4 OF SAID N. 1/2 OF THE E. 1/2 OF THE SE. 1/4 OF THE SW. 1/4 AS DESCRIED ABOVE.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA

N

0 150 300

FEET

COUNTY ZONING MAP
273H141 270H141

DIGITAL DESCRIPTION: \ZCO\ZD_SAND_CANYON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
ESTHER L. VALADEZ, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR CONDITIONAL USE PERMIT CASE NO. 04-124-(5)

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Conditional Use Permit Case No. 04-124-(5) on September 6, 2006 and October 18, 2006. Conditional Use Permit Case No. 04-124-(5) was heard concurrently with Zone Change Case No. 04-124-(5) and Vesting Tentative Tract Map No. 060999.

2. The applicant, John Lang Homes, is proposing a single-family residential development of 42 single-family lots, one public facility lot (7,397 square feet), one open space lot (3.21 acres) and private park lot (26,570 square feet) on 12.2 gross acres.

3. A conditional use permit ("CUP") is required to ensure compliance with the requirements of hillside management, density-controlled development and on-site project grading exceeding 100,000 cubic yards pursuant to Section 22.24.150, 22.56.205 and 22.56.215 of the Los Angeles County Code ("County Code").

4. The subject site is located lying southwest of Whites Canyon Road at the southerly terminus of Houston Court in the Sand Canyon Zoned District.

5. The rectangularly-shaped property is 12.2 gross acres (9.89 net acres) in size with slight to steeply sloping terrain topography.

6. Access to the proposed development is provided by the southerly extension of Houston Court, a 60-foot wide dedicated street.

7. The project site is currently zoned A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) which was established by Ordinance No. 7191 and became effective on August 23, 1957. The project proposes a zone change to RPD-5,000-5.0 U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – Five Dwelling Units per Net Acre).

8. Surrounding zoning includes A-2-1 to the south and west and RPD-5,000-6.2 U to the east and north.

9. The subject property consists of three lots currently unimproved. Surrounding uses include single-family residences and vacant properties to the north, east, west and south.

10. The project is consistent with the proposed RPD zoning classification. Single-family residences are permitted in the RPD zone pursuant to Section 22.20.460 of the Los Angeles County Code ("County Code"). The proposed density of 42 single-family lots is consistent with the maximum 60 dwelling units that can be accommodated by the RPD-5,000-5.0 U zoning. The applicant has requested a conditional use permit ("CUP") to ensure compliance with the requirements of the hillside management, density-controlled development and on-site project grading exceeding 100,000 cubic yards pursuant to Sections 22.24.150, 22.56.205 and 22.56.215 of the County Code.

11. The property is depicted in the Hillside Management (HM) and Floodway/Floodplain (W) land use category of the Santa Clarita Valley Area Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Based on applicant's submitted slope density analysis, which calculates density for areas with zero to 25 percent slope, 25 to 50 percent slope, and over 50 percent slope, the subject property yields a maximum of 212 dwelling units. As the flood hazards are considered mitigated, adjacent land use categories of HM, Urban2 (U2) and Urban 3 (U3) were used to calculate the maximum density. The project proposes 42 dwelling units which is consistent with the density calculations.

12. Zone Change Case No. 04-124-(5) is a related request to authorize change of zone from A-2-1 to RPD-5,000-5.0 U The Residential Planned Development designation will ensure that the proposed project would be adjoining other existing clustered developments located on the north, east and west and will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will demonstrate compliance with requirements of the hillside management and density-controlled development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new conditional use permit is first obtained.

13. Vesting Tentative Tract Map No. 060999 is a related request to create 42 single-family residential lots, one public facility lot, one open space lot and one private park on 12.2 gross acres.

14. Approval of the vesting tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board of Supervisors") has adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

15. The applicant's site plan, labeled as "Exhibit A," depicts a 12.2 -acre rectangularly-shaped property developed with 42 single-family lots. The residential lots are arranged along the three main internal public streets. Two points of entry and exit

are proposed on Houston Court and Nield Court. Of the 42 single-family lots, individual lots range in size from 4,501 to 12,832 square feet. Approximately 6.4 acres (52 percent of the subject property) of open area is provided within the development consisting of natural and manufactured open space, front and side yards, back yard slope areas and a private park. Grading consists of 143,000 cubic yards of cut and fill to be balanced onsite.

16. The project was originally designed with 44 single-family lots, one public facility lot, one open space lot and one private park on 12.2 gross acres.

17. No correspondence was received regarding this project.

18. During the September 6, 2006 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant as well as the public regarding the proposed development. Testimony was also taken in opposition of the project.

19. On September 6, 2006 public hearing, staff provided comments that the proposed development was consistent with the Hillside Management and Floodway/Floodplain land use categories of the Plan. Staff also indicated that the proposed subdivision met the open space requirements for hillside (70 percent) and urban (35 percent) areas.

20. On September 6, 2006 public hearing, the applicant's representative stated that the proposed private park would not be fenced and would be open to the public. The applicant's representative also stated that they would agree to a condition of approval allowing the homeowner's association in an adjoining development use of the private park lot.

21. On September 6, 2006 public hearing, the opposition testified that the proposed private park was too small and would like to see the park enlarged to allow for a more recreational use. The opposition further testified that there were existing drainage and flooding hazards within the proposed development.

22. On September 6, 2006 public hearing, the commissioners asked if more recreational space could be created to accommodate the existing community as well as the proposed development. The commissioners also inquired if the proposed private park could be relocated as to allow for more curbside parking and reduce the intrusion of park users on the new development.

23. On September 6, 2006 public hearing, the applicant's representative also stated that a proposed seven and a half acre public park was proposed for the existing Plum Canyon community but was behind schedule in being built. The applicant's

representative indicated they would meet with the community to design a larger park.

24. On September 6, 2006 public hearing after taking all testimony, the Commission continued the public hearing to Wednesday, October 18, 2006 to allow the applicant to meet with the community homeowners association adjacent to the project to address issues about open space, additional park amenities for the region and contour grading for the off-site parcel lying south of the subject property.

25. During the October 18, 2006 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant regarding the proposed development. Testimony was also taken in opposition of the project.

26. Staff has received one petition letter in opposition to the proposed development. The petition was signed by 14 members of the St. Clare community which adjoins the proposed development on the north. The petitioners had concerns related to the design of the proposed private park and traffic safety issues related to the proposed development.

27. On October 18, 2006 public hearing, staff provided comments that the applicant had submitted a new conceptual map that shows the proposed private park increased from 3,703 square feet to 30,703 square feet in size. Staff also stated that on September 22, 2006, the applicant met with the adjoining homeowners association to discuss enlarging the proposed private park and its use by the association.

28. In their presentation, the applicant stated that they had met with the St. Clare homeowners association to discuss enlarging the proposed private park and its annexation by the association. The applicant also stated that homeowners were concerned with increased traffic being created by the proposed development.

29. Those who testified in opposition to the project commented that the homeowners association was not speaking for the entire homeowners association while negotiating with the applicant for the new park.

30. The opposition also testified that existing homeowners closest to the proposed development would be negatively impacted by construction activity, increased traffic and the proposed park.

31. During the October 18, 2006 public hearing, the commissioners also noted they were not satisfied with flag lots being adjacent to the proposed park because they could be mistaken for parking areas for the park.

32. The applicant stated that the intention of the flag access strip was to act as a buffer to the adjacent park.

33. The commissioners also stated that they would be more comfortable with the park being relocated to proposed Lots 40 through 42.

34. On October 18, 2006, the Commissioners closed the public hearing and the Commission indicate its intent to adopt the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 060999 with modifications as discussed and Conditional Use Permit Case No. 04-124-(5) with final review of the redesign by the Los Angeles County Subdivision Committee, instruct staff to prepare findings and conditions for approval of Zone Change Case No. 04-124-(5).

35. A revision with changes was submitted on January 18, 2007 and was cleared by Subdivision Committee on March 19, 2007.

36. As a condition of approval of this grant, the permittee shall be required to comply with all applicable conditions as set forth in Section 22.40.070 of the County Code.

37. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on geotechnical, flood hazard, fire hazard, air quality, biota, cultural resources, visual, traffic and education. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program.

38. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration

reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and attached Mitigation Monitoring Program.

39. This project has an effect on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

40. Approval of this subdivision is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Vesting Tentative Tract Map No. 060999 and the Mitigation Monitoring Program.

41. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.

42. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;

B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;

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

D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and

E. That such development program provides necessary safeguards to ensure completion of the proposed development by the applicant forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area.

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

G. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area, and

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

I. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents;

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Adopts the Mitigated Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.

2. Approves Conditional Use Permit Case No. 04-124-(5) subject to the attached conditions.

DEPARTMENT OF REGIONAL PLANNING
CONDITIONAL USE PERMIT CASE NO. 04-124-(5) **Exhibit "A" Date: 1-18-2007**

CONDITIONS:

1. This grant authorizes the use of the 12.2- acre subject property for a density-controlled development of a maximum total of 42 single-family dwelling units, and as depicted on the approved Exhibit "A," subject to all of the following conditions of approval.

2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.

3. This grant shall not be effective for any purpose until:

   a. The permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 7,9 and 46; and

   b. An ordinance changing the zoning of the property from A-2-1 to RPD -5000 - 5.0 U, as recommended in Zone Change Case No. 04-124-(5), has been adopted by the Los Angeles County Board of Supervisors and has become effective.

4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.

6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.

7. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a

violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles ("County") the sum of **$750.00**. These monies shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **five (5) biennial inspections**. The inspections shall be unannounced.

8. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently $150.00 per inspection).

9. Upon completion of the appeal period, the permittee shall remit processing fees in the amount of **$1,850.00** payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code and Section 711.4 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No land use project subject to this requirement is final, vested or operative until the fee is paid.

10. The mitigation measures set forth in the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of this permit, and the permittee shall comply with the attached Mitigation Monitoring Program. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director of Regional Planning ("Director") for approval, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by the Director.

11. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defensse.

12. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of $5,000.00 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 permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

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

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

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code ("County Code").

13. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 060999. In the event that Vesting Tentative Tract Map No. 060999 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

14. No grading permit shall be issued prior the recordation of a final map, unless the Director determines that the proposed grading conforms to the conditions of Vesting Tentative Tract Map No. 060999 and Conditional Use Permit Case No. 04-124-(5).

15. The subject property shall be graded, developed and maintained in substantial compliance with the approved tentative tract map and CUP Exhibit "A" dated January 18, 2007. All revised plans require the written authorization of the property owner.

16. All development shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.

17. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") and any maintenance agreements and covenants to Regional Planning for review and approval.

18. The development of the subject property shall comply with all requirements and conditions approved for Vesting Tentative Tract Map No. 060999.

19. The applicant shall provide not less than 6.4 acres of open space representing 4.3 acres (67 percent) open space area for nonurban designated areas and 2.1 acres (32 percent) open space area for urban designated areas of the project site consisting of private park, open space lot, front and side yards, back yard slopes, and six-foot wide parkways, as depicted on the Open Space Exhibit, stamped Exhibit "B".

20. This project is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the RPD-5000-5.0 U zone in accordance with Section 22.56.205 of the County Code. Associated Vesting Tentative Tract Map No. 060999 may record in phases as separate final maps, provided that the average area of all lots shown on each final map in conjunction with all previously recorded final maps complies with the minimum area requirements of the zone and open space requirements is provided.

21. Prior to the issuance of any grading and/or building permit, site plans covering the applicable development phase as identified on the phasing map for Vesting Tentative Tract Map No. 060999 shall be submitted to and approved by the Director indicating that the proposed grading and/or construction:

    A. complies with the conditions of this grant and the standards of the zone; and

    B. is compatible with hillside resources.

22. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas. Prior to any issuance of a building permit, a site plan including exterior elevations and major architectural features shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance.

23. All utilities less than 50 KV shall be placed underground.

24. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").

25. Detonation of explosives or any other blasting device or material is prohibited unless required permits have been obtained and adjacent property owners have been notified.

26. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. No Saturday, Sunday or holiday operations are permitted. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby residences and neighborhoods. Generator and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences.

27. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of Public Works.

28. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high wind (i.e. greater than 20 mph average over one hour) to prevent excessive amounts of dust.

29. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.

30. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.

31. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.

32. All construction and development within the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.

33. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the property, or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

34. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible the color of the adjacent surfaces.

35. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes.

36. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health ("Public Health"). Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.

37. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented to the satisfaction of Public Health. If it is determined that

contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board.

38. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with State Seismic Hazard Safety laws to the satisfaction of Public Works.

39. Prior to the issuance of any grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site to the satisfaction of and approval by Public Works.

40. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.

41. During construction, all large-size truck trips shall be limited to off-peak commute periods.

42. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on state highways.

43. All graded slopes (cut and fill) shall be revegetated. Prior to the issuance of any grading permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted to and approved by the Director. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.

    In addition to the review and approval by the Director, the landscaping plans will be reviewed by the staff biologist of Regional Planning and the Los Angeles County Forester and Fire Warden ("Forester and Fire Warden"). Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. No invasive species are permitted.

    The landscaping plan must show that landscaped areas shall contain minimum 50 percent locally indigenous species, including trees, shrubs and ground covering. However, if the permittee demonstrates to the satisfaction of the Director that compliance with this requirement is not possible due to County fire safety requirements, then staff may determine that a lower percentage of such planting shall be required. In those areas where staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting shall be at least 30 percent. The landscaping will include trees, shrubs and ground covering at a

mixture and density determined by the Director and the Forester and Fire Warden. Fire retardant plants shall be given first consideration.

Timing of Planting. Prior to the issuance of grading or building permits for any development, the permittee shall submit a landscaping phasing plan for the landscaping associated with the construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

44. Record a covenant with the County agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director for approval.

45. Upon completion of the appeal period, the permittee shall deposit the sum of **$3,000.00** with Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the Mitigation Monitoring Program. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Program.

FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR VESTING TENTATIVE TRACT MAP NO. 060999

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Vesting Tentative Tract Map No. 060999 on September 6, 2006 and October 18, 2006. Vesting Tentative Tract Map No. 060999 was heard concurrently with Zone Change Case No. 04-124-(5) and Conditional Use Permit Case No. 04-124-(5).

2. Vesting Tentative Tract Map No. 060999 is a request to create 42 single-family residential lots, one public facility lot (7,397 square feet), one open space lot (3.21 acres) and one private park (26,570 square feet) on 12.2 gross acres.

3. The subject site is located lying southwest of Whites Canyon Road at the southerly terminus of Houston Court in the Sand Canyon Zoned District.

4. The rectangularly-shaped property is 12.2 gross acres (9.89 net acres) in size with slight to steeply sloping terrain topography

5. Access to the proposed development is provided by the southerly extension of Houston Court, a 60-foot wide dedicated street.

6. The project site is currently zoned A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) which was established by Ordinance No. 7191 and became effective on August 23, 1957. The project proposes a zone change to RPD-5,000-5.0 U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – Five Dwelling Units per Net Acre).

7. Surrounding zoning includes A-2-1 to the south and west and RPD-5,000-6.2 U to the east and north.

8. The subject property consists of three lots currently unimproved. Surrounding uses include single-family residences and vacant properties to the north, east, west and south.

9. The project is consistent with the proposed RPD zoning classification. Single-family residences are permitted in the RPD zone pursuant to Section 22.20.460 of the Los Angeles County Code ("County Code"). The proposed density of 42 single-family lots is consistent with the maximum 60 dwelling units that can be accommodated by the RPD-5,000-5.0 U zoning.

Findings

10. The property is depicted in the Hillside Management (HM) and Floodway/Floodplain (W) land use category of the Santa Clarita Valley Area Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Based on applicant's submitted slope density analysis, which calculates density for areas with zero to 25 percent slope, 25 to 50 percent slope, and over 50 percent slope, the subject property yields a maximum of 212 dwelling units. The project proposes 42 dwelling units which is consistent with the density calculations. As the flood hazards are considered mitigated, adjacent land use categories of HM, Urban2 (U2) and Urban 3 (U3) were used to calculate the maximum density.

11. Zone Change Case No. 04-124-(5) is a related request to authorize change of zone from A-2-1 to RPD-5,000-5.0 U The Residential Planned Development designation will ensure that the proposed project would be adjoining other existing clustered developments located on the north, east and west and will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will demonstrate compliance with requirements of the hillside management and density-controlled development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new conditional use permit is first obtained.

12. Conditional Use Permit Case No. 04-124-(5) is a related request to ensure compliance with the requirements of hillside management and density-controlled development, as well as onsite project grading that exceeds 100,000 cubic yards.

13. Approval of the vesting tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board of Supervisors") has adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

14. The applicant's site plan, labeled as "Exhibit A," depicts a 12.2 -acre rectangularly-shaped property developed with 42 single-family lots. The residential lots are arranged along the three main internal public streets. Two points of entry and exit are proposed on Houston Court and Nield Court. Of the 42 single-family lots, individual lots range in size from 4,501 to 12,832 square feet. Approximately 6.4 acres (52 percent of the subject property) of open area is provided within the development consisting of natural and manufactured open space, front and side yards, back yard slope areas and a private park. Grading consists of 143,000 cubic yards of cut and fill to be balanced onsite.

15. The project was originally designed with 44 single-family lots, one public facility lot, one open space lot and one private park on 12.2 gross acres.

16. No correspondence was received regarding this project.

17. During the September 6, 2006 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant as well as the public regarding the proposed development. Testimony was also taken in opposition of the project.

18. On September 6, 2006 public hearing, staff provided comments that the proposed development was consistent with the Hillside Management and Floodway/Floodplain land use categories of the Plan. Staff also indicated that the proposed subdivision met the open space requirements for hillside (70 percent) and urban (35 percent) areas.

19. On September 6, 2006 public hearing, the applicant's representative stated that the proposed private park would not be fenced and would be open to the public. The applicant's representative also stated that they would agree to a condition of approval allowing the homeowner's association in an adjoining development use of the private park lot.

20. On September 6, 2006 public hearing, the opposition testified that the proposed private park was too small and would like to see the park enlarged to allow for a more recreational use. The opposition further testified that there were existing drainage and flooding hazards within the proposed development.

21. On September 6, 2006 public hearing, the commissioners asked if more recreational space could be created to accommodate the existing community as well as the proposed development. The commissioners also inquired if the proposed private park could be relocated as to allow for more curbside parking and reduce the intrusion of park users on the new development.

22. On September 6, 2006 public hearing, the applicant's representative also stated that a proposed seven and a half acre public park was proposed for the existing Plum Canyon community but was behind schedule in being built. The applicant's representative indicated they would meet with the community to design a larger park.

23. On September 6, 2006 public hearing after taking all testimony, the Commission continued the public hearing to Wednesday, October 18, 2006 to allow the applicant to meet with the community homeowners association adjacent to the project to address issues about open space, additional park amenities for the region and contour grading for the off-site parcel lying south of the subject property.

24. During the October 18, 2006 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant regarding the proposed development. Testimony was also taken in opposition of the project.

25. Staff has received one petition letter in opposition to the proposed development. The petition was signed by 14 members of the St. Clare community which adjoins the proposed development on the north. The petitioners had concerns related to the design of the proposed private park and traffic safety issues related to the proposed development.

26. On October 18, 2006 public hearing, staff provided comments that the applicant had submitted a new conceptual map that shows the proposed private park increased from 3,703 square feet to 30,703 square feet in size. Staff also stated that on September 22, 2006, the applicant met with the adjoining homeowners association to discuss enlarging the proposed private park and its use by the association.

27. In their presentation, the applicant stated that they had met with the St. Clare homeowners association to discuss enlarging the proposed private park and its annexation by the association. The applicant also stated that homeowners were concerned with increased traffic being created by the proposed development.

28. Those who testified in opposition to the project commented that the homeowners association was not speaking for the entire homeowners association while negotiating with the applicant for the new park.

29. The opposition also testified that existing homeowners closest to the proposed development would be negatively impacted by construction activity, increased traffic and the proposed park.

30. During the October 18, 2006 public hearing, the commissioners also noted they were not satisfied with flag lots being adjacent to the proposed park because they could be mistaken for parking areas for the park.

31. The applicant stated that the intention of the flag access strip was to act as a buffer to the adjacent park.

32. The commissioners also stated that they would be more comfortable with the park being relocated to proposed Lots 40 through 42.

33. On October 18, 2006, the Commissioners closed the public hearing and the Commission indicate its intent to adopt the Mitigated Negative Declaration,

approve Vesting Tentative Tract Map No. 060999 with modifications as discussed and Conditional Use Permit Case No. 04-124-(5) with final review of the redesign by the Los Angeles County Subdivision Committee, instruct staff to prepare findings and conditions for approval of Zone Change Case No. 04-124-(5).

34. A revision with changes was submitted on January 18, 2007 and was cleared by Subdivision Committee on March 19, 2007.

35. The proposed use is required to comply with the development standards of the RPD zone pursuant to Sections 22.20.460 of the County Code.

36. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Forester and Fire Warden, Parks and Recreation, Public Health and Regional Planning.

37. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures, as shown in Vesting Tentative Tract Map No. 060999.

38. Compatibility with surrounding land uses will be ensured through the related zone change, subdivision, conditional use permit and environmental conditions.

39. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.

40. The subject property is a proper location for the recommended zoning classification in that the recommended zoning classification for the subject property is compatible with adjacent and/or nearby zoning classifications and/or land uses.

41. The adoption of the proposed zoning classification will be in the interest of public health, safety and general welfare, and in conformity with good planning practices in that the proposed zoning classification implement a project that promotes single-family residential development within unimproved land.

42. Adoption of the proposed zone change will enable the development of the subject property as proposed.

43. The site is physically suitable for the type of development and density being proposed, since the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water

supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geologic hazards mitigated in accordance with the requirements of Public Works.

44. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.

45. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.

46. The design of the subdivision provides for future passive or natural heating or cooling opportunities therein.

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

48. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.

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

50. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

51. This tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.

52. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.)

("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on geotechnical, flood hazard, fire hazard, air quality, biota, cultural resources, visual, traffic and education. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program.

53. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and attached Mitigation Monitoring Program.

54. This project has an effect on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

55. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for Conditional Use Permit Case No. 04-124-(5) and the Mitigation Monitoring Program.

56. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

Findings

1. Adopts the Mitigated Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.

2. Approves Vesting Tentative Tract Map No. 060999 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

DEPARTMENT OF REGIONAL PLANNING **Map Date: 1-18-2007**
VESTING TENTATIVE TRACT MAP NO. 060999

CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance) as well as the area requirements of the RPD-5000 -5.0 U zone and requirements of Conditional Use Permit Case No. 04-124-(5) and the Mitigation Monitoring Program.

2. Except as otherwise specified by Conditional Use Permit No. 04-124-(5), conform to the applicable requirements of the RPD- 5000 -5.0 U zone.

3. In accordance with Conditional Use Permit Case No. 04-124-(5), this land division is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the RPD-5000-5.0 U zone. If multiple final maps are recorded, the average area of all lots shown on each final unit map and and all previously recorded final unit maps shall comply with the minimum lot area requirements of the RPD-5000 -5.0 U zone and open space areas.

4. Recordation of the final map is contingent upon effectuation of an ordinance changing the zoning of the subject property from A-2-1 to RPD -5000 -5.0 U by the Los Angeles County Board of Supervisors.

5. Submit a copy of the project's maintenance agreements and covenants to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval.

6. Submit evidence that the conditions of the associated Conditional Use Permit Case No. 04-124-(5) have been recorded.

7. Record a covenant with the County of Los Angeles agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director of Regional Planning ("Director") for review and approval.

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

9. 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.

10. Lot Nos. 39 and 40 are approved as flag lots. Each flag lot shall have a fee access strip of at least 10 feet in width on multiple access.

11. Reserve reciprocal easements for ingress and egress over the common driveway to benefit Lot Nos. 39 and 40 served. Submit a copy of the draft document to be reviewed prior to recordation by Regional Planning prior to final map approval.

12. Dedicate to the County of Los Angeles on the final map the right to prohibit the construction of any structures on the Open Space Lot No. 45, and record an open-space building restriction area over that open space lot on the final map and all other open space areas.

13. Provide for the ownership and maintenance of the open space lot and private park lot (Lot Nos. 43 and 45) by the homeowners' association. Dedicate the open space lot to a public agency to the satisfaction of Regional Planning.

14. Number all open space lots on the final map and provide access, a minimum of 15 feet in width, to each open space lot to the satisfaction of Regional Planning.

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

16. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the tract's CC&Rs or maintenance agreements which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, submit a copy of the document to be recorded to Regional Planning.

17. No grading permit shall be issued prior to the recordation of a final map, unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of Vesting Tentative Tract Map No. 060999 and Conditional Use Permit Case No. 04-124-(5).

18. Three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Director of Regional Planning ("Director of Planning") as required by Conditional Use Permit Case No. 04-124-(5) prior to issuance of a grading permit and/or building permit.

19. Per Section 21.32.195 of the County Code, plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director and a bond shall be posted with Los Angeles County Department of Public Works ("Public Works') or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.

20. Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of Los Angeles County Subdivision

Committee. Each final unit map to record shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance and Conditional Use Permit Case No. 04-124-(5). Prior to approval of each final unit map, submit the following to Regional Planning:

- A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps and the expected boundaries and phasing of all future final unit maps; and

- A summary sheet indicating the number and type of all lots shown, including open space breakdown by acreage and type, on the current and previous final maps.

Multiple copies of the phasing map shall be submitted to Regional Planning to ensure that the same map is distributed to other affected County Departments.

21. Upon completion of the appeal period, remit processing fees (currently $1,850.00) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 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.

22. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of Vesting Tentative Tract Map No. 060999. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Program. After completion of the appeal period, record a covenant and agreement, and submit a copy to Regional Planning for approval, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to Regional Planning as frequently as may be required by the department. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.

23. Upon completion of the appeal period, deposit the sum of $3,000.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the Mitigation Monitoring Program.

24. 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, and employees to attack, set aside, void or annul this tract map

approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, of the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

25. 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 Regional Planning an initial deposit of $5,000.00 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 subdivider, or 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 fund to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

    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 subdivider according to Section 2.170.010 of the County Code.

Except as modified herein above, this approval is subject to all those conditions set forth in Conditional Use Permit Case No. 04-124-(5), the attached mitigation monitoring program, and the attached reports recommended by the Los Angeles County Subdivision Committee, which also consists of members of the Public Works, Fire Department, Department of Parks and Recreation, and Public Health.

RP

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 060999 (Rev.) TENTATIVE MAP DATED 01-18-2007

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

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.

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

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Quitclaim or relocate easements running through proposed structures.

7. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

8. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.

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

10. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.

11. The first unit of this subdivision shall be filed as Tract No. 60999-01, the second unit, Tract No. 60999-02, and the last unit, Tract No. 60999.

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

13. Provide off-site right of way or easement on the off-site portions of "B" Street and Nield Court joining the existing Nield Court to the satisfaction of Public Works. The off-site right of way or easement shall be recorded by a separate instrument prior to or concurrently with the recordation of Tract No. 60999 to the satisfaction of Public Works.

14. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

15. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

16. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

17. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of $2,000 (Minor Land Divisions) or $5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

Prepared by Henry Wong +HW Phone (626) 458-4915 Date 02-15-2007

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

TRACT MAP NO. 060999

REVISED TENTATIVE MAP DATED 01/18/07
EXHIBIT MAP 01/18/07

DRAINAGE CONDITIONS

1. Approval of this map pertaining to drainage is recommended.

2. Provide fee title lot for debris basins/inlets to the satisfaction of the Department of Public Works.

3. Prior to recordation of the final map, form an assessment district to finance the future ongoing maintenance and capital replacement of SUSMP devices/systems identified on the latest approved Drainage Concept. The developer shall cooperate fully with Public Works in the formation of the assessment district, including, without limitation, the preparation of the operation, maintenance, and capital replacement plan for the SUSMP devices/systems and the prompt submittal of this information to Land Development Division. The developer shall pay for all costs associated with the formation of the assessment district. SUSMP devices/systems shall include but are not limited to catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality.

4. Prior to recordation of the final map, the developer shall deposit the first year's total assessment for the entire assessment district, based on the engineers estimate as approved by Public Works. This will fund the first year's maintenance after the facilities are accepted. The County will collect the second and subsequent years' assessment from the owner(s) of each parcel within the assessment districts.

5. Prior to approval of any grading, storm drain, or other improvement plan and prior to recordation of any final map for this subdivision, notarized grading covenants for offsite grading, in a form approved by Public Works, shall be obtained from all impacted offsite property owners, as determined by Public Works, and shall be recorded by the applicant. The number of offsite grading covenants will be determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite grading covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.

==========

GRADING CONDITIONS:

1. Comply with the requirements of the revised drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP)/ hydrology which was conceptually approved on 01/24/2007 to the satisfaction of Public Works.

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

By Ernesto Rivera Date 02/13/07 Phone (626) 458-4921
ERNESTO J RIVERA

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

DISTRIBUTION
1 Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 60999 **TENTATIVE MAP DATED** 1/18/07 (Revised)
SUBDIVIDER Scott Larson **LOCATION** Plum Canyon
ENGINEER Sikand
GEOLOGIST &
SOILS ENGINEER Leighton & Associates, Inc. (Santa Clarita) **REPORT DATE** 2/8/07, 8/11/05, 4/20/05, 9/24/04

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

[X] The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.

[X] A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.

[X] All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.

[ ] A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____ ,dated _____ ."

[X] The Soils Engineering review dated 2/15/07 is attached.

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

[ ] This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.

[ ] The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.

[ ] Geology and/or soils engineering reports may be required prior to approval of building or grading plans.

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

[ ] The Soils Engineering review dated _____ is attached.

Prepared by _____ Reviewed by _____ Date 2/8/07
Geir R. Mathisen

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 8.2
Job Number LX001129
Sheet 1 of 1

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

Tentative Tract	60999
Location	Plum Canyon
Developer/Owner	Scott Larson
Engineer/Architect	Sikand
Soils Engineer	Leighton and Associates, Inc. (0610887-001)
Geologist	Same as above

Review of:

Revised Tentative Tract Map Dated by Regional Planning **1/18/07**
Geotechnical Report Dated **2/8/07**, 8/11/05, 4/20/05, 9/24/04
Previous review sheet dated 11/9/06

ACTION:

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

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

2. At the grading plan review stage, provide a soils report which includes, information, analyses, and/or recommendations for the 12 foot height retaining/debris walls shown on the submitted geotechnical map. If debris containment wall are proposed, the containment areas must be designed for 100 percent of the predicted debris flow volume. Therefore, provide data and analyses (e.g., areas to be mitigate, volume calculations of anticipated debris flow volume and containment volume, etc.) in support of the recommended mitigation measures.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:
A. THE ON-SITE SOILS ARE MODERATELY CORROSIVE TO FERROUS METALS.
B. PER THE SOILS ENGINEER, "SPECIFIC EARTHWORK RECOMMENDATIONS WILL BE GIVEN SUBSEQUENT TO ADDITIONAL GEOTECHNICAL REVIEW AT THE 40-SCALE GRADING PLAN REVIEW STAGE."

REGISTERED PROFESSIONAL ENGINEER
YOSHIYA MORISAKU
No. 67587
Exp. 6/30/07
CIVIL
STATE OF CALIFORNIA

Reviewed by _____ Date 2/15/07
Yoshiya Morisaku

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh\60999TentTg

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

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets.

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

3. Provide minimum landing area of 25 feet for "D" Street at a maximum 3 percent grade to the satisfaction of Public Works.

4. Provide property line return radii of 13 feet at all local street intersections to the satisfaction of Public Works.

5. Dedicate right of way 30 feet from centerline within the tract boundaries on Houston Court, "B" Street, and "C" Street plus additional right of way for a standard cul-de-sac bulb.

6. Dedicate right of way 29 feet from centerline within the tract boundaries on "D" Street plus additional right of way for a standard cul-de-sac bulb.

7. Dedicate additional right of way for a standard knuckle at the intersection of "B" Street and "C" Street.

8. Provide off-site full-width easements and/or right of way to construct the off-site grading and full-width improvements, including curb, gutter, base, pavement, sidewalk, street trees, and street lights, from Nield Court to the westerly tract boundary, including a standard knuckle at the intersection of Nield Court and "B" Street, to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements and/or right of way.

9. Construct curb, gutter, base, pavement, and sidewalk within the tract boundaries on all streets. Permission is granted to use the alternate street section. Construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.

10. Construct any parkway improvements (sidewalk, driveways, curb ramps, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements to the satisfaction of Public Works.

11. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.

12. Construct a slough wall outside the street right of way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way. The wall shall not impede any required line of sight.

13. Comply with the following street lighting requirements:

    a. Provide street lights on concrete poles with underground wiring within the tract boundaries on all streets and on the off-site portions of "B" Street and Nield Court joining the existing Nield Court to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

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

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

        (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.

(3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.

c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

14. Plant street trees within the tract boundaries on all streets.

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

16. Provide and install street name signs prior to occupancy of buildings.

17. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

18. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the Public Works.

19. Prior to final map approval, the applicant shall pay the fees established by the Board of Supervisors for the Bouquet Canyon Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of final map recordation. The current applicable fee is $15,330 per factored unit and is subject to change.

20. Comply with the mitigation measures identified in the attached June 23, 2005 letter from our Traffic and Lighting Division to the satisfaction of Public Works.

+1cw

Prepared by Allan Chan Phone (626) 458-4915 Date 02-13-2007

tr60999r-rev6.doc

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

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

IN REPLY PLEASE
REFER TO FILE: T-4

June 23, 2005

Mr. Bruce Chow
Linscott, Law and Greenspan Engineers
234 East Colorado Boulevard, Suite 400
Pasadena, CA 91101

Dear Mr. Chow:

TENTATIVE TRACT NOs. 60999 AND 52763
DRAFT TRAFFIC IMPACT ANALYSIS (JUNE 3, 2005)
UNINCORPORATED CANYON COUNTRY AREA

As requested, we have reviewed the above-mentioned document. The project is located on the west side of Whites Canyon Road south of the intersection of Plum Canyon Road and Whites Canyon Road at Heller Circle and Farrell Road in the unincorporated County area of Canyon Country.

The proposed project is a 56 single-family residential development. The project is estimated to generate approximately 536 vehicle trips daily, with approximately 42 and 57 vehicle trips in the a.m. and p.m. peak hours, respectively.

We generally agree with the traffic study that the traffic generated by the proposed project alone with other related projects in the area will not significantly impact any County or County/City intersections or roadways in the area.

The following project site and access improvements are recommended for the project. These improvements shall be the sole responsibility of the project and shall be made a condition of approval to be in place prior to the issuance of any building permits:

"A" Street - TT 52763 (Future) at Whites Canyon Road

North approach: Two through lanes and one shared through/right-turn lane instead of three through lanes.

South approach: Three through lanes.

West approach: One exclusive right-turn lane.

Detailed striping plans must be prepared and submitted to our Land Development Review Section for review and approval.

The project is within the Bouquet Bridge and Major Thoroughfare (B&T) District. The project shall pay its share of the Bouquet B&T fees.

We also agree with the study that the project will not have a significant impact on any Congestion Management Program monitored intersections, arterials, or freeway segments in the area.

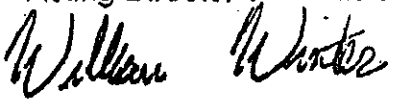
The latest tract map for Tentative Tract Nos. 60999 and 52763 shall be submitted to our Land Development Review Section for review and approval.

We require that the City of Santa Clarita be consulted with regard to the potential California Environmental Quality Act impacts within their jurisdiction.

If you have any further questions regarding the review of this document, please contact Mr. Jesse Cline of our Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4823.

Very truly yours,

DONALD L. WOLFE
Acting Director of Public Works



WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 060999 (Rev.)

TENTATIVE MAP DATED 01-18-2007
EXHIBIT MAP DATED 01-18-2007

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

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.

2. A sewer area study including the proposed subdivision (PC11731, dated 07-19-2004) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.

4. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.

HW

Prepared by Julian Garcia Phone (626) 458-4921 Date 02-13-2007

tr60999s-rev6.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 60999 (Rev.)

TENTATIVE MAP DATED 1-18-2007
EXHIBIT MAP DATED 1-18-2007

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.

3. If necessary, extend the off-site water mainline to serve this subdivision to the satisfaction of Public Works.

4. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.

5. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

HCW

Prepared by Lana Radle/Massoud Esfahani Phone (626)458-4921 Date 02-13-2007

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

PP- Ramon Cordova

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 060999 Map Date January 18, 2007

C.U.P. _____ Vicinity Vasquez - 3064A

☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881–2404.

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

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

☐ Where driveways extend further than 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.

Comments: **Lot 39 and Lot 40 shall provide for a minimum paved driveway width of 20'. A reciprocal access easement shall be recorded for the shared driveways. Said driveways shall be installed prior to the issuance of building permit.**

By Inspector: Janna Masi Date February 7, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 060999 Tentative Map Date January 18, 2007

Revised Report yes

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

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

☐ The required fire flow for private on-site hydrants is ____ 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 4 public fire hydrant(s). Verify / Upgrade 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 on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location: ____

☒ 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: ____

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 February 7, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **60999**	DRP Map Date:**01/18/2007**	SCM Date: / /	Report Date: **02/22/2007**
Park Planning Area # **35D**	**CANYON COUNTRY**		Map Type:**REV. (REV RECD)**

Total Units **42** = Proposed Units **42** + Exempt Units **0**

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	**0.40**
IN-LIEU FEES:	**$56,874**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $56,874 in-lieu fees.

Trails:

No trails.

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

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

By: _____

James Barber, Advanced Planning Section Head

Supv D 5th
February 22, 2007 07:16:49
QMB02F.FRX

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map #	60999	DRP Map Date:01/18/2007	SMC Date: / /	Report Date: 02/22/2007
Park Planning Area #	35D	CANYON COUNTRY		Map Type:REV. (REV RECD)

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

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

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

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

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

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **42** = Proposed Units **42** + Exempt Units **0**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.21**	**0.0030**	**42**	**0.40**
M.F. < 5 Units	3.03	0.0030	0	0.00
M.F. >= 5 Units	2.10	0.0030	0	0.00
Mobile Units	3.01	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**0.40**

Park Planning Area = **35D CANYON COUNTRY**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.40	$142,186	**$56,874**

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.40	0.00	0.00	0.40	$142,186	**$56,874**

COUNTY OF LOS ANGELES
Public Health

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

JOHN F. SCHUNHOFF, Ph.D.
Acting Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm

BOARD OF SUPERVISORS

Gloria Molina
First District

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Second District

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Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

February 7, 2007

RFS No. 07-0003310

Tract Map No. 060999

Vicinity: Canyon Country

Tentative Tract Map Date: January 18, 2007 (6th Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Tract Map 060999** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Santa Clarita Water Company** a public water system, which guarantees water connection and service to all lots. The "will serve" letter from the water company has been received and approved.

2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #26** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV
Mountain and Rural / Water, Sewage, and Subdivision Program

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

MITIGATED NEGATIVE DECLARATION

PROJECT NUMBERS: 00-187 (TR52763) and 04-124 (TR060999)

1. DESCRIPTION:

Project 00-187 includes a tentative Tract Map No. 52763, Local Plan Amendment (from Non-urban 1 to Urban 1), hillside/grading CUP, and Zone Change (from A-2-1 to R-1-5,000) to authorize the development of 12 single family residential lots and 1 open space lot. Site access will be from Whites Canyon Road. Project No. 04-124 includes a Tentative Tract map (TR060999), Plan Amendment (from W and HM to U3, HM), CUP for hillside management and cluster development, and Zone Change (from A-2-1 to RPD-5,000-5U) to build 44 single-family lots, 1 debris basin lot, one 3,960 sq-ft park lot and one open space lot. Site access to this tract will be from Houston Court of the recorded TR46018 immediately to the north. The development of this tract will also require off-site grading of 34,000 cubic yards of cut and 24,000 cubic yards of fill within the proposed TR52763 to the south.

2. LOCATION:

Whites Canyon Road, north of Steinway Street, Canyon Country, California

3. PROPONENT(S):

Eric Dutton, 964 Calle Ruiz, Thousand Oaks, CA (TR52763)
Scott Larson, 23726 via Avant, Valencia, CA 91355 (TR060999)

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT WITH MODIFICATION AS IDENTIFIED ON THE PROJECT CHANGES/CONDITIONS FORM INCLUDED AS PART OF THE INITIAL STUDY

5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS MITIGATED NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: Impact Analysis Section, Department of Regional Planning HC

DATE: July 27, 2005

PROJECT CHANGES/CONDITIONS DUE TO ENVIRONMENTAL EVALUATION

PROJECT Nos. 00-187 (TR52763) and 04-124 (TR060999)

The Department of Regional Planning (DRP) staff has determined that the following conditions or changes in the project are necessary in order to assure that there will be no substantial evidence that the proposed project may have a significant effect on the environment.

Each applicant shall deposit the sum of $3,000 with the DRP within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports by a Mitigation Monitoring Program (MMP).

Geotechnical Hazard

To mitigate project's potential geotechnical impacts, each applicant shall conduct a detailed liquefaction analysis to be reviewed and approved by the Department of Public Works prior to issuance of grading permit.

Flood Hazard/Drainage

Prior to issuance of any grading permit, the applicant shall comply with all requirements of the approved drainage concept to the satisfaction of the Department of Public Works.

Fire Hazard

The applicant shall participate in an appropriate financing mechanism to provide funds for fire protection facilities which are required by new commercial, industrial, or residential development in an amount proportionate to the demand created by this project prior to issuance of building permits.

Prior to issuance of any grading permit, each applicant shall submit a fuel modification and landscape plan to the Fire Department and Department of Regional Planning for review and approval.

Air Quality

The maximum acreage of disturbance within these two tracts during grading operations shall combined not exceed 4.4 acres per day during site grading.

Air Quality (cont.)

To mitigate project's air quality impact to less than significant, off-road equipment utilized during project grading on both tracts shall be limited at any time to one grader, one truck, two rubber tired dozers, four scrapers, and one tractor/loader/backhoe. Equipment listed above may be substituted if the applicant demonstrates that the substitute(s) is more diesel efficient and less diesel dependent.

To mitigate project's air quality impact to less than significant, off-road equipment utilized during building construction on both tracts shall be limited at any time to two concrete/industrial saws, two rough terrain forklifts, and four pieces of other equipment. Equipment listed above may be substituted if the applicant demonstrates that the substitute(s) is more diesel efficient and less diesel dependent.

Biota

Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a project biologist acceptable to the Director of Planning surveys the project area prior to disturbance to confirm the absence of active nests or nesting habitat. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat or any action that may cause disruption of nesting behavior such as loud noise from equipment and/or artificial night lighting. Surveys shall be conducted weekly, beginning no earlier than 30 days and ending no later than 3 days prior to the commencement of disturbance. If an active nest is discovered, disturbance within 300 feet (500 feet for raptors) shall be postponed until the nest is vacated, offspring have left the nest area and there is no evidence of further attempts at nesting. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

Prior to issuance of any grading permit, the applicants shall hire a qualified biologist to survey the site during appropriate season to determine if the western spadefoot toad (*Spea hammondii*) exists on site. If any western spadefoot toads are found to exist, the applicants shall have biologist develop a salvage and relocation management plan for the western spadefoot toad, incorporating a 5-year monitoring program, to the satisfaction of the California Department of Fish and Game and the Los Angeles County Department of Regional Planning. The plan shall provide for the salvage of spadefoot individuals and the creation of a habitat area within appropriate dedicated open-space area on-site, or off-site where suitable habitat exists, which shall consist of shallow, excated rain pools as large as or larger than the pools affected by the construction of the project. The rain pools shall be designed to retain surface water seasonally, so that aquatic pests, such as bullfrogs and crawfish do not become established. If no western spadefoot toads are found to exist during the survey, no further action shall be required of the applicants.

Cultural Resources
Both applicants shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.

Visual
Prior to issuance of any grading permit, the applicant shall submit a landscape plan to the Department of Regional Planning for review and approval.

Traffic
Prior to issuance of any building permits, TR52763 shall prepare detailed striping plans to the Department of Public Works for review and approval. The applicant shall be responsible for the following improvements on "A" Street of TR52763 at Whites Canyon Road:

1. North approach – Two through lanes and one shared through/right-turn lane instead of three through lanes.
2. South approach – Three through lanes.
3. West approach – One exclusive right-turn lane.

Prior to issuance of any grading permit, TR52763 shall submit detailed striping plans to the Department of Public Works for review and approval.

Each applicant shall pay its share of the Bouquet B&T fees to the satisfaction of the Department of Public Works prior to recordation of the final map.

Education
Prior to issuance of any building permits, each project shall pay developer fees to the affected school districts as required by state law to cover incremental increase in residential units associated with the project. No mitigation measure beyond payment of the school impact fees is necessary to mitigate project-related school impacts.

Prior to issuance of any building permits, each project shall pay developer fees to the satisfaction of the County Library to cover the incremental demand for space and books or materials generated by the new residential units.

Mitigation Compliance
As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting annual or requested mitigation compliance report to the DRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.

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

Applicant (TR52763) 9/18/05 Date

Scott S. Kaiser
Applicant (TR060999) 9/16/05 Date

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

Staff Date

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT No. 00-187 (TR52763) & 04-124 (TR060999)

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Geotechnical				
To mitigate project's potential geotechnical impacts, the applicant shall conduct a detailed liquefaction analysis to be reviewed and approved by the Department of Public Works prior to issuance of grading permit.	Submittal and approval of liquefaction analysis	Prior to issuance of grading permit	Applicant	Public Works
Flood Hazard/Drainage				
Prior to issuance of any grading permit, the applicant shall comply with all requirements of the approved drainage concept to the satisfaction of the Department of Public Works.	Submittal and approval of drainage concept	Prior to issuance of grading permit	Applicant	Public Works
Fire Hazard/Fire Services				
The applicant shall participate in an appropriate financing mechanism to provide funds for fire protection facilities which are required by new commercial, industrial, or residential development in an amount proportionate to the demand created by this project.	Payment of applicable fees	Prior to issuance of any building permit	Applicant	Fire Department
Each applicant shall submit a fuel modification and landscape plan to the Fire Department and Department of Regional Planning for review and approval.	Submittal and approval of fuel modification and landscape plan	Prior to issuance of grading permit	Applicant	Fire Department Regional Planning
Air Quality				
The maximum acreage of disturbance within these two tract areas during grading operations shall combined not exceed 4.4 acres per day during site grading.	Field check	During Project grading	Applicant	Public Works
To mitigate project's air quality impact to less than significant,	Field check	During Project grading	Applicant	

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
off-road equipment utilized during project grading on both tracts shall be limited at any time to one grader, one truck, two rubber tired dozers, four scrapers, and one tractor/loader/backhoe. Equipment listed above may be substituted if the applicant demonstrates that the substitute(s) is more diesel efficient and less diesel dependent.				
To mitigate project's air quality impact to less than significant, off-road equipment utilized during building construction on the two tracts at any time shall be limited to two concrete/industrial saws, two rough terrain forklifts, and four other equipment. Equipment listed above may be substituted if the applicant demonstrates that the substitute(s) are more diesel efficient and less diesel dependent.	Field check	During building construction	Applicant	Public Works
Biota				
Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a project biologist acceptable to the Director of Planning surveys the project area prior to disturbance to confirm the absence of active nests or nesting habitat. Disturbance shall be defined as any activity that physically	No ground disturbing between February1 and August 31. If construction is scheduled between February 1 and August 31, site surveys according to said schedule.	Prior to ground disturbance	Applicant	Regional Planning

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
removes and/or damages vegetation or habitat or any action that may cause disruption of nesting behavior such as loud noise from equipment and/or artificial night lighting. Surveys shall be conducted weekly, beginning no earlier than 30 days and ending no later than 3 days prior to the commencement of disturbance. If an active nest is discovered, disturbance within 300 feet (500 feet for raptors) shall be postponed until the nest is vacated, offspring have left the nest area and there is no evidence of further attempts at nesting. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.				
Prior to issuance of any grading permit, the applicants shall hire a qualified biologist to survey the site during appropriate season to determine if the western spadefoot toad (*Spea hammondii*) exists on site. If any western spadefoot toads are found to exist, the applicants shall have biologist	Survey during appropriate season. Submittal and submittal of a salvage and management plan for western spadefoot toad	Prior to issuance of grading permit	Applicant	Regional Planning

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
develop a salvage and relocation management plan for the western spadefoot toad, incorporating a 5-year monitoring program, to the satisfaction of the California Department of Fish and Game and the Los Angeles County Department of Regional Planning. The plan shall provide for the salvage of spadefoot individuals and the creation of a habitat area within appropriate dedicated open-space area on-site, or off-site where suitable habitat exists, which shall consist of shallow, excavated rain pools as large as or larger than the pools affected by the construction of the project. The rain pools shall be designed to retain surface water seasonally, so that aquatic pests, such as bullfrogs and crawfish do not become established. If no western spadefoot toads are found to exist during the survey, no further action shall be required of the applicants.				
Cultural Resources				
The applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.	Suspension of construction activities until a qualified archaeologist can examine them and determine appropriate mitigation measures	Upon encounter of cultural resource	Applicant	Regional Planning

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Visual				
The applicant shall submit a landscape plan to the Department of Regional Planning for review and approval.	Submittal and approval of Landscape plan	Prior to issuance of building permit	Applicant	Regional Planning
Traffic				
Prior to issuance of any building permits, The applicant shall prepare detailed striping plans to the Department of Public Works for review and approval. The applicant shall be responsible for the following improvements on "A" Street of TR52763 at Whites Canyon Road: 1. North approach – Two through lanes and one shared through/right-turn lane instead of three through lanes. 2. South approach – Three through lanes. West approach – One exclusive right-turn lane.	Submittal and approval of striping plan. Payment or bond for said improvements	Prior to issuance of building permit	Applicant (TR52763 only)	Public Works
Prior to issuance of any grading permit, TR52763 shall submit detailed striping plans to the Department of Public Works for review and approval.	Submittal and approval of striping plans	Prior to issuance of grading permit	Applicant (TR52763 only)	Public Works
The applicant shall pay its share of the Bouquet B&T fees to the satisfaction of the Department of Public Works prior to recordation of the final map.	Payment of B&T fee	Prior to recordation of final map	Applicant	Public Works
Education				
Prior to issuance of any building permits, each project shall pay	Payment of school fees	Prior to issuance of building permit	Applicant	Public Works School Districts

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
developer fees to the affected school districts as required by state law to cover incremental increase in residential units associated with the project. No mitigation measure beyond payment of the school impact fees is necessary to mitigate project-related school impacts.				
Prior to issuance of any building permits, each project shall pay developer fees to the satisfaction of the County Library to cover the incremental demand for space and books or materials generated by the new residential units.	Payment of library fees	Prior to issuance of building permit	Applicant	Public Library Public Works
Mitigation Compliance				
As a means of ensuring compliance of all above mitigation measures, each applicant is responsible for submitting annual or requested mitigation compliance report to the DRP for review and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented.	Submittal of annual/requested Mitigation Measure Compliance report and replenishment of Mitigation Monitoring account	Annual or as requested until such time as all mitigation measures have been implemented.	Applicant	Regional Planning

STAFF USE ONLY

PROJECT NUMBER: *04-124, 00-187*

CASES: *TR060999/TR52763*

CP,PA,ZC

****** INITIAL STUDY ******

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *3/23/05(TR060999),01/19/05(TR52763)* Staff Member: *Hsiao-ching Chen*

Thomas Guide: *4461 F7* USGS Quad: *Mint Canyon*

Location: *Whites Canyon Road, north of Steinway Street, Canyon Country, California*

Description of Project: *Project 00-187 includes a tentative Tract Map No. 52763, Local Plan Amendment (from Non-urban 1 to Urban 1), hillside/grading CUP, and Zone Change (from A-2-1 to R-1-5,000) to authorize the development of 12 single family residential lots and 1 open space lot. Site access will be from Whites Canyon Road. Project No. 04-124 includes a Tentative Tract map (TR060999), Plan Amendment (from W and HM to U3, HM), CUP for hillside management and cluster development, and Zone Change (from A-2-1 to RPD-5,000-5U) to build 44 single-family lots, 1 debris basin lot, 1 park lot (i.e., 3,960 sq.ft) and one open space lot. Site access to this tract will be from Houston Court of the recorded TR46018 immediately to the north. The development of this tract will also require off-site grading of 34,000 cubic yards of cut and 24,000 cubic yards of fill within the proposed TR52763 to the south.*

Gross Area: *9.6 acres (TR52763); 12.5 acres (TR060999)*

Environmental Setting: *The project site is located within the County's unincorporated area known as the community of Canyon Country with the City of Santa Clarita to the south and west. Soledad Canyon (Road) is located approximately 2 miles south of the site. Both parcels are presently vacant with hillside topography but portions of them are disturbed. Remaining undisturbed portion contains chaparral which could sustain California Gnatcatcher. Surrounding land uses are single family residential uses or vacant land.*

Zoning: *RPD-5,000, A-2-1*

General Plan: *Non-urban*

Community/Area Wide Plan: *Non-urban 1, HM, W (Santa Clarita Valley Areawide General Plan)*

Major projects in area:

Project Number	Description & Status
CP 03-074	*Condominium (12/2003 approved)*
04-075/TR060922	*1,343 SF, 10-AC school, 9-AC parks on 2,196 AC land (pending)*
04-102/ RV TR46018	*4 SF, 5MF, 1 Fire Station, 1 Park, 3 Open Space (pending)*
85-628/TR46018	*2500 residential unit, park,and commercial sq.ft etc(1989 approved)*

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
- ☒ Regional Water Quality Control Board
  - ☒ Los Angeles Region
  - ☐ Lahontan Region
- ☐ CA Dept of Health Services
- ☒ Army Corps of Engineers
- ☐ _____
- ☐ _____

Trustee Agencies

- ☐ None
- ☒ State Fish and Game
- ☐ State Parks
- ☒ *USFWS*
- ☐ _____

Special Reviewing Agencies

- ☐ None
- ☒ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of the Santa Monica Mtns.
- ☒ *Air Resources Board*
- ☒ *AQMD*
- ☒ *City of Santa Clarita*
- ☒ *W S Hart USD*
- ☒ *Sulphur Springs Union SD*
- ☒ *Santa Clarita Water Company*
- ☒ *WaterNetwork*

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources

County Reviewing Agencies

- ☒ Subdivision Committee
- ☒ DPW: *Traffic & Lighting; Env Programs; Land Dev, Geo &Materials*
- ☒ Health Services: *Env Protection, Solid Waste Mgt Programs*
- ☒ *Sanitation Districts*
- ☐ _____
- ☐ _____
- ☐ _____

MPACT ANALYSIS MATRIX

:ATEGORY	FACTOR	Pg	ANALYSIS SUMMARY (See individual pages for details) No Additional Analysis	Addendum EIR/ND	Subsequent/Supplemental EIR	Potential Concern
IAZARDS	1. Geotechnical	5	☐	☒	☐	*Seismic hazard, liquefaction*
	2. Flood	6	☐	☒	☐	*Drainage concept approval required*
	3. Fire	7	☐	☒	☐	*Fire Zone 4*
	4. Noise	8	☒	☐	☐	
ESOURCES	1. Water Quality	9	☒	☐	☐	
	2. Air Quality	10	☐	☒	☐	*Construction activities*
	3. Biota	11	☐	☒	☐	*Chaparral*
	4. Cultural Resources	12	☐	☒	☐	*Partially undisturbed land*
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☐	☒	☐	*Partially undisturbed*
RVICES	1. Traffic/Access	16	☐	☒	☐	*Whites Canyon Road, B&T fee*
	2. Sewage Disposal	17	☒	☐	☐	*Annexation to Sanitation Districts*
	3. Education	18	☐	☒	☐	
	4. Fire/Sheriff	19	☒	☐	☐	
	5. Utilities	20	☒	☐	☐	
HER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	
	4. Pop./Hous./Emp./Rec.	24	☒	☐	☐	
	Mandatory Findings	25	☐	☒	☐	*Biota, air quality++*

)EVELOPMENT MONITORING SYSTEM (DMS) *

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of he environmental review procedure as prescribed by state law.

Development Policy Map Designation: *Non-urban hillside*

☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

☒ Yes ☐ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: *April 30, 2004 for TR060999*

☐ Check if DMS overview worksheet completed (attached)

Rs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☐ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☒ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ On the basis of substantial evidence in the light of the whole record, there are substantial changes in project as well as with respect to the circumstances under which the project is undertaken. A Subsequent EIR is to be prepared pursuant to CEQA Guidelines Section 15163.

Reviewed by: *Hsiao-ching Chen* Date: _____

Approved by: *Daryl Koutnik* Date: 27 JULY 2005

☐ This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *Earthquake-induced landslides and liquefaction areas (Seismic Hazard Zones Map Mint Canyon Quad.)*
b.	☒	☐	☐	Is the project site located in an area containing a major landslide(s)? *Earthquake-induced landslides (Seismic Hazard Zones Map Mint Canyon Quad.)*
c.	☒	☐	☐	Is the project site located in an area having high slope instability? *Construction within hillside area*
d.	☒	☐	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *Liquefaction areas (Seismic Hazard Zones Map Mint Canyon Quad.)*
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	☒	☐	☐	Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%? *Both projects are proposing grading within hillside areas: TR52763 proposes 83,000 c.y. of cut and 83,000 c.y. of fill; TR060999 proposes 143,000 c.y. of cut (34,000 offsite) and 143,000 c.y. of fill (24,000 off-site)*
g.	☐	☒	☐	Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
h.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Approval of Geotechnical Report by DPW

To mitigate project's potential geotechnical impacts, the applicant shall conduct a detailed liquefaction analysis to be reviewed and approved by the Department of Public Works prior to issuance of grading permit.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	☒	☐	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? *Portion of the site is within "Flood plain" land use category in Santa Clarita Valley AGP.*
c.	☐	☒	☐	Is the project site located in or subject to high mudflow conditions?
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run off?
e.	☒	☐	☐	Would the project substantially alter the existing drainage pattern of the site or area? *Grading will substantially change drainage pattern.*
f.	☐	☐	☐	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 C Section 308A ☒ Ordinance No. 12,114 (Floodways)
☒ Approval of Drainage Concept by DPW

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

To mitigate project's potential impact on drainage, the applicant shall comply with all requirements of the approved drainage concept to the satisfaction of the Department of Public Works.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *Fire Zone 4 (LA Co GP Safety Element Map-Plate7)*
b.	☐	☒	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	☐	☒	☐	Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Water Ordinance No. 7834 ☒ Fire Ordinance No. 2947 ☒ Fire Regulation No. 8

☒ Fuel Modification/Landscape Plan

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Compatible Use

Comply with all SCM recommendations from Fire Department.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	☐	☐	☒	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *Surrounded by existing, proposed, or under-construction residential uses.*
c.	☐	☒	☐	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	☐	☐	☒	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? *Noise resulted from construction activities from the immediate vicinity.*
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☒ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system?
	☐	☐	☐	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☐	☐	☒	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? *NPDES compliance required*
d.	☐	☐	☒	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? *NPDES compliance required*
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5

☐ Plumbing Code Ordinance No. 2269 ☒ NPDES Permit Compliance (DPW)

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ TMDLs information provided to RWQCB

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	☐	☐	☒	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance? *Projects propose 12 and 44 units of single family residences respectively. The total construction emissions after mitigation are: ROG – 12.29 lbs/day (threshold 75 lbs/day), NOx – 93.43 lbs/day (threshold 100 lbs/day), CO-100.37 lbs/day (threshold 550 lbs/day); SO2-0.01 lbs/day (threshold 150 lbs/day); and PM10 – 129.33 lbs/day (threshold 150 lbs/day). The total area and operational emissions (unmitigated) are: ROG – 11.57 lbs/day (threshold 55 lbs/day), NOx – 17.79 lbs/day (threshold 55 lbs/day), CO-127.93 lbs/day (threshold 550 lbs/day); SO2-0.11 lbs/day (threshold 150 lbs/day); and PM10 – 17.18 lbs/day (threshold 150 lbs/day)*
d.	☐	☒	☐	Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
h.	☐	☐	☐	Other factors:

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☒ URBEMIS 2002 air quality analysis dated May 9, 2005 on file. Restrictions to be placed on daily maximum disturbed area and grading and construction equipment.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? *Portion of sites are relatively undisturbed.*
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	☐	☒	☐	Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?
d.	☐	☐	☒	Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)? *Chaparral, coastal sage scrub*
e.	☐	☒	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	☐	☐	☒	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? *Gnatcatcher Survey indicates no Gnatcatcher observed on site and no record of any in the area. Western spadefoot toad reported to be on site.*
g.	☐	☐	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Oak Tree Permit ☐ ERB/SEATAC Review

Gnatcatcher survey dated 5/3/04 for TR060999 and survey for TR52763 dated June 8, 2005 by Dudek & Associates on file. No Gnatcatcher found on site or recorded in the area. See attached mitigation measures for details.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity? *Partially undisturbed.*
b.	☐	☒	☐	Does the project site contain rock formations indicating potential paleontological resources?
c.	☐	☒	☐	Does the project site contain known historic structures or sites?
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	☐	☐	☐	Other factors?

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☒ Phase I Archaeology Report

Archaeology Report dated 5/26/04 for TR060999 and Archaeology Report dated 11/3/04 for TR 52763 on file. Both conclude that there is little chance that additional prehistoric cultural resources will be found on site. Stop work condition will be imposed to ensure no underground artifacts destroyed during project grading.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical,** or **paleontological** resources?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	☐	☒	☐	Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	☐	☐	☒	Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? *Portion of sites is undisturbed.*
d.	☐	☒	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☐	☐	☐	Other factors (e.g., grading or land form alteration):

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Visual Report ☐ Compatible Use

landscape plan to be reviewed and approved prior to issuance of grading permit.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
				TR060999 will relay entirely on the circulation system of TR46018 to the north.
b.	☐	☒	☐	Will the project result in any hazardous traffic conditions?
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	☐	☒	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
g.	☐	☐	☐	Other factors?

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☒ Traffic Report ☒ Consultation with Traffic & Lighting Division

Traffic Impact Analysis dated June 3, 2005 by Linscott, Law and Greenspan Engineers on file. DPW letter dated June 23, 2005 concluded that project would not have significant impacts on County roadways and intersections with mitigation measures. Improvements required at Whites Canyon Road prior to issuance of building permit. B&T fees to be paid prior to recordation of final map.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant?
				See below.
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site?
				See below.
c.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☐ Plumbing Code Ordinance No. 2269

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

Projects are currently outside of the jurisdictional boundaries of the Districts and will require annexation into District No. 26. The projects in total will generate approximately 3,120 gallons per day. The wastewater flow will be discharged to a local sewer line not maintained by the Districts for conveyance to the Districts' Soledad Canyon Trunk Sewer located in Honby Avenue at Santa Clara Street. This 21-inch diameter trunk sewer as a design capacity of 3.9 million gallons per day (mgd) and coveyed a peak flow of 2.4 mgd when last measured in 2003. The Santa Clarita Valley Joint Sewerage System has a permitted treatment capacity of 19.1 mgd and is currently processes an average flow of 18.6 mgd.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Could the project create capacity problems at the district level?

Saugus School and William S Hart School Disticts are currently over capacity.

b.	☒	☐	☐	Could the project create capacity problems at individual schools which will serve the project site?

Schools within the above two districts are currently operating over capacity.

c.	☐	☐	☒	Could the project create student transportation problems?

Students may be transferred to other schools not in the immediately vicinity

d.	☐	☒	☐	Could the project create substantial library impacts due to increased population and demand?

Projects will increase library materials and space demand

e.	☐	☐	☐	Other factors?

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Site Dedication ☒ Government Code Section 65995 ☒ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☐	☐	Other factors?

Site is currently undeveloped.

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☒ Fire Mitigation Fees

Nearest Fire Station (No. 107) is located at 18239 W Soledad Canyon Rd., which is approx. 3 miles from the site.

Nearest Sheriff Station is located at 23740 West Magic Mountain Parkway, Valencia.

A new fire station is proposed within the adjacent tract to the east pending review.

(To be combined with discussion of Fire Hazard).

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? *Santa Clarita Water Company*
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane? *SoCal, Gas Company, Edison*
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)? *Projects are proposing 12 and 44 units of single family residences respectively.*
e.	☐	☒	☐	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code Ordinance No. 2269 ☐ Water Code Ordinance No. 7834

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

Will-Service letters from utility companies on file.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community? *Site is surrounded by existing, proposed, or under-construction residential uses.*
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	☐	☒	☐	Have there been previous uses which indicate residual soil toxicity of the site?
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Toxic Clean up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
				A Plan Amendment is proposed.
b.	☐	☐	☒	Can the project be found to be inconsistent with the zoning designation of the subject property?
				A Zone Change is proposed
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☐	☒	Hillside Management Criteria? *Grading within hillside area.*
	☐	☒	☐	SEA Conformance Criteria?
	☐	☐	☐	Other?
d.	☐	☒	☐	Would the project physically divide an established community?
e.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

Project will not have a signficant impact on land use in its approved form.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing?
d.	☐	☒	☐	Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment**, or **recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	☐	☐	☒	Does the project have the potential to substantially 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? *Biota*
b.	☐	☐	☒	Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. *Traffic*
c.	☐	☐	☒	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? *Air quality*

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

SUMMARY OF RPC PROCEEDINGS

REGIONAL PLANNING COMMISSION

PROJECT NO. 04-124-(5)
ZONE CHANGE CASE NO. 04-124-(5)
VESTING TENTATIVE TRACT MAP NO. 060999
CONDITIONAL USE PERMIT CASE NO. 04-124-(5)

The Los Angeles County Regional Planning Commission ("Commission") held public hearings on September 6, 2006 and October 18, 2006 for Zone Change Case No. 04-124-(5), Vesting Tentative Tract Map No. 060999 and Conditional Use Permit Case No. 04-124-(5). The Commission took its final action on March 28, 2007. The project proposes a subdivision of 42 single-family lots, one public facility lot, one open space lot and one private park lot on 12.2 gross acres. The project is located lying southwest of Whites Canyon Road at the southerly terminus of Houston Court in the Sand Canyon Zoned District within the unincorporated community of Canyon Country in the Fifth Supervisorial District. The subject property is bounded by Tract Map No. 46018 on the north, east and west and unimproved property to the south.

Notice of public hearing was published in the "The Signal" and "La Opinion." Additionally, notices were sent to every property owner within a 1000-foot radius of the subject property as well as those individuals and organizations on the Department of Regional Planning's courtesy mailing lists. Public hearing signs were also posted on the subject property. The project materials, including staff report, tentative map and Exhibit "A" and environmental documentation, were made available at the following locations:

Department of Regional Planning, 320 West Temple Street, Room 1382, Los Angeles.
Canyon Country Jo Anne Darcy Library, 18601 Soledad Canyon Road, Santa Clarita.
Department website, http://planning.lacounty.gov/case.htm.

September 6, 2006 Public Hearing
Staff presented the project, which includes a request to change of zone from A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) to RPD-5000-5.0 U (Residential Planned Development – 5000 Square Feet Minimum Required Lot Area-Five Dwelling Units per Net Acre). The vesting tentative map proposes to create 44 single-family lots, one public facility lot, one open space lot and one private park lot. A conditional use permit ("CUP") is required to ensure compliance with the requirements of hillside management and density-controlled development as well as onsite project grading exceeding 100,000 cubic yards. A Mitigated Negative Declaration ("MND") was also prepared for the project in accordance with State and County California Environmental Quality ("CEQA") guidelines.

Staff's presentation was followed by a presentation by the applicant's representative, who discussed the need for housing and the project is similarity to architecture and scale with the surrounding development. The applicant responded to the Commission's questions that the proposed 3,960-square foot private park would be open to the adjacent homeowners association for their use.

Four persons testified in opposition to the project. The following is a summary of key issues raised during the public hearing:

- Enlargement of private park – Testimony was taken that existing residents had no parks or open space for active recreation. Public parks that were planned to serve the existing developments have not been built. Concerns were also raised for the safety of children playing in the streets due to insufficient park space.

- Limited on-street parking – Testimony was taken that parking is limited on Houston Court, Lanview Lane and on Sidani Lane. Street cleaning also impacts the availability of street parking on certain days. Also certain events, like weekend parties and holidays, would create additional demand for off-site parking for guests.

Other issues discussed included the project's density as being too high for the existing topography, and concerns about the amount of grading proposed.

The public hearing was continued to October 18, 2006 to allow the applicant time to enlarge the proposed private park, and meet with concerned neighbors who have expressed opposition to certain aspects of the project.

October 18, 2006 Public Hearing
Staff presented a summary of the project since the September 6, 2006 public hearing. The applicant met with existing St. Clares Homeowners Association concerning the enlargement of the proposed private park and its annexation into the existing neighboring association. Los Angeles County Department of Public Works discussed the proposed alternative driveway. Staff also indicated that the applicant met with staff before the October 18, 2006 continued hearing to review changes to the tentative map consisting of an enlarged 26,570-square foot private park and relocation of proposed "D" street.

The applicant then presented additional comments to the Commission, including the relocation of the proposed private park closer to the existing homes and the creation of flag lots for parcels adjoining the private park which would allow more privacy to the homeowners.

Eleven (11) persons testified in opposition to the project. The following is a summary of key issues raised during this public hearing:

- Relocation of private park - Testimony was taken in response to concerns raised from existing homeowners that the proposed park would attract illicit activity. Existing homeowners also stated that the lights from the park would intrude onto their property.

- Increase in vehicular traffic - Testimony was taken from homeowners situated at the termination of Houston Court and Nield Court concerning the opening of these streets to new development would create traffic congestion in front of their homes. They were also concerned that offsite park parking would obstruct their driveways.

The Commission, after considering all the evidence, closed the public hearing and directed the applicant to work with staff on the relocation of the proposed private park. The Commission indicated its intent to approve the CUP and tentative map, and recommend to the Los Angeles County Board of Supervisors ("Board") approval of the zone change, and directed staff to return with final findings and conditions.

March 28, 2007 Consent Date
Staff made a brief presentation and informed the Commission of the applicants' relocation of the proposed private park from the southerly terminus of proposed "D" Street northerly to the southwest corner of the intersection of proposed "B" Street and "D" Street and revisions to the tentative map. The proposed private park was also increased from 3,960 square feet to 26,570-square feet. The revised tentative map was reviewed and approved by members of the Los Angeles County Subdivision Committee. The Commission adopted the Mitigated Negative Declaration, approved the CUP and tentative map, and adopted a resolution recommending to the Board approval of the zone change.

SMT:REC:rec
07/18/07

RPC MEETING DATE September 6, 2008
AGENDA ITEM NO. 8a, 8b & 8c

REGIONAL PLANNING COMMISSION
TRANSMITTAL CHECKLIST

PROJECT NO: 04-124-(5)

CASE NO. Vesting Tentative Tract Map No. 060999
Conditional Use Permit Case No. 04-124-(5)
Zone Change Case No. 04-124-(5)

CONTACT PERSON: Ramon Cordova

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

Reviewed By: Noorhan Paidar

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

PROJECT No. 04-124-(5)
TRACT MAP NO. 060999
ZONE CHANGE/CUP 04-124-(5)

RPC MEETING DATE	CONTINUE TO
AGENDA ITEM **#8a, 8b & 8c**	
PUBLIC HEARING DATE September 6, 2006	

APPLICANT	OWNER	REPRESENTATIVE
Scott Larson	Scott Larson	Sikand Engineering

REQUEST

Vesting Tentative Tract Map: To create 44 single-family lots, one public facility lot, one open space lot and one private park lot on 9.89 net acres (12.2 gross acres).

Zone Change: To change the zoning from A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area) to RPD – 5000 – 5.0 U (Residential Planned Development – 5000 Square Feet Minimum Required Lot Area – Five Dwelling Units per Net Acre).

Conditional Use Permit: To ensure compliance with the requirements of hillside management and density-controlled development as well as onsite project grading exceeding 100,000 cubic yards.

LOCATION/ADDRESS	ZONED DISTRICT
Lying southwest of Whites Canyon Road at the southerly terminus of Houston Court	Sand Canyon
	COMMUNITY Santa Clarita Valley
ACCESS Southerly extension of Houston Court and "B", "C" and "D" Streets	**EXISTING ZONING** A-2-1 (Heavy Agricultural-One Acre Minimum Required Lot Area)

SIZE	EXISTING LAND USE	SHAPE	TOPOGRAPHY
12.2 gross acres 9.89 net acres	Vacant	Rectangular	slight to steeply sloping terrain

SURROUNDING LAND USES & ZONING

North: Single-family residences/RPD-5000-6.2 U (Residential Planned Development – 5000 Square Feet Minimum Required Lot Area – 6.2 Dwelling Units per Net Acre)	**East:** Single-family residences/RPD-5000-6.2U (Residential Planned Development – 5000 Square Feet Minimum Required Lot Area – 6.2 Dwelling Units per Net Acre)
South: Unimproved property/ A-2-1	**West:** Unimproved property/ A-2-1

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Clarita Valley Area Plan	Hillside Management (HM) and Floodway/Floodplain (W)	183 DU	Yes, with zone change

ENVIRONMENTAL STATUS

Mitigated Negative Declaration – Impacts reduced to less than significant with project mitigation include geotechnical, flood, fire, noise, air quality, biota, visual, traffic, cultural resources, education and mandatory findings

DESCRIPTION OF SITE PLAN

The tentative map and exhibit "A," dated June 8, 2006, depict 44 single-family lots on 12.2 gross acres. The single-family lots range in size from approximately 5,112 square feet to 13,001 square feet in a clustered design that preserves 6.00 acres of permanent open space (70 percent). The project's main access is from the southerly extension of Houston Court, a Limited Secondary Highway. Grading consists of 143,000 cubic yards of cut and fill, to be balanced onsite.

KEY ISSUES

- This project is an urban hillside management development with a maximum of 183 dwelling units based on a slope density analysis; the project proposes 44 units. The project is also required to provide a minimum of 70 percent open space (for hillside designated portion) and 25 percent open space (for urban designation) within the development.
- The project is also a density-controlled developments, or 'clustered' subdivisions (SCVAP Plan) which will be required to extinguish all development rights on those open space areas remaining within the subdivision.
- The subject property is currently zoned A-2-1 and the applicant requests a zone change to RPD-5000-5.0U

(If more space is required, use opposite side)

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

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

Project No. 04-124-(5)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☐ APPROVAL ☐ DENIAL

☐ No improvements ____20 Acre Lots ____10 Acre Lots ____2½ Acre Lots ____Sect 191.2

☒ Street improvements _X_ Paving _X_ Curbs and Gutters _X_ Street Lights

_X_ Street Trees ____ Inverted Shoulder _X_ Sidewalks ____ Off Site Paving ____ft.

☒ Water Mains and Hydrants

☒ Drainage Facilities

☒ Sewer ☐ Septic Tanks ☐ Other _____

☒ Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

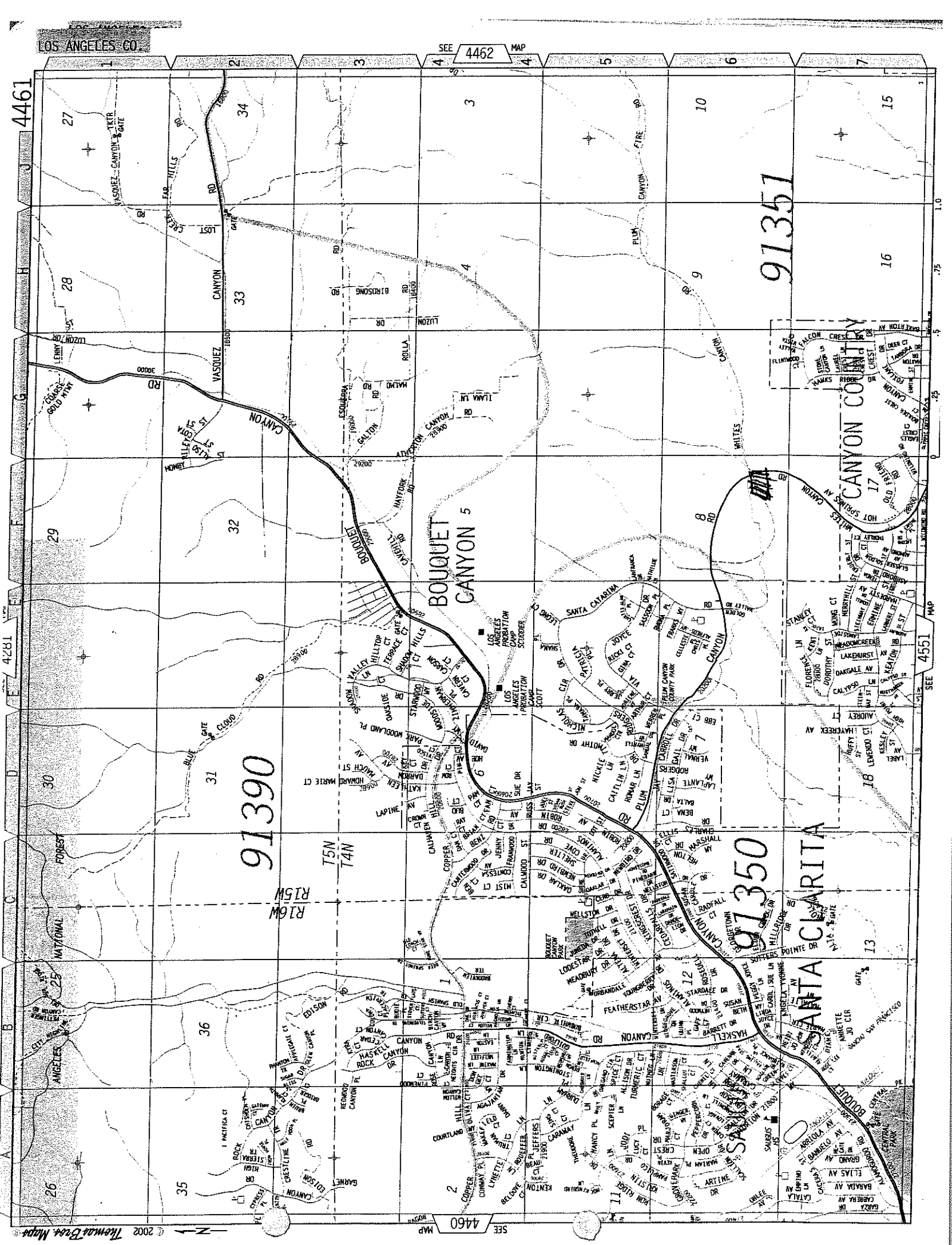
Health

Planning

ADDITIONAL ISSUES AND ANALYSIS

- A Zone Change is requested from A-2-1 to RPD -5000 – 5.0 U as the existing zoning allows a maximum of 12 units on the property based on required area.
- A Conditional Use Permit is requested to ensure compliance with the requirements of hillside management and density-controlled development as well as onsite project grading in excess of 100,000 cubic yards.
- Certificate of Compliance No. 22546 was previously recorded on the subject property. The certificate of compliance encompassed the westerly 2.5-acres of the subject property and recorded as Instrument No. 82-888274, on August 31, 1982.

Prepared by: Ramon Cordova


LOS ANGELES CO.
SEE 4462 MAP
4461
4281
4551
4460
91351
91390
91350
BOUQUET CANYON
CANYON COUNTRY
SANTA CLARITA
SAN FRANCISCO
VASQUEZ CANYON RD
BOUQUET CANYON RD
PLUM CANYON RD
HASKELL CANYON RD
T5N
T4N
R15W
R16W
LOS ANGELES PROBATION CAMP SCUDDER
LOS ANGELES PROBATION CAMP SCOTT
PLUM CANYON COUNTY PARK
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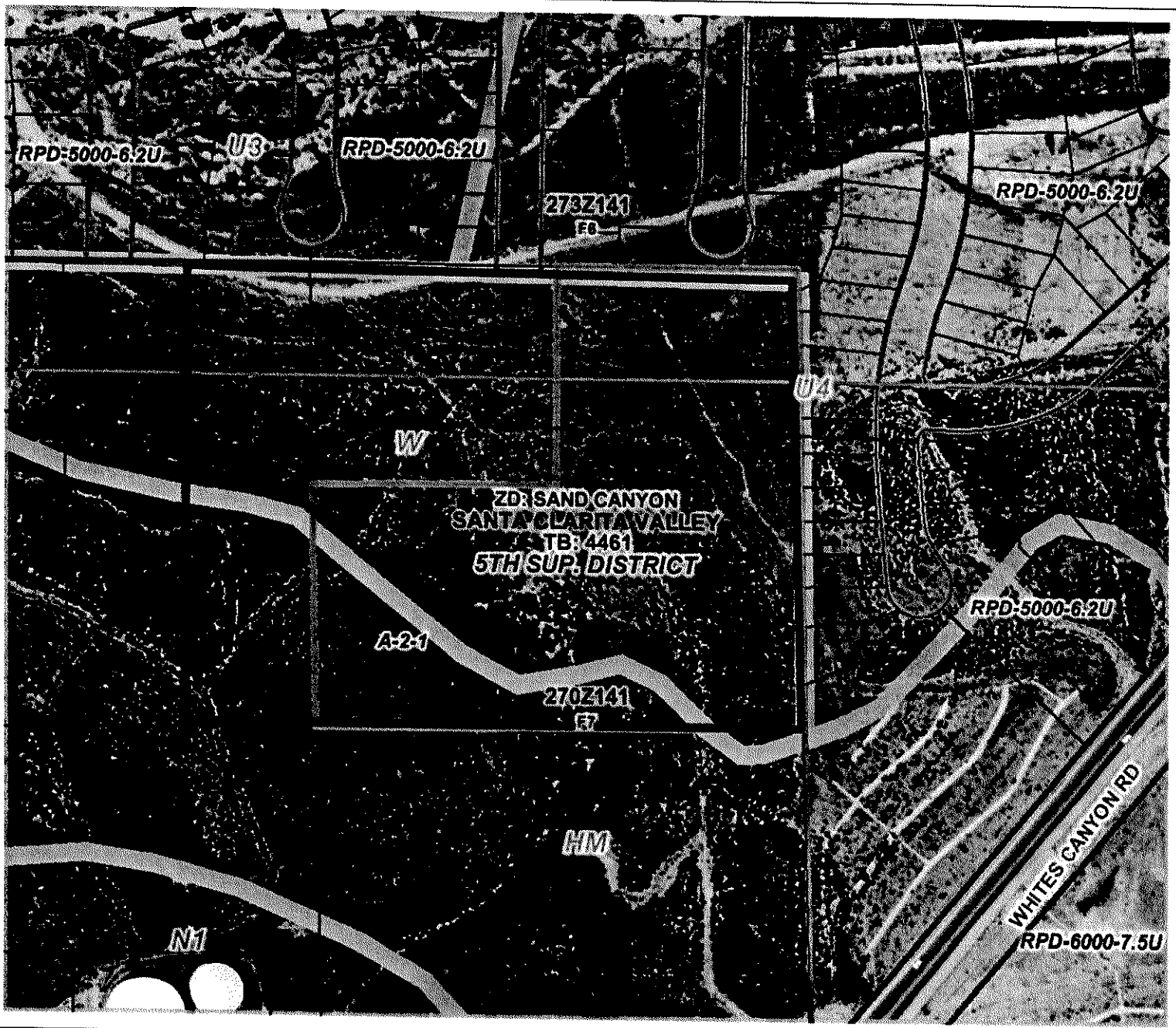
VESTING TENTATIVE TRACT MAP NO. 060999

Printed On: Jul 19, 2007



Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway

Master Plan of Highways
- Expressway - (e)
- Expressway - (p)
- Ltd. Secondary Highway - (e)
- Ltd. Secondary Highway - (p)
- Parkway - (e)
- Parkway - (p)
- Major Highway - (e)
- Major Highway - (p)
- Secondary Highway - (e)
- Secondary Highway - (p)

(e)-Existing (p)-Proposed

Railroad or Rapid Transit
- Railroad
- Rapid Transit
- Underground Rapid Transit

Significant Ridgelines
- Castaic CSD Primary
- Castaic CSD Secondary
- SMMNA Significant

- Census Tract (2000)
- Assessor Map Book (AMB) Bdy
- Zoning Index Map Grid
- Zoning Map Grid
- USGS Quad Sheet Grid
- The Thomas Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Severity Zone
- Community Standards District (CSD)
- CSD Area Specific Boundary
- ESHA (Coast Only)
- Significant Ecological Area (SEA)
- Section Line
- Township and Range
- National Forest
- Equestrian District (EQD)
- Transit Oriented District (TOD)
- Setback District
- Zoned District (ZD)
- Supervisorial District Boundary

Safety Related Stations (From TB)
- Fire Station
- Highway Patrol
- Police Station
- Ranger Station
- Sheriff Station

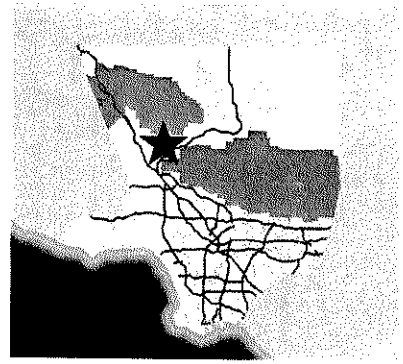
- Zoning (Boundary)

Zoning
- Zone A-1
- Zone A-2
- Zone B-1
- Zone B-2
- Zone C-1
- Zone C-2
- Zone C-3
- Zone C-H
- Zone C-M
- Zone CPD
- Zone C-R
- Zone D-2
- Zone IT
- Zone M-1
- Zone M-1.5
- Zone M-2
- Zone M-3
- Zone MPD
- Zone MXD
- Zone O-S
- Zone P-R
- Zone R-1
- Zone R-2
- Zone R-3-( )U
- Zone R-4-( )U
- Zone R-A
- Zone RPD
- Zone R-R
- Zone SP
- Zone SR-D
- Zone W

Landuse Policy (Not in Comm / Area Plan)
- 1 - Low Density Residential (1 to 6 du/ac)
- 2 - Low/Medium Density Residential (6 to 12 du/ac)
- 3 - Medium Density Residential (12 to 22 du/ac)
- 4 - High Density Residential (22 or more du/ac)
- C - Major Commercial
- I - Major Industrial
- O - Open Space
- P - Public and Semi-Public Facilities
- RC - Rural Communities
- R - Non-Urban
- TC - Transportation Corridor

Inland Waterbody
- Perennial
- Intermittent
- Dry

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend tab" on the top left side of screen.



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PROJECT NO. 04-124-(5)

VESTING TENTATIVE TRACT MAP NO. 060999
ZONE CHANGE CASE NO. 04-124-(5)
CONDITIONAL USE PERMIT CASE NO. 04-124-(5)

STAFF ANALYSIS
SEPTEMBER 6, 2006 REGIONAL PLANNING COMMISSION PUBLIC HEARING

PROJECT OVERVIEW

The applicant, Scott Larson, proposes a single-family residential development of 44 single-family lots, one public facility lot, one open space lot and one private park lot on 12.2 gross acres. The proposal requires approval of Vesting Tentative Tract Map No. 060999 ("TR 060999") for the subdivision, Zone Change Case No. 04-124-(5) to change the zoning of the subject property from A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) to RPD-5000-5.0U (Residential Planned Development -5000 Square Feet Minimum Required Lot Area – Five Dwelling Units per Net Acre), as well as approval of Conditional Use Permit ("CUP") Case No. 04-124-(5) to ensure compliance with the requirements of hillside management and density-controlled development, as well as onsite project grading that exceeds 100,000 cubic yards.

The subject property is located at the southerly terminus of Houston Court in the Sand Canyon Zoned District. Access to the subject property is provided by the southerly extension of Houston Court. Approximately 143,000 cubic yards of cut and fill grading are proposed to be balanced onsite.

The Mitigated Negative Declaration ("MND") analyzes potentially significant impacts of the project, including Geotechnical, Fire, Flood, Air Quality, Biota, Archaeology, Visual, Traffic, Education and Mitigation Compliance, and concludes that the impacts can be mitigated to less than significant with mitigation measures.

DESCRIPTION OF PROPERTY

Location: The property is located at the southerly terminus of Houston Court in the Sand Canyon Zoned District in unincorporated Santa Clarita Valley.

Physical Features: The subject property is approximately 12.2 gross acres in size and comprised of three lots. The property is rectangular in shape with slight to steeply sloping terrain. Sensitive species found on the subject property include semi-desert chaparral and the Western Spadefoot Toad.

Access: The property has frontage on Houston Court, a 60-foot-wide limited secondary highway as designated on the County Master Plan of Highways, which will be extended into

the project site. The southerly extension of Houston Court with a width of 60 feet will serve as the main access for the project. Internal access will be provided by "B", "C" and "D"; all 60 feet wide streets.

Services: Domestic water service will be provided by the Santa Clarita Water Company. Domestic sewer service will be provided by the Los Angeles County Sanitation District ("Sanitation District") No. 26. The project is within the boundaries of the William S. Hart Union High School District and the Sulphur Springs Elementary School District.

ENTITLEMENTS REQUESTED

Vesting Tentative Tract Map: The applicant requests approval of Vesting TR 060999 to create 44 single-family lots, one public facility lot, one open space lot and one private park lot on approximately 12.2 gross acres.

Zone Change: The applicant requests approval of the zone change from A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) to RPD-5000-5.0U (Residential Planned Development -5000 Square Feet Minimum Required Lot Area – Five Dwelling Units per Net Acre).

Conditional Use Permit: The applicant requests approval of a CUP to ensure compliance with the requirements of hillside management and density-controlled development as well as onsite project grading that exceeds 100,000 cubic yards.

EXISTING ZONING

Subject Property: The subject property is zoned A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area).

Surrounding Properties: Surrounding zoning is RPD-5000-6.2U (Residential Planned Development -5000 Square Feet Minimum Required Lot Area – 6.2 Dwelling Units per Net Acre) to the north and east and A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) to the west and south.

EXISTING LAND USES

Subject Property: The subject property consists of three unimproved lots.

Surrounding Properties: Surrounding uses are as follows:
North: Single-family residences;

East: Single-family residences;
South: Undeveloped land; and
West: Undeveloped land

PREVIOUS CASE/ZONING HISTORY

The current A-2-1 zoning on the subject property became effective on August 23, 1957, following the adoption of Ordinance Number 7191.

Certificate of Compliance No. 22546 was previously recorded on the subject property. The certificate of compliance encompassed the westerly 2.5-acres of the subject property and recorded as Instrument No. 82-888274, on August 31, 1982.

PROJECT DESCRIPTION

Vesting TR 060999 and CUP No. 04-124-(5) Exhibit "A," dated June 8, 2005, depict a clustered residential development of 44 single-family lots on approximately 12.2 gross acres. The residential lots range in size from 5,000 square feet to 9,183 square feet. Graded building pads are depicted to show the extent of development. The project provides 6.00 acres of permanent open space which consists of 4.2 acres (67 percent) within the hillside designation and 1.8 acres (30 percent) within the urban designation and consisting of one open space lot in a natural condition, one private park lot, front and side yard setbacks, back yard slope area, additional open space areas and six foot wide parkways.

One open space lot (Lot No. 47) covers 3.13 acres (52 percent) of the overall open space requirement for the project site. Front yard setback open space consist of 0.07 acres for urban designation and 0.10 acres for hillside designation; side yard setback open space consist of 0.89 acres for urban designation and 0.50 acres for hillside designation; back yard slope consist of 0.43 acres in urban designation and 0.31 acres in hillside designation; the six foot wide parkway consist of 0.31 acres for urban designation and 0.13 acres for hillside designation; additional open space lying outside of setbacks consist of 0.05 acres; one private park lot (Lot No. 46) covers 0.08 acres and all open space areas combined total 6.00 acres.

The project's main access is the southerly extension of Houston Court, a 60-foot-wide limited secondary highway, with "B", "C" and "D" Streets, all 58 –feet-wide providing internal access. Grading consists of 143,000 cubic yards of cut and fill, to be balanced onsite. Proposed Lot No. 45 is a debris basin, 6,736 square feet in size, and is proposed as separate public facility lot not included in the open space calculations.

Proposed street improvements include the alternate street cross-section design on all interior streets. Street lights are required along all interior streets and on the off-site portion of

Houston Court. New utilities less than 50 KV are to be underground. Bridge and Thoroughfare ("B&T") fees for the Bouquet B&T District are also required prior to final map approval. Sewer improvements include installation and dedication of main line sewers and separate house laterals to each lot as well as installation of an off-site sewer main line. The project site must also annex into the Sanitation District. Four fire hydrants are required within the development by the Los Angeles County Fire Department as a condition of approval.

No trail easements are proposed for this subdivision.

SANTA CLARITA VALLEY AREA PLAN CONSISTENCY

The subject property is currently depicted within the Hillside Management (HM) and Floodway/Floodplain (W) land use category of the Plan. Based on the applicant's submitted slope density analysis, which calculates density for areas with zero to 25 percent slope, 25 to 50 percent slope, and over 50 percent slope, the subject property yields a maximum of 212 dwelling units. The project proposes 44 dwelling units which is consistent with the density calculations.

The applicant's slope density extends urban areas into floodplain and includes that in the density calculations. The applicant met with staff to discuss the appropriate relocation of the Urban 3 (U3) and Urban 4 (U4) designation within the northerly portion of the subject property since the floodway/floodplain designation no longer applied since mitigation measures had abated any flood hazards on the project site . After meeting with staff, it was determined that the urban areas could be extended to the toe of slope of the existing hillside management designated area of the subject property. The applicant wishes to interpret the toe of slope contour line as the adjusted urban boundary within their slope density map and analysis, creating a portion of the subject property within an urban designation. Staff agrees with the applicant's interpretation of this toe of slope contour line since this meets the Plan guidelines for such an interpretation. The Plan allows boundary adjustments between urban and non-urban in instances where "existing development, approved development permits and toe of slopes of hillsides or ridgelines" are involved (Plan, pg 56).

The Plan contains many goals and policies that support orderly development in underutilized areas where services and infrastructure exist as well as provision of a wide range of housing at varying price ranges for households. The proposed project is inconsistent with these goals and policies by providing higher dense development in a non-urban area.

Applicable Plan Provisions

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

LAND USE ELEMENT

"Concentrate land use growth in and adjacent to existing urban, suburban, and rural communities. Within these areas, encourage development of bypassed lands designated and appropriate for development" (Policy 2.3, Page 13).

COMMUNITY DESIGN ELEMENT

"Maintain a long-range program for the underground relocation of overhead power distribution facilities, telephone lines and other utility services" (Policy 3.3, Page 21).

ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT

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

CONDITIONAL USE PERMIT

Pursuant to Sections 22.24.150, 22.56.205 and 22.56.215 of the Los Angeles County Code ("County Code"), the applicant has requested a CUP, and submitted an Exhibit "A", to demonstrate compliance with requirements of the hillside management, density-controlled development and on-site project grading exceeding 100,000 cubic yards.

The applicant also proposes a density-controlled development design, where the lots are clustered away from hillside management designated area of the property rather than spread throughout the project site. The residential lots are smaller than the one-acre minimum lot size required by the zoning. The portions of the subject property that are not developed no longer contain density and are to remain permanent open space; the project's 67 percent of open space for hillside designated areas and 30 percent of open space for urban areas comprises this undeveloped area.

The project proposes approximately 143,000 cubic yards of cut and fill grading. A CUP is required for the onsite project grading where more than 100,000 cubic yards of grading is proposed.

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

Hillside Management:

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

B. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area; and

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

D. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents.

The applicant's Burden of Proof responses are attached.

ZONE CHANGE

The applicant is requesting to change the zoning of the subject property from A-2-1 to RPD-5000-5.0 U due to the existing sloping terrain and the need for housing in urbanized areas. As supply of land has become limited and need for housing has increased, clustered developments provide more housing and preserve open space. The proposed project would be adjoining other existing clustered developments located on the north, east and west. Based on A-2-1 zoning, the project site would yield a maximum 12 dwelling units on the subject property. The RPD-5000-5.0 U zoning would also be consistent with the surrounding zoning, which consist of RPD -5000-6.2 U.

The applicant must meet the following burden of proof required for a zone change:

A. Modified conditions warrant a revision to the zoning plan as it pertains to the area or district under consideration;
B. A need for the proposed zone classification exists within such area or district;
C. The particular property under consideration is a proper location for said zone classification within such area or district; and
D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practices.

The applicant's Burden of Proof responses are attached.

ENVIRONMENTAL DOCUMENTATION

In accordance with State and County CEQA guidelines, an MND was prepared for the project. The MND concludes that certain potentially significant impacts are less than significant with implementation of the proposed mitigation measures in the Mitigation Monitoring Program.

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

Geotechnical Flood Biota Visual Traffic Cultural Resources Fire Air Quality Mitigation Compliance Education

Detailed information of the mitigation measures is attached, and include such mitigations such as hiring a qualified biologist to survey the site during appropriate season to determine if the Western Spadefoot Toad exists on site. All project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31 unless a project biologist surveys the project area prior to disturbance to confirm the absence of active nests or nesting habitat.

COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the vesting tentative tract and exhibit "A" maps dated June 8, 2005, and recommends the attached conditions.

Comments have also been received from the Sanitation District indicating that annexation and sewer connection fees are required.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On August 3, 2006, approximately 439 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property. The public hearing notice was published in The Signal and La Opinion on August 6, 2006. Project materials, including tentative tract and exhibit "A" maps, land use map and recommended conditions were sent to the Canyon Country Jo Anne Darcy Library on August 3, 2006. A public hearing notice was posted on the subject property fronting Houston Court on August 5, 2006. Public hearing materials were also posted on the Department of Regional Planning's website.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

At the time of writing, no correspondence has been received the public regarding the subject proposal.

STAFF EVALUATION

The proposed development is consistent with nonurban hillside management density provisions of the Plan. The subject property is currently depicted within the Hillside Management (HM) and Floodway/Floodplain (W) land use categories of the Plan. Based on the submitted slope density analysis the subject property yields a maximum of 212 dwelling units. The project proposes 44 dwelling units based on the applicant's interpretation of the Plan, which is consistent with staff's determination. The project also does meet the burden of proof required for the CUP for hillside management as it does meet the requirement of Section 22.56.215. F.1.c of the Los Angeles County Code ("County Code"), which requires the proposed project to be consistent with the objectives and policies of the Los Angeles Countywide General Plan (" General Plan")

Plan Consistency: Staff feels that the project as currently designed is consistent with the Santa Clarita Valley Area Plan ("Plan") with respect to density. The Plan acknowledges the general nature and scale of the Land Use Policy Map ("LU Map"), and allows for interpretations of Land Use Category boundaries based on guidelines. These interpretation guidelines within the Plan state that those boundary lines reflect physical features like existing developments and approved permits.

The applicant requested an interpretation that extended the urban boundary line from areas designated Urban 3 (U3) and Urban 4 (U4) over the existing Floodway/Floodplain (W) designation and ending at the toe of slope of the existing Hillside Management (HM) area.

The applicant requested, Specifically, interpretation of the extension of the U3 and U4 boundary towards the toe of slope contour line, resulting in a portion of the subject property within the urban designation. The project's slope density analysis relies on this interpreted U3 and U4 boundary in order to apply other Plan provisions allowing a higher maximum density for non-urban land depicted on the LU Map.

The Plan states:

"In general, most land use policy boundaries are intended to correspond to one or more existing physical features such as streets or highways, existing development, floodplains, or the toe of slope on hillsides. Occasionally boundaries of approved development applications, limits of existing linear service systems, or ridgelines are used... The lines distinguishing

existing or proposed urban development from other areas intended for non-urban use reflect, in most instances, a physical feature such as existing development, approved development permits, the toe of slopes of hillsides or ridgelines".

Staff agrees that the toe of slope contour line is an appropriate adjustment of the urban boundary. The Plan states that the urban/non-urban boundary reflects in most instances, "existing development, approved development permits, the toe of slope of hillsides or ridgelines". The applicant's interpretation following this elevation contour line does not reflect adjustment based on any of these physical features.

A determination was issued to the applicant in a meeting dated July 18, 2006.

CUP Burden of Proof: The project also meets the burden of proof required for the hillside management CUP as it meets the requirement of Section 22.56.215.F.1.c of the County Code, which requires consistency with the objectives and policies of the General Plan which in this case is the local Plan.

FEES/DEPOSITS

If approved the following shall apply:

California Department of Fish and Game:

1. Processing fee of $1,275.00 associated with the filing and posting of a Notice of Determination with the County Clerk, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

Department of Regional Planning, Impact Analysis:

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

Department of Regional Planning, Zoning Enforcement:

3. Deposit of $3750.00 to defray the cost of annual site inspection verifying compliance associated with CUP for a term of five years.

STAFF RECOMMENDATION

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

Staff recommends that the Regional Planning Commission approve Vesting Tentative Tract Map No. 060999 and Conditional Use Permit Case No. 04-124-(5), adopt the Mitigated Negative Declaration, and recommend adoption of Zone Change Case No. 04-124-(5) to the Board of Supervisors.

Suggested Motion: "I move that the Regional Planning Commission close the public hearing, direct staff to prepare the necessary findings and conditions for approval of Vesting Tentative Tract Map No. 060999, Conditional Use Permit Case No. 04-124-(5) and, and recommend approval of Zone Change Case No. 04-124-(5) to the Board of Supervisors.

Attachments:

- Factual
- Draft Conditions
- Conditional Use Permit Burdens of Proof
- Mitigated Negative Declaration, including Mitigation Monitoring Program
- Vesting Tentative Tract Map No. 060999
- Conditional Use Permit Case No. 04-124-(5) Exhibit "A"
- Land Use Map
- GIS-NET Map
- Photographs

SMT:REC:rec
08/28/06

DEPARTMENT OF REGIONAL PLANNING **Map Date: 6-8-2005**
VESTING TENTATIVE TRACT MAP NO. 060999 **Exhibit Map Date: 6-8-2005**

CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance) as well as the area requirements of the RPD – 5000 – 5.0 U zone and requirements of Conditional Use Permit Case No. 04-124-(5) and the Mitigation Monitoring Program.

2. Except as otherwise specified by Conditional Use Permit No. 04-124-(5), conform to the applicable requirements of the RPD – 5000 – 5.0 U zone.

3. In accordance with Conditional Use Permit Case No. 04-124-(5), this land division is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the RPD – 5000 – 5.0 U zone. If multiple final maps are recorded, the average area of all lots shown on each final unit map and and all previously recorded final unit maps shall comply with the minimum lot area requirements of the RPD – 5000 – 5.0 U zone and open space areas.

4. Recordation of the final map is contingent upon effectuation of an ordinance changing the zoning of the subject property from A-2-1 to RPD – 5000 – 5.0 U by the Los Angeles County Board of Supervisors.

5. Submit a copy of the project's maintenance agreements and covenants to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval.

6. Submit evidence that the conditions of the associated Conditional Use Permit Case No. 04-124-(5) have been recorded.

7. Record a covenant with the County of Los Angeles agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director of Regional Planning ("Director") for review and approval.

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

9. 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.

10. Lot Nos. 38 and 39 are approved as flag lots. Each flag lot shall have a fee access strip of at least 10 feet in width on multiple access.

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11. Reserve reciprocal easements for ingress and egress over the common driveway to benefit Lot Nos. 38 and 39 served. Submit a copy of the draft document to be reviewed prior to recordation by the Los Angeles County Department of Regional Planning ("Regional Planning") prior to final map approval.

12. Show Houston Court, "B" Street, "C" Street and "D" Street as dedicated streets on the final map.

13. Dedicate to the County of Los Angeles on the final map the right to prohibit the construction of any structures on the open space lot (Lot No. 47), and record a building restriction area over that open space lot on the final map and all other open space areas.

14. Provide for the ownership and maintenance of the open space lot and private park lot (Lot Nos. 46 and 47) by the homeowners' association or dedicate the open space lot to a public agency to the satisfaction of Regional Planning.

15. Number all open space lots on the final map and provide access, a minimum of 15 feet in width, to each open space lot to the satisfaction of Regional Planning.

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

17. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the tract's CC&Rs which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, submit a copy of the document to be recorded to Regional Planning.

18. No grading permit shall be issued prior to the recordation of a final map, unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of Vesting Tentative Tract Map No. 060999 and Conditional Use Permit Case No. 04-124-(5).

19. Three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Director of Regional Planning ("Director of Planning") as required by Conditional Use Permit Case No. 04-027-(5) prior to issuance of a grading permit or building permit.

20. Per Section 21.32.195 of the County Code, plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director and a bond shall be posted with Los Angeles County Department of Public Works ("Public Works') or other verification shall be

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submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.

21. Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of Public Works, Regional Planning and the Fire Department. Each final unit map to record shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance and Conditional Use Permit Case No. 04-124-(5). Prior to approval of each final unit map, submit the following to Regional Planning:

    - A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps and the expected boundaries and phasing of all future final unit maps; and

    - A summary sheet indicating the number and type of all lots shown, including open space breakdown by acreage and type, on the current and previous final maps.

    Multiple copies of the phasing map shall be submitted to Regional Planning to ensure that the same map is distributed to other affected County Departments.

22. Upon completion of the appeal period, remit processing fees (currently $1,275.00) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 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.

23. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of Vesting Tentative Tract Map No. 060999. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Program. After completion of the appeal period, record a covenant and agreement, and submit a copy to Regional Planning for approval, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to Regional Planning as frequently as may be required by the department. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.

24. Upon completion of the appeal period, deposit the sum of $3,000.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports

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and verifying compliance with the information contained in the reports required by the Mitigation Monitoring Program.

25. 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, and employees to attack, set aside, void or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, of the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

26. 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 Regional Planning an initial deposit of $5,000.00 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 subdivider, or 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 fund to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

    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 subdivider according to Section 2.170.010 of the County Code.

Except as modified herein above, this approval is subject to all those conditions set forth in Conditional Use Permit Case No. 04-124-(5), the attached mitigation monitoring program, and the attached reports recommended by the Los Angeles County Subdivision Committee, which also consists of members of the Public Works, Fire Department, Department of Parks and Recreation, and Health Services.

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DEPARTMENT OF REGIONAL PLANNING
CONDITIONAL USE PERMIT CASE NO. 04-124-(5) **Exhibit "A" Date: 6-8-2005**

CONDITIONS:

1. This grant authorizes the use of the 12.2- acre subject property for a density-controlled development of a maximum total of 44 single-family dwelling units, as depicted on the approved Exhibit "A," subject to all of the following conditions of approval.

2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.

3. This grant shall not be effective for any purpose until:

   a. The permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 7 and 9; and

   b. An ordinance changing the zoning of the property from A-2-1 to RPD – 5000 – 5.0 U, as recommended in Zone Change Case No. 04-124-(5), has been adopted by the Los Angeles County Board of Supervisors and has become effective.

4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.

6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.

7. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a

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violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles ("County") the sum of **$3750.00**. These monies shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **five (5) biennial inspections**. The inspections shall be unannounced.

8. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently $150.00 per inspection).

9. Upon completion of the appeal period, the permittee shall remit processing fees in the amount of **$1,275.00** payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code and Section 711.4 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No land use project subject to this requirement is final, vested or operative until the fee is paid.

10. The mitigation measures set forth in the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of this permit, and the permittee shall comply with the attached Mitigation Monitoring Program. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director of Regional Planning ("Director") for approval, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by the Director.

11. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defensse.

12. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of $5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's

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cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

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

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

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code ("County Code").

13. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 060999. In the event that Vesting Tentative Tract Map No. 060999 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

14. No grading permit shall be issued prior the recordation of a final map, unless the Director determines that the proposed grading conforms to the conditions of Vesting Tentative Tract Map No. 060999 and Conditional Use Permit Case No. 04-124-(5).

15. The subject property shall be graded, developed and maintained in substantial compliance with the approved tentative tract map and CUP Exhibit "A" dated, June 8, 2005. All revised plans require the written authorization of the property owner.

16. All development shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.

17. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") and any maintenance agreements and covenants to Regional Planning for review and approval.

18. The development of the subject property shall comply with all requirements and conditions approved for Vesting Tentative Tract Map No. 060999.

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19. The applicant shall provide no less than 6.0 acres of open space, representing 4.2 acres (67 percent) open space area for hillside designated areas and 1.8 acres (30 percent) open space area of the project site.

20. This project is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the RPD – 5000 – 5.0 U zone in accordance with Section 22.56.205 of the County Code. Associated Vesting Tentative Tract Map No. 060999 may record in phases as separate final maps, provided that the average area of all lots shown on each final map in conjunction with all previously recorded final maps complies with the minimum area requirements of the zone and open space requirements is provided.

21. Prior to the issuance of any grading and/or building permit, site plans covering the applicable development phase as identified on the phasing map for Vesting Tentative Tract Map No. 060999 shall be submitted to and approved by the Director indicating that the proposed grading and/or construction:

    A. complies with the conditions of this grant and the standards of the zone; and

    B. is compatible with hillside resources.

22. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas. Prior to any issuance of a building permit, a site plan including exterior elevations and major architectural features shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance.

23. All utilities less than 50 KV shall be placed underground.

24. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").

25. Detonation of explosives or any other blasting device or material is prohibited unless required permits have been obtained and adjacent property owners have been notified.

26. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. No Saturday, Sunday or holiday operations are permitted. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby residences and neighborhoods. Generator and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences.

27. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of Public Works.

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28. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high wind (i.e. greater than 20 mph average over one hour) to prevent excessive amounts of dust.

29. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.

30. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.

31. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.

32. All construction and development within the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.

33. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the property, or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

34. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible the color of the adjacent surfaces.

35. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes.

36. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health ("Public Health"). Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.

37. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented to the satisfaction of Health Services. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Health Services and the California Regional Water Quality Control Board.

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38. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with State Seismic Hazard Safety laws to the satisfaction of Public Works.

39. Prior to the issuance of any grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site to the satisfaction of and approval by Public Works.

40. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.

41. During construction, all large-size truck trips shall be limited to off-peak commute periods.

42. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on state highways.

43. All graded slopes (cut and fill) shall be revegetated. Prior to the issuance of any grading permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted to and approved by the Director. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.

    In addition to the review and approval by the Director, the landscaping plans will be reviewed by the staff biologist of Regional Planning and the Los Angeles County Forester and Fire Warden ("Forester and Fire Warden"). Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. No invasive species are permitted.

    The landscaping plan must show that landscaped areas shall contain minimum 50 percent locally indigenous species, including trees, shrubs and ground covering. However, if the permittee demonstrates to the satisfaction of the Director that compliance with this requirement is not possible due to County fire safety requirements, then staff may determine that a lower percentage of such planting shall be required. In those areas where staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting shall be at least 30 percent. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by the Director and the Forester and Fire Warden. Fire retardant plants shall be given first consideration.

Timing of Planting. Prior to the issuance of grading or building permits for any development, the permittee shall submit a landscaping phasing plan for the landscaping associated with the construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

44. Record a covenant with the County agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director for approval.

45. The environmental mitigation measures are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director for approval, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by the Director of Planning.

46. Upon completion of the appeal period, the permittee shall deposit the sum of **$3,000.00** with Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the Mitigation Monitoring Program. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Program.

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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 060999 (Rev.) TENTATIVE MAP DATED 06-08-2005

The following reports consisting of 13 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.

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

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

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6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.

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

9. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.

10. The first unit of this subdivision shall be filed as Tract Map No. 060999-01, the second unit, Tract Map No. 060999-02, and the last unit, Tract Map No.060999.

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

12. Provide off-site right of way or easement on the off-site portions of "B" Street and Nield Court joining the existing Nield Court to the satisfaction of Public Works. The off-site right of way or easement shall be recorded by a separate instrument prior to or concurrently with the recordation of Tract 60999 to the satisfaction of Public Works.

13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of $2,000 (Minor Land Divisions) or $5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

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Prepared by Henry Wong Phone (626) 458-4915 Date 08-10-2005

tr60999L-rev3.doc

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

TRACT MAP NO. 60999

TENTATIVE MAP DATED 06/08/05
EXHIBIT MAP 06/08/05

DRAINAGE CONDITIONS

- Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) hydrology which was conceptually approved on 04/26/2006 to the satisfaction of Public Works.

==========

GRADING CONDITIONS:

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

Name Ernesto Rivera Date 05/09/2006 Phone (626) 458-4921
ERNESTO J RIVERA

Sheet 1 of 1

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

DISTRIBUTION
1 Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 60999 **TENTATIVE MAP DATED** 6/8/05 (Revised)
SUBDIVIDER Scott Larson **LOCATION** Plum Canyon
ENGINEER Sikand
GEOLOGIST &
SOILS ENGINEER Leighton & Associates, Inc. (Santa Clarita) **REPORT DATE** 8/11/05, 4/20/05, 9/24/04

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

[X] The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.

[X] A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.

[X] All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.

[ ] A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____ ,dated _____ ."

[X] The Soils Engineering review dated 9/15/05 is attached.

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

[ ] This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.

[ ] The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.

[ ] Geology and/or soils engineering reports may be required prior to approval of building or grading plans.

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

[ ] The Soils Engineering review dated _____ is attached.

Prepared by _____ Reviewed by _____ Date 9/7/05
Geir R. Mathisen

C:\MyFiles\Geir\Geology Review\Review Sheets\District 8.2\Tracts\60999_TM6.doc
4/27/05

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 8.2
Job Number GMTR
Sheet 1 of 1

Review No. 3

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

Tentative Tract	60999
Location	Plum Canyon
Developer/Owner	Scott Larson
Engineer/Architect	Sikand
Soils Engineer	Leighton and Associates, Inc. (0610887-001)
Geologist	Same as above

Review of:

Revised Tentative Tract Map Dated by Regional Planning 6/8/05
Geotechnical Report Dated **8/11/05**, 4/20/05, 9/24/04

Previous review sheet dated 7/14/05

ACTION:

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

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

2. At the grading plan review stage, provide a soils report which includes, information, analyses, and/or recommendations for the 12 foot height retaining/debris walls shown on the submitted geotechnical map. If debris containment wall are proposed, the containment areas must be designed for 100 percent of the predicted debris flow volume. Therefore, provide data and analyses (e.g., areas to be mitigate, volume calculations of anticipated debris flow volume and containment volume, etc.) in support of the recommended mitigation measures.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:
A. THE ON-SITE SOILS ARE MODERATELY CORROSIVE TO FERROUS METALS.
B. PER THE SOILS ENGINEER, "SPECIFIC EARTHWORK RECOMMENDATIONS WILL BE GIVEN SUBSEQUENT TO ADDITIONAL GEOTECHNICAL REVIEW AT THE 40-SCALE GRADING PLAN REVIEW STAGE."

REGISTERED PROFESSIONAL ENGINEER
YOSHIYA MORISAKU
No. 67587
Exp. 8/30/07
CIVIL
STATE OF CALIFORNIA

Reviewed by _____ Date 9/15/05
Yoshiya Morisaku

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh\60999TentTd

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

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets.

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

3. Provide minimum landing area of 25 feet for "D" Street at a maximum 3 percent grade to the satisfaction of Public Works.

4. Provide standard property line return radii of 13 feet at all local street intersections.

5. Dedicate right of way 30 feet from centerline within the tract boundaries on Houston Court, "B" Street, and "C" Street including a standard cul-de-sac bulb.

6. Dedicate right of way 29 feet from centerline within the tract boundaries on "D" Street including a standard cul-de-sac bulb.

7. Dedicate additional right of way for a standard knuckle at the intersection of "B" Street and "C" Street.

8. Provide off-site full-width easements and/or right of way to construct the off-site grading and full-width improvements, including curb, gutter, base, pavement, sidewalk, street trees, and street lights, from Nield Court to the westerly tract boundary, including a standard knuckle at the intersection of Nield Court and "B" Street, to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements and/or right of way.

9. Construct curb, gutter, base, pavement, and sidewalk within the tract boundaries on all streets. Permission is granted to use the alternate street section. Construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current ADA requirements to the satisfaction of Public Works.

10. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.

11. Construct a slough wall outside the street right of way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way. The wall shall not impede any required line of sight.

12. Comply with the following street lighting requirements:

a. Provide street lights on concrete poles with underground wiring within the tract boundaries on all streets and on the off-site portions of "B" Street and Nield Court joining the existing Nield Court to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

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

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

(2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.

(3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.

c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

13. Plant street trees within the tract boundaries on all streets.

14. Install postal delivery receptacles in groups to serve two or more residential lots.

15. Provide and install street name signs prior to occupancy of buildings.

16. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

17. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the Public Works.

18. Prior to final map approval, the applicant shall pay the fees established by the Board of Supervisors for the Bouquet Canyon Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of final map recordation. The current applicable fee is $15,030 per factored unit and is subject to change.

19. Comply with the mitigation measures identified in the attached June 23, 2005 letter from our Traffic and Lighting Division to the satisfaction of Public Works.

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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 060999 (Rev)

TENTATIVE MAP DATED 06-08-2005

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

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.

2. A sewer area study including the proposed subdivision (PC11731, dated 07-19-2004) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.

4. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.

Prepared by Juan M Sarda Phone (626) 458-7151 Date 07-25-2005
Reviewed by Henry Wong HW
tr60999s-rev3.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 060999 (Rev.)

TENTATIVE MAP DATED 06-08-2005

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.

3. If necessary, extend the off-site water mainline to serve this subdivision to the satisfaction of Public Works.

4. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.

5. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Janet Rodriguez Phone (626) 458-4921 Date 08-10-2005
Reviewed by Henry Wong HW
tr60999w-rev3

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

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

IN REPLY PLEASE
REFER TO FILE: T-4

June 23, 2005

Mr. Bruce Chow
Linscott, Law and Greenspan Engineers
234 East Colorado Boulevard, Suite 400
Pasadena, CA 91101

Dear Mr. Chow:

TENTATIVE TRACT NOs. 60999 AND 52763
DRAFT TRAFFIC IMPACT ANALYSIS (JUNE 3, 2005)
UNINCORPORATED CANYON COUNTRY AREA

As requested, we have reviewed the above-mentioned document. The project is located on the west side of Whites Canyon Road south of the intersection of Plum Canyon Road and Whites Canyon Road at Heller Circle and Farrell Road in the unincorporated County area of Canyon Country.

The proposed project is a 56 single-family residential development. The project is estimated to generate approximately 536 vehicle trips daily, with approximately 42 and 57 vehicle trips in the a.m. and p.m. peak hours, respectively.

We generally agree with the traffic study that the traffic generated by the proposed project alone with other related projects in the area will not significantly impact any County or County/City intersections or roadways in the area.

The following project site and access improvements are recommended for the project. These improvements shall be the sole responsibility of the project and shall be made a condition of approval to be in place prior to the issuance of any building permits:

"A" Street - TT 52763 (Future) at Whites Canyon Road

North approach: Two through lanes and one shared through/right-turn lane instead of three through lanes.

South approach: Three through lanes.

West approach: One exclusive right-turn lane.

Detailed striping plans must be prepared and submitted to our Land Development Review Section for review and approval.

The project is within the Bouquet Bridge and Major Thoroughfare (B&T) District. The project shall pay its share of the Bouquet B&T fees.

We also agree with the study that the project will not have a significant impact on any Congestion Management Program monitored intersections, arterials, or freeway segments in the area.

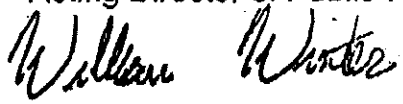
The latest tract map for Tentative Tract Nos. 60999 and 52763 shall be submitted to our Land Development Review Section for review and approval.

We require that the City of Santa Clarita be consulted with regard to the potential California Environmental Quality Act impacts within their jurisdiction.

If you have any further questions regarding the review of this document, please contact Mr. Jesse Cline of our Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4823.

Very truly yours,

DONALD L. WOLFE
Acting Director of Public Works



WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

JC:cn
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COUNTY OF LOS ANGELES
FIRE DEPARTMENT

App

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 060999 Tentative Map Date 8-June-2005

Revised Report yes

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

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

☐ The required fire flow for private on-site hydrants is ____ 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 4 public fire hydrant(s). Verify / Upgrade 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 on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location: ____

☒ 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: ____

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 16-Aug-05

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 060999 Map Date 8-June-2005

C.U.P. _____ Vicinity Vasquez - 3064A

☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.

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

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

☐ Where driveways extend further than 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.

Comments: **Lot 39 shall provide for a minimum paved driveway width of 20', said driveway shall be installed prior to the issuance of building permit.**

By Inspector: Jaana Masi Date 16-Aug-05

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **60999**	DRP Map Date:**06/08/2005**	SCM Date: / /	Report Date: **08/10/2005**
Park Planning Area # **35D**	**CANYON COUNTRY**		Map Type:**REV. (REV RECD)**

Total Units **44** = Proposed Units **44** + Exempt Units **0**

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	**0.42**
IN-LIEU FEES:	**$57,054**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $57,054 in-lieu fees.

Trails:

No trails.

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

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

By: _____
James Barber, Advanced Planning Section Head

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August 10, 2005 11:10:29
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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map #	**60999**	DRP Map Date: **06/08/2005**	SMC Date: / /	Report Date: **08/10/2005**
Park Planning Area # **35D**	**CANYON COUNTRY**			Map Type: **REV. (REV RECD)**

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

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

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

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

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

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **44** = Proposed Units **44** + Exempt Units **0**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.21**	**0.0030**	**44**	**0.42**
M.F. < 5 Units	3.03	0.0030	0	0.00
M.F. >= 5 Units	2.10	0.0030	0	0.00
Mobile Units	3.01	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**0.42**

Park Planning Area = **35D CANYON COUNTRY**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.42	$135,842	**$57,054**

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	**In-Lieu Fee Due**
0.42	0.00	0.00	0.42	$135,842	**$57,054**

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COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
Public Health

THOMAS L. GARTHWAITE, M.D.
DIRECTOR and CHIEF MEDICAL OFFICER

FRED LEAF
CHIEF OPERATING OFFICER

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

Environmental Health
ARTURO AGUIRRE, Director

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm

BOARD OF SUPERVISORS

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Fifth District

August 11, 2005

RFS No. 05-0018017

Tract Map No. 060999

Vicinity: Canyon Country

Tentative Tract Map Date: June 8, 2005 (3rd Revision)

The Los Angeles County Department of Health Services' conditions of approval for **Vesting Tentative Tract Map 060999** are unchanged by the submission of the revised map. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Santa Clarita Water Company** a public water system, which guarantees water connection and service to all lots. Prior to **Tentative Map Approval**, a "Will Serve" letter from the applicable water company shall be provided to this Department.

2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #26** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV
Mountain and Rural/Water, Sewage, and Subdivision Program

ZONE CHANGE – BURDEN OF PROOF SECTION 22.16.110

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Commission the following facts. Answers must be made complete and full:

A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration because:
The surrounding properties land area, and land uses have changed from non-urban to urban to current residential uses and thus warrant new zoning into urban and residential uses.
The proposed single family development is clustered over flat surface and is compatible to the immediate north and east of single family development of TT 46018. The proposed single family development zone is consistent with the surroundings and extension of this zone will enhance this area.

B. A need for the proposed classification exists within such area or district because:
The additional residential zoned areas will provide for future demand due to recent population increases and the community needs. The current development surrounding the area of the subject site will soon exhaust the available residentially zone areas. This change in the zone can also be done without contributing to urban sprall

C. The particular property under consideration is a proper location for said zone classification within such area of district because:
The proposed location of the residential development will integrate the surrounding development. The approved commercial project is at Plum Canyon Road and Heller Circle. The landuse to the north and east are zoned U-3 and U-4 with detached residential development. The re-zoning of this project will bring this last remaining infill property into a zone conforming with the neighboring zones and uses.

D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because:
The proposed zoning is in comformity with good zoning practices. The proposed development is extended from Houston Court and Neild Court. Park and school services are available from Whites Canyon Road and Nield Street to this site.
The subject project proposed passive park for the local community. The project will provide additional improvements to the existing circulation system and thereby in the insterest of public health, safety and general welfare.

(***NOTE: Use additional sheets as necessary***)

CONDITIONAL USE PERMIT CASE – BURDEN OF PROOF **SEC. 22.56.040**

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

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

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

The proposed project has been designed as a cluster development and kept open space steep land in order to enchance the natural environment. The proposed residential subdivision development has been reviewed by the Department of Public Works and geologic, soils, and drainage will be mitigated as a condition of development. All applicable development standards and ordinances will be implemented to avoid any detrimental impacts on the subject site. In addition all ordinances and standards to project the health, peace comfort and of employment of persons residing in the surrounding area will be maintained and enchanced.

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

The 12.5 Ac site is more than adequate to accommodate the development features required by ordinances to integrate the proposed use with the surrounding areas. The proposed lot sizes are consistent with surrounding community zoning standards. Approximately 3 Ac keep as natural open space and Manufactured slopes are irrigated and maintained by landscape maintenance district.

C. That the proposed site is adequately served:

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

1. Access to the project site will be through Houston Court and Nield Court (tap Street) The proposed public roads on the project will be improved per public works standards.

2. All the public utilities and services (i.e. water, sewer, storm drain, telephone, cable etc.) will be provided to the site from the existing Improved street Houston Court and Neild Court to the North of the site.

3. The fully improved Houston Court is tap street to this project.

Such other information as the planning director determines to be necessary for adequate evaluation. The planning director may waive one or more of the above items where he deems such item(s) to be unnecessary to process the application.

HILLSIDE MANAGEMENT AND SIGNIFICANT ECOLOGICAL AREAS – BURDEN OF PROOF

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

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

The proposed project is surrounded by the existing single family development and connecting to existing two tap public improved roads. The proposed residential sudivision has been reviewed by the Department of Public Works, geologic and soils and drainage will be mitigated as a condition of development.

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

The proposed single family development is consistent and compatible to the surrouding topography. Approximately 50% of the site has been graded for the drainage mitigation of the north site. A minimum of 70% of the site provided as open space. The proposed design is maintained contour grading to blend with natural topography and sensitive biotic, cultural resources of the areas.

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

The existing commercial center approximately one mile at Plum Canyon Road and Bouquet Canyon Road will be served to this development and 7 acre commercial site has been graded for commercial center on TT 46018 immediate north of this site within 0.5 miles.

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

The proposed single family development will meet the housing demand of Santa Clarita Valley area. The product types will be compatible with the surrounding community and will compliment the community character. The proposed design will be complied per Public Works standards. The proposed houses will enhance the surrounding community character and benefit current and future residents.

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT No. 00-187 (TR52763) & 04-124 (TR060999)

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Geotechnical				
To mitigate project's potential geotechnical impacts, the applicant shall conduct a detailed liquefaction analysis to be reviewed and approved by the Department of Public Works prior to issuance of grading permit.	Submittal and approval of liquefaction analysis	Prior to issuance of grading permit	Applicant	Public Works
Flood Hazard/Drainage				
Prior to issuance of any grading permit, the applicant shall comply with all requirements of the approved drainage concept to the satisfaction of the Department of Public Works.	Submittal and approval of drainage concept	Prior to issuance of grading permit	Applicant	Public Works
Fire Hazard/Fire Services				
The applicant shall participate in an appropriate financing mechanism to provide funds for fire protection facilities which are required by new commercial, industrial, or residential development in an amount proportionate to the demand created by this project.	Payment of applicable fees	Prior to issuance of any building permit	Applicant	Fire Department
Each applicant shall submit a fuel modification and landscape plan to the Fire Department and Department of Regional Planning for review and approval.	Submittal and approval of fuel modification and landscape plan	Prior to issuance of grading permit	Applicant	Fire Department Regional Planning
Air Quality				
The maximum acreage of disturbance within these two tract areas during grading operations shall combined not exceed 4.4 acres per day during site grading.	Field check	During Project grading	Applicant	Public Works
To mitigate project's air quality impact to less than significant,	Field check	During Project grading	Applicant	

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
off-road equipment utilized during project grading on both tracts shall be limited at any time to one grader, one truck, two rubber tired dozers, four scrapers, and one tractor/loader/backhoe. Equipment listed above may be substituted if the applicant demonstrates that the substitute(s) is more diesel efficient and less diesel dependent.				
To mitigate project's air quality impact to less than significant, off-road equipment utilized during building construction on the two tracts at any time shall be limited to two concrete/industrial saws, two rough terrain forklifts, and four other equipment. Equipment listed above may be substituted if the applicant demonstrates that the substitute(s) are more diesel efficient and less diesel dependent.	Field check	During building construction	Applicant	Public Works
Biota				
Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a project biologist acceptable to the Director of Planning surveys the project area prior to disturbance to confirm the absence of active nests or nesting habitat. Disturbance shall be defined as any activity that physically	No ground disturbing between February1 and August 31. If construction is scheduled between February 1 and August 31, site surveys according to said schedule.	Prior to ground disturbance	Applicant	Regional Planning

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
removes and/or damages vegetation or habitat or any action that may cause disruption of nesting behavior such as loud noise from equipment and/or artificial night lighting. Surveys shall be conducted weekly, beginning no earlier than 30 days and ending no later than 3 days prior to the commencement of disturbance. If an active nest is discovered, disturbance within 300 feet (500 feet for raptors) shall be postponed until the nest is vacated, offspring have left the nest area and there is no evidence of further attempts at nesting. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.				
Prior to issuance of any grading permit, the applicants shall hire a qualified biologist to survey the site during appropriate season to determine if the western spadefoot toad (*Spea hammondii*) exists on site. If any western spadefoot toads are found to exist, the applicants shall have biologist	Survey during appropriate season. Submittal and submittal of a salvage and management plan for western spadefoot toad	Prior to issuance of grading permit	Applicant	Regional Planning

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
develop a salvage and relocation management plan for the western spadefoot toad, incorporating a 5-year monitoring program, to the satisfaction of the California Department of Fish and Game and the Los Angeles County Department of Regional Planning. The plan shall provide for the salvage of spadefoot individuals and the creation of a habitat area within appropriate dedicated open-space area on-site, or off-site where suitable habitat exists, which shall consist of shallow, excavated rain pools as large as or larger than the pools affected by the construction of the project. The rain pools shall be designed to retain surface water seasonally, so that aquatic pests, such as bullfrogs and crawfish do not become established. If no western spadefoot toads are found to exist during the survey, no further action shall be required of the applicants.				
Cultural Resources				
The applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.	Suspension of construction activities until a qualified archaeologist can examine them and determine appropriate mitigation measures	Upon encounter of cultural resource	Applicant	Regional Planning

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Visual				
The applicant shall submit a landscape plan to the Department of Regional Planning for review and approval.	Submittal and approval of Landscape plan	Prior to issuance of building permit	Applicant	Regional Planning
Traffic				
Prior to issuance of any building permits, The applicant shall prepare detailed striping plans to the Department of Public Works for review and approval. The applicant shall be responsible for the following improvements on "A" Street of TR52763 at Whites Canyon Road: 1. North approach – Two through lanes and one shared through/right-turn lane instead of three through lanes. 2. South approach – Three through lanes. West approach – One exclusive right-turn lane.	Submittal and approval of striping plan. Payment or bond for said improvements	Prior to issuance of building permit	Applicant (TR52763 only)	Public Works
Prior to issuance of any grading permit, TR52763 shall submit detailed striping plans to the Department of Public Works for review and approval.	Submittal and approval of striping plans	Prior to issuance of grading permit	Applicant (TR52763 only)	Public Works
The applicant shall pay its share of the Bouquet B&T fees to the satisfaction of the Department of Public Works prior to recordation of the final map.	Payment of B&T fee	Prior to recordation of final map	Applicant	Public Works
Education				
Prior to issuance of any building permits, each project shall pay	Payment of school fees	Prior to issuance of building permit	Applicant	Public Works School Districts

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
developer fees to the affected school districts as required by state law to cover incremental increase in residential units associated with the project. No mitigation measure beyond payment of the school impact fees is necessary to mitigate project-related school impacts.				
Prior to issuance of any building permits, each project shall pay developer fees to the satisfaction of the County Library to cover the incremental demand for space and books or materials generated by the new residential units.	Payment of library fees	Prior to issuance of building permit	Applicant	Public Library Public Works
Mitigation Compliance				
As a means of ensuring compliance of all above mitigation measures, each applicant is responsible for submitting annual or requested mitigation compliance report to the DRP for review and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented.	Submittal of annual/requested Mitigation Measure Compliance report and replenishment of Mitigation Monitoring account	Annual or as requested until such time as all mitigation measures have been implemented.	Applicant	Regional Planning

STAFF USE ONLY

PROJECT NUMBER: *04-124, 00-187*

CASES: *TR060999/TR52763*

CP,PA,ZC

****** INITIAL STUDY ******

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *3/23/05(TR060999),01/19/05(TR52763)* Staff Member: *Hsiao-ching Chen*

Thomas Guide: *4461 F7* USGS Quad: *Mint Canyon*

Location: *Whites Canyon Road, north of Steinway Street, Canyon Country, California*

Description of Project: *Project 00-187 includes a tentative Tract Map No. 52763, Local Plan Amendment (from Non-urban 1 to Urban 1), hillside/grading CUP, and Zone Change (from A-2-1 to R-1-5,000) to authorize the development of 12 single family residential lots and 1 open space lot. Site access will be from Whites Canyon Road. Project No. 04-124 includes a Tentative Tract map (TR060999), Plan Amendment (from W and HM to U3, HM), CUP for hillside management and cluster development, and Zone Change (from A-2-1 to RPD-5,000-5U) to build 44 single-family lots, 1 debris basin lot, 1 park lot (i.e., 3,960 sq.ft) and one open space lot. Site access to this tract will be from Houston Court of the recorded TR46018 immediately to the north. The development of this tract will also require off-site grading of 34,000 cubic yards of cut and 24,000 cubic yards of fill within the proposed TR52763 to the south.*

Gross Area: *9.6 acres (TR52763); 12.5 acres (TR060999)*

Environmental Setting: *The project site is located within the County's unincorporated area known as the community of Canyon Country with the City of Santa Clarita to the south and west. Soledad Canyon (Road) is located approximately 2 miles south of the site. Both parcels are presently vacant with hillside topography but portions of them are disturbed. Remaining undisturbed portion contains chaparral which could sustain California Gnatcatcher. Surrounding land uses are single family residential uses or vacant land.*

Zoning: *RPD-5,000, A-2-1*

General Plan: *Non-urban*

Community/Area Wide Plan: *Non-urban 1, HM, W (Santa Clarita Valley Areawide General Plan)*

Major projects in area:

Project Number	Description & Status
CP 03-074	*Condominium (12/2003 approved)*
04-075/TR060922	*1,343 SF, 10-AC school, 9-AC parks on 2,196 AC land (pending)*
04-102/ RV TR46018	*4 SF, 5MF, 1 Fire Station, 1 Park, 3 Open Space (pending)*
85-628/TR46018	*2500 residential unit, park,and commercial sq.ft etc(1989 approved)*

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
- ☒ Regional Water Quality Control Board
  - ☒ Los Angeles Region
  - ☐ Lahontan Region
- ☐ CA Dept of Health Services
- ☒ Army Corps of Engineers
- ☐ _____
- ☐ _____

Trustee Agencies

- ☐ None
- ☒ State Fish and Game
- ☐ State Parks
- ☒ *USFWS*
- ☐ _____

Special Reviewing Agencies

- ☐ None
- ☒ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of the Santa Monica Mtns.
- ☒ *Air Resources Board*
- ☒ *AQMD*
- ☒ *City of Santa Clarita*
- ☒ *W S Hart USD*
- ☒ *Sulphur Springs Union SD*
- ☒ *Santa Clarita Water Company*
- ☒ *WaterNetwork*

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources

County Reviewing Agencies

- ☒ Subdivision Committee
- ☒ DPW: *Traffic & Lighting; Env Programs; Land Dev, Geo &Materials*
- ☒ Health Services: *Env Protection, Solid Waste Mgt Programs*
- ☒ *Sanitation Districts*
- ☐ _____
- ☐ _____
- ☐ _____

MPACT ANALYSIS MATRIX

ATEGORY	FACTOR	Pg	ANALYSIS SUMMARY (See individual pages for details) No Additional Analysis	Addendum EIR/ND	Subsequent/Supplemental EIR*	Potential Concern
AZARDS	1. Geotechnical	5	☐	☒	☐	*Seismic hazard, liquefaction*
	2. Flood	6	☐	☒	☐	*Drainage concept approval required*
	3. Fire	7	☐	☒	☐	*Fire Zone 4*
	4. Noise	8	☒	☐	☐	
ESOURCES	1. Water Quality	9	☒	☐	☐	
	2. Air Quality	10	☐	☒	☐	*Construction activities*
	3. Biota	11	☐	☒	☐	*Chaparral*
	4. Cultural Resources	12	☐	☒	☐	*Partially undisturbed land*
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☐	☒	☐	*Partially undisturbed*
ERVICES	1. Traffic/Access	16	☐	☒	☐	*Whites Canyon Road, B&T fee*
	2. Sewage Disposal	17	☒	☐	☐	*Annexation to Sanitation Districts*
	3. Education	18	☐	☒	☐	
	4. Fire/Sheriff	19	☒	☐	☐	
	5. Utilities	20	☒	☐	☐	
THER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	
	4. Pop./Hous./Emp./Rec.	24	☒	☐	☐	
	Mandatory Findings	25	☐	☒	☐	*Biota, air quality++*

DEVELOPMENT MONITORING SYSTEM (DMS) *

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: *Non-urban hillside*

2. ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

3. ☒ Yes ☐ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☒ Check if DMS printout generated (attached)

Date of printout: *April 30, 2004 for TR060999*

☐ Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☐ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☒ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ On the basis of substantial evidence in the light of the whole record, there are substantial changes in project as well as with respect to the circumstances under which the project is undertaken. A Subsequent EIR is to be prepared pursuant to CEQA Guidelines Section 15163.

Reviewed by: *Hsiao-ching Chen* Date: _____

Approved by: *Daryl Koutnik* Date: 27 JULY 2005

☐ This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *Earthquake-induced landslides and liquefaction areas (Seismic Hazard Zones Map Mint Canyon Quad.)*
b.	☒	☐	☐	Is the project site located in an area containing a major landslide(s)? *Earthquake-induced landslides (Seismic Hazard Zones Map Mint Canyon Quad.)*
c.	☒	☐	☐	Is the project site located in an area having high slope instability? *Construction within hillside area*
d.	☒	☐	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *Liquefaction areas (Seismic Hazard Zones Map Mint Canyon Quad.)*
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	☒	☐	☐	Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%? *Both projects are proposing grading within hillside areas: TR52763 proposes 83,000 c.y. of cut and 83,000 c.y. of fill; TR060999 proposes 143,000 c.y. of cut (34,000 offsite) and 143,000 c.y. of fill (24,000 off-site)*
g.	☐	☒	☐	Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
h.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Approval of Geotechnical Report by DPW

To mitigate project's potential geotechnical impacts, the applicant shall conduct a detailed liquefaction analysis to be reviewed and approved by the Department of Public Works prior to issuance of grading permit.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	☒	☐	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? *Portion of the site is within "Flood plain" land use category in Santa Clarita Valley AGP.*
c.	☐	☒	☐	Is the project site located in or subject to high mudflow conditions?
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run off?
e.	☒	☐	☐	Would the project substantially alter the existing drainage pattern of the site or area? *Grading will substantially change drainage pattern.*
f.	☐	☐	☐	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 C Section 308A ☒ Ordinance No. 12,114 (Floodways)
☒ Approval of Drainage Concept by DPW

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

To mitigate project's potential impact on drainage, the applicant shall comply with all requirements of the approved drainage concept to the satisfaction of the Department of Public Works.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *Fire Zone 4 (LA Co GP Safety Element Map-Plate7)*
b.	☐	☒	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	☐	☒	☐	Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Water Ordinance No. 7834 ☒ Fire Ordinance No. 2947 ☒ Fire Regulation No. 8

☒ Fuel Modification/Landscape Plan

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Compatible Use

Comply with all SCM recommendations from Fire Department.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	☐	☐	☒	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *Surrounded by existing, proposed, or under-construction residential uses.*
c.	☐	☒	☐	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated, with the project?
d.	☐	☐	☒	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? *Noise resulted from construction activities from the immediate vicinity.*
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225–Chapter 35

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system?
	☐	☐	☐	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☐	☐	☒	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? *NPDES compliance required*
d.	☐	☐	☒	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? *NPDES compliance required*
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5

☐ Plumbing Code Ordinance No. 2269 ☒ NPDES Permit Compliance (DPW)

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ TMDLs information provided to RWQCB

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	☐	☐	☒	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance? *Projects propose 12 and 44 units of single family residences respectively. The total construction emissions after mitigation are: ROG – 12.29 lbs/day (threshold 75 lbs/day), NOx – 93.43 lbs/day (threshold 100 lbs/day), CO-100.37 lbs/day (threshold 550 lbs/day); SO2-0.01 lbs/day (threshold 150 lbs/day); and PM10 – 129.33 lbs/day (threshold 150 lbs/day). The total area and operational emissions (unmitigated) are: ROG – 11.57 lbs/day (threshold 55 lbs/day), NOx – 17.79 lbs/day (threshold 55 lbs/day), CO-127.93 lbs/day (threshold 550 lbs/day); SO2-0.11 lbs/day (threshold 150 lbs/day); and PM10 – 17.18 lbs/day (threshold 150 lbs/day)*
d.	☐	☒	☐	Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
h.	☐	☐	☐	Other factors:

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☒ URBEMIS 2002 air quality analysis dated May 9, 2005 on file. Restrictions to be placed on daily maximum disturbed area and grading and construction equipment.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? *Portion of sites are relatively undisturbed.*
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	☐	☒	☐	Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?
d.	☐	☐	☒	Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)? *Chaparral, coastal sage scrub*
e.	☐	☒	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	☐	☐	☒	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? *Gnatcatcher Survey indicates no Gnatcatcher observed on site and no record of any in the area. Western spadefoot toad reported to be on site.*
g.	☐	☐	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Oak Tree Permit ☐ ERB/SEATAC Review

Gnatcatcher survey dated 5/3/04 for TR060999 and survey for TR52763 dated June 8, 2005 by Dudek & Associates on file. No Gnatcatcher found on site or recorded in the area. See attached mitigation measures for details.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity? *Partially undisturbed.*
b.	☐	☒	☐	Does the project site contain rock formations indicating potential paleontological resources?
c.	☐	☒	☐	Does the project site contain known historic structures or sites?
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	☐	☐	☐	Other factors?

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Phase I Archaeology Report

Archaeology Report dated 5/26/04 for TR060999 and Archaeology Report dated 11/3/04 for TR 52763 on file. Both conclude that there is little chance that additional prehistoric cultural resources will be found on site. Stop work condition will be imposed to ensure no underground artifacts destroyed during project grading.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical**, or **paleontological** resources?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	☐	☒	☐	Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	☐	☐	☒	Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? *Portion of sites is undisturbed.*
d.	☐	☒	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☐	☐	☐	Other factors (e.g., grading or land form alteration):

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Visual Report ☐ Compatible Use

landscape plan to be reviewed and approved prior to issuance of grading permit.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
				TR060999 will relay entirely on the circulation system of TR46018 to the north.
b.	☐	☒	☐	Will the project result in any hazardous traffic conditions?
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	☐	☒	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
g.	☐	☐	☐	Other factors?

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☒ Traffic Report ☒ Consultation with Traffic & Lighting Division

Traffic Impact Analysis dated June 3, 2005 by Linscott, Law and Greenspan Engineers on file. DPW letter dated June 23, 2005 concluded that project would not have significant impacts on County roadways and intersections with mitigation measures. Improvements required at Whites Canyon Road prior to issuance of building permit. B&T fees to be paid prior to recordation of final map.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant? *See below.*
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site? *See below.*
c.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☐ Plumbing Code Ordinance No. 2269

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

Projects are currently outside of the jurisdictional boundaries of the Districts and will require annexation into District No. 26. The projects in total will generate approximately 3,120 gallons per day. The wastewater flow will be discharged to a local sewer line not maintained by the Districts for conveyance to the Districts' Soledad Canyon Trunk Sewer located in Honby Avenue at Santa Clara Street. This 21-inch diameter trunk sewer as a design capacity of 3.9 million gallons per day (mgd) and coveyed a peak flow of 2.4 mgd when last measured in 2003. The Santa Clarita Valley Joint Sewerage System has a permitted treatment capacity of 19.1 mgd and is currently processes an average flow of 18.6 mgd.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Could the project create capacity problems at the district level?
				Saugus School and William S Hart School Disticts are currently over capacity.
b.	☒	☐	☐	Could the project create capacity problems at individual schools which will serve the project site?
				Schools within the above two districts are currently operating over capacity.
c.	☐	☐	☒	Could the project create student transportation problems?
				Students may be transferred to other schools not in the immediately vicinity
d.	☐	☒	☐	Could the project create substantial library impacts due to increased population and demand?
				Projects will increase library materials and space demand
e.	☐	☐	☐	Other factors?

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Site Dedication ☒ Government Code Section 65995 ☒ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area? *Site is currently undeveloped.*
c.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☒ Fire Mitigation Fees

Nearest Fire Station (No. 107) is located at 18239 W Soledad Canyon Rd., which is approx. 3 miles from the site.

Nearest Sheriff Station is located at 23740 West Magic Mountain Parkway, Valencia.

A new fire station is proposed within the adjacent tract to the east pending review.

(To be combined with discussion of Fire Hazard).

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? *Santa Clarita Water Company*
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane? *SoCal, Gas Company, Edison*
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)? *Projects are proposing 12 and 44 units of single family residences respectively.*
e.	☐	☒	☐	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code Ordinance No. 2269 ☐ Water Code Ordinance No. 7834

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

Will-Service letters from utility companies on file.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community? *Site is surrounded by existing, proposed, or under-construction residential uses.*
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	☐	☒	☐	Have there been previous uses which indicate residual soil toxicity of the site?
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☐	☐	Other factors? _____

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Toxic Clean up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
				A Plan Amendment is proposed.
b.	☐	☐	☒	Can the project be found to be inconsistent with the zoning designation of the subject property?
				A Zone Change is proposed
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☐	☒	Hillside Management Criteria? *Grading within hillside area.*
	☐	☒	☐	SEA Conformance Criteria?
	☐	☐	☐	Other?
d.	☐	☒	☐	Would the project physically divide an established community?
e.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

Project will not have a signficant impact on land use in its approved form.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing?
d.	☐	☒	☐	Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment**, or **recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	☐	☐	☒	Does the project have the potential to substantially 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?
				Biota
b.	☐	☐	☒	Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
				Traffic
c.	☐	☐	☒	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?
				Air quality

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

Petition For The Construction of A Public Park And No More Single Family Homes Off Of Houston Court In The Sand Canyon Zoned District of Los Angeles County

To: Los Angeles County Department of Regional Planning

Whereas, we, the undersigned constituents of Chelsea and St. Clare community in Saugus, Santa Clarita, in the Sand Canyon Zoned District of Los Angeles County respectfully urge you to authorize the funding and approval required to establish a public park at the end of Houston Court in Saugus California. In creating this public park you will be giving this community a place where the multitude of children who live in this community have a place to go and play sports, ride their bikes and mothers who can stroll with their little babies who are to young to run around and enjoy the park. Now, there is **no form** of recreation for this community. Our children only have the streets to play in and parents are constantly in fear of having their child being hit by a car who may not be paying attention. With this public park for our community, both children and adults will be able to exercise in a clean, safe environment. The park will be beautiful, well-maintained spaces, open to all who are willing to uphold and maintain the park. By creating this public park in our community, it will satisfy the needs of the whole community. There are enough single/town homes being built all around the proposed location where the need for a public park is **VITAL**.

We respectfully request the Los Angeles County Department of Regional Planning to authorize adequate funding to provide an appropriate public park which will consist of the following: fencing for a baseball and soccer area; tennis court area, track field, basket ball and handball courts; enclosed skateboarding ramp(s)/obstacle course; swing sets, jungle gym and other equipment for toddlers and young children; including electricity outlets, grass areas with sprinkler systems; sufficient timed lighting system; asphalt, concrete or decomposed granite pathways for bike riding, roller blades or skateboarding, plant material, trees, water availability, community bulletin boards, garbage cans, restrooms, benches, tables, water fountain(s), gate(s), covered tables for parties area. There should be entrances to the park by the four major streets of our community, which are: Maitland Lane, Lorita Lane, Edgehurts Lane and Edmonds Place.

The benefit of having a public park in this location will help the health of our children with just one hour of exercise a day that could transform the health of children not just now but well into their adult lives. One in three children between the ages of two and seven do not achieve even the minimum recommended levels of exercise. By the time, they are 15; almost two thirds of girls do so little exercise that they are classified as "inactive". In the past 10 years, the number of obese six year olds has doubled while the number of obese 15 year olds has tripled. With the creation of this park our children will be able to do or better said have a range of activities such as: brisk walking, cycling, children will be able to engage in activities that enhances muscular strength, flexibility and bone health. This can include: running, climbing, skipping, and jumping. Endurance is developed when someone regularly engages in aerobic activity (aerobic means "with air"). During aerobic exercise, the heart beats faster and a person breathes harder. When done regularly and for continuous periods of time, aerobic activity strengthens the heart and improves the body's ability to deliver oxygen to all its cells. Aerobic exercise can be fun for both adults *and* children. Some examples of aerobic activities include: basketball, bicycling, skating, soccer, tennis, walking, jogging, and running.

Experts believe that just an hour of exercise a day can help to fight obesity in children, which in turn can fight diabetes and heart disease later in life and even premature death. They warn that many of the key risk factors for coronary heart disease can be seen at an early age. Conditions such as high blood pressure are common in children who are overweight or obese and are a major contributory factor to later coronary heart disease.

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Date _____ Phone No. (_____) _____
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Print Name CARLA PORTER Signature
Address 28309 Nield Ct
Saugus, CA 91350

Date 8-21-06 Phone No. (661) 296-6437
Print Name JAMES R. ANDERSEN Signature James R. Andersen
Address 19639 LANVIEW
SAUGUS CA 91350

Date 8-21-06 Phone No. (661) 263-3221
Print Name John Pugliese Signature John Pugliese
Address 19621 Lanview
Saugus 91350

Date 8-21-06 Phone No. (661) 297-5241
Print Name Christine Pugliese Signature
Address 19621 Lanview Ln
Saugus 91350

Date 8-21-06 Phone No. (661) 513-9027
Print Name Bin Li / Diane Li Signature
Address [illegible] Lanview Ln
Saugus, 91350.

Date 8/23/06 Phone No. ( ) 207 1057

Print Name RYAN McElroy Signature Ryan McElroy

Address 19653 Lanview Lane

Saugus Ca 91350

Date 8/23/06 Phone No. (661) 297-1234

Print Name Anjanette Castellon Signature Anjanette Castellon

Address 19647 Lanview Ln

Saugus CA 91350

Date 8/23/06 Phone No. (661) 297-1234

Print Name Jaime A. Castellon Signature Jaime A. Castellon

Address 19647 Lanview Ln

Saugus CA 91350

Date Anjanette Castellon 8/23/06 Phone No. ( )

Print Name 28305 Lonta Ln Signature Anjanette Castellon

Address Saugus CA 91350

Date 8/23/06 Phone No. ( )

Print Name Jaime A Castellon Signature Jaime A Castellon

Address 28305 Lonta Ln

Saugus CA 91350

Date 8/26/06 Phone No. ( )

Print Name Rick Baker Signature Rick Baker

Address 19667 LANVIEW LN

Saugus CA 91350

Date 8/26/06 Phone No. ( )

Print Name SHEILA COLBY Signature Sheila Colby

Address 28325 Stansfield Dr, Saugus CA 91350

Date 8/26/06 Phone No. ( )

Print Name SYLVIA MUÑOZ Signature Sylvia Muñoz

Address 19359 SIDONI LANE, SAUGUS, CA 91350

Date 8/26/06 Phone No. (661) 296 2464

Print Name CHRIS & CINDY STANGL Signature Chris Stangl

Address 19351 Sidan. Lane.

Date 8-21-06 Phone No. (661) 513-9027
Print Name Diane Li Signature Diane Li
Address 19617 Lanview Ln
Saugus, CA 91350

Date 8-21-06 Phone No. (661) 263-1392
Print Name Jennifer Quad Signature Jennifer Quad
Address 19611 Lanview Ln
Saugus, CA 91350

Date 8-21-06 Phone No. (661) 263-1392
Print Name Mark Quad Signature Mark Quad
Address 19611 Lanview Lane
Saugus, CA 91350

Date 8-22-06 Phone No. (661) 312-7242
Print Name TERRY TETRO Signature
Address 19606 LANVIEW LN
SAUGUS, CA. 91350

Date 8/21/06 Phone No. (661) 296-9730
Print Name ROBERTO D. QUIDAYAN Signature
Address 19610 CA. 91350

Date 8-21-06 Phone No. (661) 296-0671
Print Name LAVAL Bey Signature Laval Bey
Address 19618 LANVIEW LANE 91350

Date 8/21/06 Phone No. (661) 296-0671
Print Name Cynthia Norman-Bey Signature C-Norman-Bey
Address 19618 Lanview Lane

Date 8-22-06 Phone No. ( )
Print Name ANA ESPINO Signature Ana Espino
Address 19647 Lanview Ln.
Saugus, CA 91350

Date 8-22-06 Phone No. (661) 297-0057
Print Name Shawn McElroy Signature Shawn M Elroy
Address 19653 Lanview Ln.
Saugus, Ca 91350

Date 8/26/06 Phone No. (661) 296-7464
Print Name CINDY SDANEC Signature
Address 19351 SIDANI LANE
SAUGUS CA 91350

Date 8/26/06 Phone No. (661) ~~296~~ 263-1761
Print Name Hugo Esparza Signature
Address 19345 Sidani Lane
Saugus, CA 91350

Date 8/26/06 Phone No. (661) 296-5562
Print Name JACQELYN R. BUNNING Signature
Address 19322 SIDANI LN SAUGUS, CA 91350

Date 8/26/06 Phone No. (661) 296-5562
Print Name George R. Bunning Signature
Address 19322 Sidani Ln Saugus, CA 91350

Date 8/26/06 Phone No. (661) 263-1687
Print Name Daniel Muñoz Signature
Address 28314 Hulsey Court Saugus, CA 91350

Date 8/26/2006 Phone No. (661) 297-3436
Print Name Shane Newlin Signature
Address 28302 Hulsey Ct
Saugus CA 91350

Date 8/26/2006 Phone No. (661) 297-3436
Print Name Elizabeth Newlin Signature
Address 28302 Hulsey
Saugus CA 91350

Date 8/26/2006 Phone No. (661) 309-1144
Print Name Paul Brosche Signature
Address 28303 Hulsey Ct.
Saugus, CA 91750

Date 8/26/2006 Phone No. (661) 309-1144
Print Name Tonja Brosche Signature
Address 28303 Hulsey Ct
Saugus, CA 91350

Date 8/21/06 Phone No. (661) 297-4258
Print Name Robert Chevalier Signature Robert Chevalier
Address 28345 Stansfield Ln
Saugus CA 91350

Date 8-29-06 Phone No. (661) 297-4258
Print Name Elizabeth Chevalier Signature Elizabeth Chevalier
Address 28345 Stansfield Ln.
Saugus Ca 91350

Date 8/21/06 Phone No. (661) 296-8877
Print Name Chris & Jill Aubrey Signature Jill Aubrey
Address 28355 Stansfield Ln.
Saugus, CA-91350

Date 8/24/06 Phone No. 661-296-8877
Print Name Chris Aubrey Signature Chris Aubrey
Address 28355 Stansfield Ln
Saugus CA 91350

Date 8/21/06 Phone No. (661) 313-2908
Print Name RICK GARCIA Signature Rick Garcia
Address 28361 STANSFIELD LANE
SAUGUS, CA. 91350

Date 8-21-06 Phone No. (661) 297-8967
Print Name Kim Arnold Signature Kim Arnold
Address 28386 Stansfield Ln
Saugus CA 91350

Date 8 21 06 Phone No. (661) 297 8967
Print Name TIM ARNOLD Signature Tim Arnold
Address 28386 STANSFIELD
SAUGUS, CA 91350

Date 8/25/06 Phone No. (661) 513-0956
Print Name Lorey Andres Signature Lorey Andres
Address 28367 Stansfield Ave
Saugus Ca 91350

Date 8/25/06 Phone No. (661) 513-0956
Print Name Sandra Andres Signature Sandra Andres
Address 28367 Stansfield Ave
Saugus Ca 91350

Date 8-17-06 Phone No. (661) 296-2617

Print Name LaVetta Reesee Signature LReesee

Address 28318 Hulsey Ct

Saugus, CA 91350

Date 8/17/06 Phone No. (661) 309-1130

Print Name WES DEMORY Signature

Address 28332 HULSEY CT

SAUGUS, CA 91350

Date Phone No. ( )

Print Name Signature

Address

Date Phone No. ( )

Print Name Signature

Address

Date Phone No. ( )

Print Name Signature

Address

Date Phone No. ( )

Print Name Signature

Address

Date Phone No. ( )

Print Name Signature

Address

Date Phone No. ( )

Print Name Signature

Address

Date Phone No. ( )

Print Name Signature

Address

Date Aug. 22, 2006 Phone No. (661) 297-2954
Print Name Kevin & Jennifer Celi Signature [signature]
Address 28315 Maitland Lane
Santa Clarita, CA 91350

Date 8/31/06 Phone No. (661) 513-2095
Print Name Marieda Mittelsteadt Signature [signature]
Address 28259 Maitland Lane
Santa Clarita, CA 91350

Date Manny & Barbera Sabedra Phone No. (661) 296-0626
Print Name ~~28311~~ 8.31.06 Signature [signature]
Address 28311 Maitland Lane
Santa Clarita, CA 91350

Date 8/31/06 Phone No. (661) 263-2246
Print Name Karen Loftgren Signature [signature]
Address 28242 Maitland lane

Date 08/31/06 Phone No. (661) 263-2295
Print Name RICHARD JAMISON Signature [signature]
Address 28252 MAITLAND LN.
SAUGUS CA 91350

Date _____ Phone No. (_____)
Print Name _____ Signature _____
Address _____

Date _____ Phone No. (_____)
Print Name _____ Signature _____
Address _____

Date _____ Phone No. (_____)
Print Name _____ Signature _____
Address _____

Date _____ Phone No. (_____)
Print Name _____ Signature _____
Address _____

Many believe that the key to encouraging more children to take up exercise is to ensure they participate in physical activity at an early age. This community is a growing community with many newborns and children they need a place where they can be safe and enjoy all of the activities that we can make available to them. A lot of children are leading very sedentary lives and the problem appears to be that activity is linked to lifestyle and the fact that inactive children are much more likely to become inactive adults.

We would appreciate your consideration in constructing this wonderful and desperately needed public park in our community.

Sincerely,
The Undersigned

Date 8/17/06 **Phone No.** (661) 297-7635
Print Name INGRID RAMIREZ **Signature** Ingrid Ramirez
Address 28321 Houston Ct
Saugus CA 91350

Date 8-17-06 **Phone No.** (661) 297-7635
Print Name VICTOR RAMIREZ **Signature**
Address 28321 HOUSTON Ct.
SAUGUS CA 91350

Date 8-17-06 **Phone No.** (661) 297-9366
Print Name Janice Kim **Signature**
Address 28325 Houston Ct.
Saugus, CA 91350

Date 8/17/06 **Phone No.** (661) 297-9366
Print Name John Chung **Signature**
Address 28325 Houston Ct.
Saugus, CA 91350

Date 8/17/06 **Phone No.** (661) 296-7531
Print Name John M Norfleet **Signature** John M Norfleet
Address 28324 Houston CT.
Saugus, CA 91350

Date 8/17/06 **Phone No.** (661) 296-7531
Print Name Dahlia Norfleet **Signature** Dnorfleet
Address 28324 Houston Court
SAUGUS, CA 91350

Date _____ Phone No. (____) _____
Print Name _____ Signature _____
Address _____

Date 8/17/06 Phone No. (661) 6076673
Print Name ZOHAR HADAR Signature _____
Address 28356 MAITLAND LN. SAUGUS CA 91350

Date 8/17/06 Phone No. (626) 602-6108
Print Name MICHAEL AURICHIO Signature _____
Address 28220 MAITLAND LN.
SANTA CLARITA, CA 91350

Date 8/17/06 Phone No. (661) 397-1879
Print Name Teodora Hernandez Signature _____
Address 28330 Lorita Ln Saugus ca. 91350

Date 8/17/06 Phone No. (661) 513-2051
Print Name RENE PADILLA Signature _____
Address 28317 HOUSTON CT SAUGUS, CA 91350

Date 8/17/06 Phone No. (661) 5132051
Print Name LIVIA PADILLA Signature _____
Address 28317 HOUSTON CT SAUGUS, CA 91350

Date 8-18-06 Phone No. (661) 296-5589
Print Name JAMES STROUP Signature _____
Address 28304 HOUSTON CT

Date 8-18-06 Phone No. (661) 296 5589
Print Name Barbara Stroup Signature _____
Address 28304 Houston Ct
Saugus CA 91350

Date 8/18/06 Phone No. 661-513-9178
Print Name Kathleen Ransdell Signature _____
Address 28332 Houston

Date _____ Phone No. (661) 733-4810
Print Name Matt Ransdell Signature Matt Ransdell
Address 28332 Houston Ct Saugus CA 91350

Date _____ Phone No. ( )
Print Name Melissa Fradkoff Signature
Address

Date _____ Phone No. ( )
Print Name Tony Aydin Signature
Address

Date 8-18-06 Phone No. ( )
Print Name DENNIS CANCHOLA Signature
Address 28344 HOUSTON CT, SAUGUS CA. 91350

Date 8-18-06 Phone No. ( )
Print Name Oscar Ortiz Signature
Address 28333 Houston Ct Saugus CA 91350
296 8758

Date 8-18-06 Phone No. ( )
Print Name Cristina Ortiz Signature
Address 28333 Houston Ct.
296 8758

Date 8-18-06 Phone No. (661) 297-8985
Print Name Roxanne Verdasco Signature
Address 28391 Stansfield Ln. Saugus CA 91350

Date 08-18-06 Phone No. (661) 297-8985
Print Name ROXANNE VERDASCO Signature
Address 28391 STANSFIELD LN
SAUGUS CA 91350

Date 8-18-06 Phone No. (661) 297-7292
Print Name Tia Landas Signature
Address 28352 Maitland Ln.

Date _____ Phone No. (____) _____
Print Name _____ Signature _____
Address _____
28352 MAITLAND

Date 8/18/06 Phone No. (661) 297 7292
Print Name STEVE SWIGER Signature _____
Address 28352 MAITLAND

Date 8/18/06 Phone No. (661) 297-6609
Print Name Shaun Enright Signature _____
Address 28353 Houston Ct

Date 8/18/06 Phone No. (661) 297-6609
Print Name Jodie Enright Signature _____
Address 28353 Houston Ct

Date 8/19/06 Phone No. (661) 2438749
Print Name NANCY CAPLE Signature _____
Address 28777 Houston Ct.
SAUGUS, CA. 91350

Date 8/19/06 Phone No. (661) 2438749
Print Name Thomas E. Caple Jr. Signature _____
Address 28777 Houston Ct.
Saugus, CA. 91350

Date 8-19-06 Phone No. (661) 263-8749
Print Name LaVerne Wilkerson Signature _____
Address 28337 Houston Ct.

Date 8/19/06 Phone No. (661) 263-1979
Print Name Christopher Chan Signature _____
Address 28311 Houston Ct.

Date 8/19/06 Phone No. 661) 414-6690
Print Name Sandra Chan Signature _____
Address 28311 Houston Ct.

Date 08/18/06 Phone No. (661) 263-1946
Print Name Shpresa Hoxha Signature
Address 28305 Houston Ct. Saugus. CA. 91350

Date 08/18/06 Phone No. (661) 312-1065
Print Name Artan Hoxha Signature
Address 28305 Houston Ct Saugus CA 91350

Date 08/18/06 Phone No. (661) 297-5850
Print Name CARLA SAAB Signature Carla Saab
Address 19602 Sidani lane

Date 08/18/06 Phone No. (661) 297-9400
Print Name Magdi Soliman Signature
Address 19437 Sidani Lane

Date 8.18-06 Phone No. (661) 263 9111
Print Name Adette Demirjian Signature
Address 28315 N Hidden Hills

Date 8-19-2006 Phone No. (661) 263-3108
Print Name Alex Woltman Signature
Address 28340 Alley Ct.

Date 8/19/06 Phone No. (661) 263-3107
Print Name Gina Woltman Signature
Address 28340 Alley Court

Date 8/19/06 Phone No. (661) 513 0185
Print Name Stephen Ford Signature
Address 28431 Roman Ct

Date 8/19/06 Phone No. (661) 513-0185
Print Name Shannon Ford Signature
Address 28451 Roman Ct.

Date 8/17/06 Phone No. (661) 296-8776
Print Name Krissy & Dave Lasky Signature Krissy Lasky
Address 28303 Roman Ct
Saugus CA 91350

Date 8-17-06 Phone No. (661) 296-9825
Print Name Steve DiSabato Signature
Address 28302 Roman Ct 91350

Date 8-17-06 Phone No. (661) 313-9402
Print Name Veronica DiSabato Signature
Address 28302 Roman Ct. Santa Clarita, CA 91350

Date 8-17-06 Phone No. (661) 513-9302
Print Name Stacey Susser Signature
Address 28340 Roman Ct Santa Clarita, Ca 91350

Date 9-5-06 Phone No. (661) 296-2232
Print Name Adam Peterson Signature
Address 28329 Roman Ct Santa Clarita CA 91350

Date 9/5/06 Phone No. (661) 296-3155
Print Name Monica Ramirez Signature
Address 28309 Roman Ct
Saugus, CA 91350

Date Phone No. ( )
Print Name Signature
Address

Date Phone No. ( )
Print Name Signature
Address

Date Phone No. ( )
Print Name Signature
Address

Many believe that the key to encouraging more children to take up exercise is to ensure they participate in physical activity at an early age. This community is a growing community with many newborns and children they need a place where they can be safe and enjoy all of the activities that we can make available to them. A lot of children are leading very sedentary lives and the problem appears to be that activity is linked to lifestyle and the fact that inactive children are much more likely to become inactive adults.

We would appreciate your consideration in constructing this wonderful and desperately needed public park in our community.

Sincerely,
The Undersigned

Date 9/5/06 **Phone No.** (661) 296-8617
Print Name PAULA A. LONDONO **Signature** Paula A Londono
Address 28326 Atley COURT
SAUGUS, CA 91350

Date 9/5/06 **Phone No.** (661) 297-2361
Print Name DAVID CHAVARRIA **Signature**
Address 28318 Atley CT
Saugus, CA 91350

Date 9/5/06 **Phone No.** (661) 263-1970
Print Name Tracy Russell **Signature**
Address 28313 Atley Ct.
Saugus CA 91350

Date 9-5-06 **Phone No.** (818) 521-5797
Print Name RAIMOND REEDS **Signature**
Address 28319 ATLEY COURT
SANTA CLARITA 91350

Date 9/5/06 **Phone No.** (661) 296-9106
Print Name Jessica Larmon **Signature**
Address 28327 Atley Ct
Saugus CA 91350

Date _____ **Phone No.** (_____) _____
Print Name _____ **Signature** _____
Address _____

Many believe that the key to encouraging more children to take up exercise is to ensure they participate in physical activity at an early age. This community is a growing community with many newborns and children they need a place where they can be safe and enjoy all of the activities that we can make available to them. A lot of children are leading very sedentary lives and the problem appears to be that activity is linked to lifestyle and the fact that inactive children are much more likely to become inactive adults.

We would appreciate your consideration in constructing this wonderful and desperately needed public park in our community.

Sincerely,
The Undersigned

Date 8/21/06 **Phone No.** (661) 296-9220
Print Name GAVIN PLASSCHAERT **Signature**
Address 19634 EDGEHURST LN. SAUGUS CA 91350

Date 9-1-06 **Phone No.** (661) 268-2355
Print Name Shawn Racette **Signature** Shawn Racette
Address 19643 Edgehurst Ln
Santa Clarita CA. 91350

Date 9-1-06 **Phone No.** (661)-297-9010
Print Name BENNY NIEVES **Signature**
Address 19633 EDGEHURST LANE
SANTACLARITA, CA 91350

Date 9-1-06 **Phone No.** ( )
Print Name Colin + Janine Clinton **Signature**
Address 19615 Edgehurst Lane
Saugus CA 91350

Date 9-1-06 **Phone No.** (661) 296-0082
Print Name Jeff and Stefanie Barcus **Signature**
Address 19604 Edgehurst Lane
Saugus, CA 91350

Date 9-1-06 **Phone No.** (661) 296-6159
Print Name Jennifer Standel **Signature** Jennifer Standel
Address 19614 Edgehurst Lane
Saugus, Ca 91350

Date 9-1-06 Phone No. (661) 5130622
Print Name Sharon Helton Signature Sharon M Helton
Address 19624 Edgehurst Ln
Saugus Ca 91350

Date 9-1-06 Phone No. (661) 296-0748
Print Name Aila Sicam Signature A Sicam
Address 19638 Edgehurst Ln
Saugus CA 91350

Date _____ Phone No. (_____) _____
Print Name _____ Signature _____
Address _____

Date _____ Phone No. (_____) _____
Print Name _____ Signature _____
Address _____

Date _____ Phone No. (_____) _____
Print Name _____ Signature _____
Address _____

Date _____ Phone No. (_____) _____
Print Name _____ Signature _____
Address _____

Date _____ Phone No. (_____) _____
Print Name _____ Signature _____
Address _____

Date _____ Phone No. (_____) _____
Print Name _____ Signature _____
Address _____

Date _____ Phone No. (_____) _____
Print Name _____ Signature _____
Address _____

Petition For The Construction of A Public Park And No More Single Family Homes Off Of Houston Court In The Sand Canyon Zoned District of Los Angeles County

To: Los Angeles County Department of Regional Planning

Whereas, we, the undersigned constituents of Chelsea and St. Clare community in Saugus, Santa Clarita, in the Sand Canyon Zoned District of Los Angeles County respectfully urge you to authorize the funding and approval required to establish a public park at the end of Houston Court in Saugus California. In creating this public park you will be giving this community a place where the multitude of children who live in this community have a place to go and play sports, ride their bikes and mothers who can stroll with their little babies who are to young to run around and enjoy the park. Now, there is **no form** of recreation for this community. Our children only have the streets to play in and parents are constantly in fear of having their child being hit by a car who may not be paying attention. With this public park for our community, both children and adults will be able to exercise in a clean, safe environment. The park will be beautiful, well-maintained spaces, open to all who are willing to uphold and maintain the park. By creating this public park in our community, it will satisfy the needs of the whole community. There are enough single/town homes being built all around the proposed location where the need for a public park is **VITAL**.

We respectfully, request the Los Angeles County Department of Regional Planning to authorize adequate funding to provide an appropriate public park which will consist of the following: fencing for a baseball and soccer area; tennis court area, track field, basket ball and handball courts; enclosed skateboarding ramp(s)/obstacle course; swing sets, jungle gym and other equipment for toddlers and young children; including electricity outlets, grass areas with sprinkler systems; sufficient timed lighting system; asphalt, concrete or decomposed granite pathways for bike riding, roller blades or skateboarding, plant material, trees, water availability, community bulletin boards, garbage cans, restrooms, benches, tables, water fountain(s), gate(s), covered tables for parties area. There should be entrances to the park by the four major streets of our community, which are: Maitland Lane, Lorita Lane, Edgehurts Lane and Edmonds Place.

The benefit of having a public park in this location will help the health of our children with just one hour of exercise a day that could transform the health of children not just now but well into their adult lives. One in three children between the ages of two and seven do not achieve even the minimum recommended levels of exercise. By the time, they are 15; almost two thirds of girls do so little exercise that they are classified as "inactive". In the past 10 years, the number of obese six year olds has doubled while the number of obese 15 year olds has tripled. With the creation of this park our children will be able to do or better said have a range of activities such as: brisk walking, cycling, children will be able to engage in activities that enhances muscular strength, flexibility and bone health. This can include: running, climbing, skipping, and jumping. Endurance is developed when someone regularly engages in aerobic activity (aerobic means "with air"). During aerobic exercise, the heart beats faster and a person breathes harder. When done regularly and for continuous periods of time, aerobic activity strengthens the heart and improves the body's ability to deliver oxygen to all its cells. Aerobic exercise can be fun for both adults and children. Some examples of aerobic activities include: basketball, bicycling, skating, soccer, tennis, walking, jogging, and running.

Experts believe that just an hour of exercise a day can help to fight obesity in children, which in turn can fight diabetes and heart disease later in life and even premature death. They warn that many of the key risk factors for coronary heart disease can be seen at an early age. Conditions such as high blood pressure are common in children who are overweight or obese and are a major contributory factor to later coronary heart disease.

the number of obese six year olds has doubled while the number of obese 15 year olds has tripled. With the creation of this park our children will be able to do or better said have a range of activities such as: brisk walking, cycling, children will be able to engage in activities that enhances muscular strength, flexibility and bone health. This can include: running, climbing, skipping, and jumping. Endurance is developed when someone regularly engages in aerobic activity (aerobic means "with air"). During aerobic exercise, the heart beats faster and a person breathes harder. When done regularly and for continuous periods of time, aerobic activity strengthens the heart and improves the body's ability to deliver oxygen to all its cells. Aerobic exercise can be fun for both adults *and* children. Some examples of aerobic activities include: basketball, bicycling, skating, soccer, tennis, walking, jogging, and running.

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Many believe that the key to encouraging more children to take up exercise is to ensure they participate in physical activity at an early age. This community is a growing community with many newborns and children they need a place where they can be safe and enjoy all of the activities that we can make available to them. A lot of children are leading very sedentary lives and the problem appears to be that activity is linked to lifestyle and the fact that inactive children are much more likely to become inactive adults.

We would appreciate your consideration in constructing this wonderful and desperately needed public park in our community.

Sincerely,
The Undersigned

Date 8.21.06 **Phone No.** ()661.263.6672

Print Name Ross & Stacy Gibby **Signature** Stacy Gibby

Address
28235 Lorita Lane
Saugus, CA 91350

Date August 21, 2006 **Phone No.** (~~818~~) 297-4298

Print Name Luis A. Vilchez **Signature**

Address 28231 Lorita Ln.
Saugus, Ca 91350.

Date 8/19/04 Phone No. () 661-263-3117

Print Name Maida Manzano Signature [signature]

Address 28333 Hulsey Ct.
Saugus CA. 91350

Date 8/19/04. Phone No. () 661-263 3117-

Print Name Miguel Talmas Signature [signature]

Address 28333 Hulsey Ct.
Saugus CA. 91350

Date Phone No. () 661-263-2518-

Print Name Elinore Cabrera Signature [signature]

Address 28342 CORITA LN.
SAUGUS CA. 91350

Date 8-19-06 Phone No. () 661-296 2635.

Print Name MAURICIO CHEDRAUI Signature

Address 28321 Lorita Lane
Saugus CA 91350

Date 8/19/06 Phone No. () 661 263-7848

Print Name Ineria Smith Signature [signature]

Address

Date 8/19/06 Phone No. () 661 263 7976

Print Name LISA WHITECROW Signature Lisa Whitecrow

Address 28389 LORITA LN.

SAUGUS, CA 91350

Date 8/21/06 Phone No. ()

Print Name MARLENE PEDRICK Signature Marlene C. Pedrick

Address 28227 LORITA LANE

SAUGUS CA 91350

Date 8.21.06 Phone No. () 661/263-1394

Print Name MARK PEDRICK Signature Mark Pedrick

Address 28227 LORITA LANE

SAUGUS CA 91350

Date 8/21/06 Phone No. () 818-606-6092

Print Name Linda Belichesky Signature Linda Belichesky

Address 28215 lorita Lane

Saugus CA 91350

Date 8/21/06 Phone No. () 818-402-8132

Print Name Eli Belichesky Signature Eli Belichesky

Address 28215 Lorita Lane

Saugus, CA 91350

Date 8/21/06 Phone No. ( ) 661-297-5374

Print Name WILLIAM J. WALGAMUTH Signature WJW

Address 28207 LORITA LANE

SAUGUS, CA. 91350

Date 8/21/06 Phone No. ( ).

Print Name Boswell Signature

Address 28203 Lorita Ln.

Saugus CA 91350

Date Phone No. ( ).

Print Name Signature

Address

24. with the Adjacent Property Agreements; this Declaration shall no longer apply in any respect to such Adjacent Property Maintenance Areas and such areas will be the maintenance responsibility and under the control of the applicable Adjacent Owner or its successive owners or any homeowners association formed by such Adjacent Owner. The Adjacent Property Maintenance Areas shall be considered Association Maintenance Area for purposes of maintenance only and subject to the termination of the Association's maintenance responsibilities as provided above.

25. **Development of Adjacent Property-Filling of Slopes.** Portions of the Adjacent Property Maintenance Areas are or will be slopes created by Seller. Portions of the Property will be located at the top of such slopes with portions of the Adjacent Property at the bottom of such slopes ("Adjacent Property Slopes"). It is possible that as part of the development of the Adjacent Property the Adjacent Property Owner will fill the Adjacent Property Slopes as part of the grading of the Adjacent Property. **As a result of such grading, the elevation of the Adjacent Property would no longer be below the Property but on the same elevation or above the Property. Therefore the Lots that abut such filled in Adjacent Property Slopes would no longer be located above the Adjacent Property, but would rather be at the same level of the Adjacent Property or below the Adjacent Property. This may result in inconvenience to such adjacent Lot Owner in the form of loss of privacy, increased noise and lightshed.** Seller has no control whatsoever over the development of the Adjacent Property and has provide no representation, warranties or assurances of any kind regarding the nature, size, type or location of development on the Adjacent Property and all Owners by acceptance to the deed of a Lot acknowledge that the development of the Adjacent Property may have certain negative impacts on Lots, especially those adjacent to the Adjacent Property, including without limitation loss of privacy, increased noise and dust and lightshed.

disclosure statement

The following applies to this Acknowledgment/Disclosure and provides for a release or waiver of liability by Buyer against Seller ("Released Matters").

BUYER, ON BEHALF OF ITSELF AND BUYER'S SUCCESSORS AND ASSIGNS, HEREBY WAIVES AND RELEASES SELLER FROM ALL ACTIONS, CLAIMS, DEMANDS, LOSSES, LIABILITIES, COSTS AND EXPENSES, (INCLUDING REASONABLE ATTORNEYS' FEES AND COURT COSTS), WHETHER KNOWN OR UNKNOWN, WHICH RELEASER MAY NOW OR HEREAFTER HAVE AGAINST BUILDER, ITS MEMBERS, DIRECTORS, AFFILIATES, SUCCESSORS AND ASSIGNS (COLLECTIVELY, *"SELLER PARTIES"*), ARISING DURING, OUT OF OR IN CONNECTION WITH THE RELEASED MATTERS. BUYER ACKNOWLEDGES THAT IT IS FAMILIAR WITH THE PROVISIONS OF CALIFORNIA CIVIL SECTION 1542, WHICH PROVIDES AS FOLLOWS:

> "A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY AFFECTED HIS SETTLEMENT WITH THE DEBTOR."

BUYER HEREBY EXPRESSLY WAIVES ANY RIGHT BUYER MAY HAVE UNDER CIVIL CODE SECTION 1542 WITH RESPECT TO THE RELEASED MATTERS, AS WELL AS UNDER ANY OTHER STATUTE OR COMMON LEGAL PRINCIPLE OF SIMILAR, EFFECT.

Buyer acknowledges that Buyer's desire to purchase the Property is not based upon any representations (other than as described in this Acknowledgement/Disclosure or in other writings to Buyer from Seller), and Buyer has considered the possible effects of the various items noted above during Buyer's decision to purchase said Property.

Buyer further acknowledges and agrees that the disclosures contained herein are not all-inclusive and do not relieve or otherwise modify Buyer's responsibility to, among others: (a) diligently perform Buyer's investigation of Buyer's Property and the area immediately surrounding same, together with the area surrounding the Project; (b) review the preliminary title report prepared for Buyer's Property; (c) review the Declaration; (d) review the recorded tract map for the Project, together with the conditions of approval associated therewith; and (e) inspect the Property and Project to satisfy Buyer about the condition and fitness of said Property and Project for Buyer's intended use.

The undersigned represent(s) that I/we have read and understand the matters set forth in the foregoing Acknowledgement/Disclosure and have received a copy for my/our records. I/we acknowledge and agree that I/we are solely responsible to make certain that I/we understand the contents of this Acknowledgment/Disclosure and will take whatever steps are necessary to do so, including without limitation, consulting an attorney, interpreter, engineer, or any other person whose advice or assistance may be necessary to fully understand the matters set forth herein. I/we acknowledge and agree that I/we have considered the possible effect of such matters in my/our decision to purchase the Property. By acceptance of this Acknowledgment/Disclosure, Buyer assumes all risk and liability for injuries to persons and property which may be sustained by Buyer, members of Buyer's family and Buyer's guests and invitees by reason of all conditions or circumstances disclosed in this Acknowledgement/Disclosure. This Acknowledgment/Disclosure has been executed by the parties on the dates indicated below.

Buyer hereby agrees to provide a copy of same to any individual or entity purchasing the Property from Buyer.

Date: _____, 200__ _____
BUYER

Date: _____, 200__ _____
BUYER

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

October 11, 2006

TO: Pat Modugno, Chair
Esther L. Valadez, Vice Chair
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner
Wayne Rew, Commissioner

FROM: Ramon Cordova, Regional Planning Assistant II REC
Land Divisions Section

SUBJECT: ZONE CHANGE CASE NO. 04-124-(5)
VESTING TENTATIVE TRACT MAP NO. 060999-(5)
CONDITIONAL USE PERMIT CASE NO. 04-124-(5)
AGENDA ITEM NO. 8 a, b,c; OCTOBER 18, 2006

PROJECT BACKGROUND

As you may recall, Vesting Tentative Tract Map No. 060999 ("TR 060999") is a subdivision proposal for development of 44 single-family lots on 12.2 gross acres, located at the southerly terminus of Houston Court in the Sand Canyon Zoned District. The property is bounded by Tract No. 46018-05 to the north, east and west, and Whites Canyon Road to the far south.

The proposal requires approval of TR 060999 to create 44 single-family lots, one public facility lot, one open space lot and one private park lot; Zone Change Case No. 04-124-(5) to change zoning from A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) to RPD-5000-5.0 U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – Five Dwelling Units per Net Acre); and Conditional Use Permit Case No. 04-124-(5) to ensure compliance with the requirements of hillside management and density-controlled development, as well as onsite project grading that exceeds 100,000 cubic yards.

SEPTEMBER 6, 2006 PUBLIC HEARING

After opening the public hearing on September 6, 2006 and taking public testimony from the applicant and four individuals in opposition, the public hearing was continued to October 18, 2006 to allow the applicant time to provide revised exhibits, and meet with concerned neighbors who expressed opposition to specific aspects of the project.

The following includes a summary of issues raised during the public hearing:

- Private park lot – The proposed private park was shown to have an area of 3,960 square feet on the tentative tract map dated June 8, 2005. The park was intended to serve the homeowners of the proposed subdivision. Concerns raised during the public hearing consisted mainly of lack of open space and recreational areas for children within the community. Adjoining homeowners requested a larger private park lot that could

accommodate the new homeowners as well as the existing nearby residents.

- Narrow interior streets – Testimony was taken that curbside parking on Houston Court and other interior streets outside the proposed subdivision, but that serve as access, make passage of two cars side by side difficult. Also certain events such as weekend parties create additional demand for off-site parking for guests.

- Other issues discussed included the amount of grading proposed for Tentative Tract Map No. 52763 adjoining on the south.

During the public hearing, the applicant was directed by your Commission to provide revised exhibits depicting the proposed enlargement of the private park lot, and to meet with the surrounding homeowners and those in opposition to discuss their concerns.

The applicant has submitted a conceptual map that shows the proposed private park increased from 3,703 square feet to 30,703 square feet in size. This also reduces the project from 44 single-family lots to 42 single-family lots. These were provided in your Commission's package as Miscellaneous Items, dated October 12, 2006.

On September 22, 2006, the applicant also met with the adjoining homeowner's association who had testified in opposition. Discussion at this meeting centered on the project's private park and its use by the adjoining association. The applicant also stressed to the homeowner's association that their ability to use the private park hinged on the homeowners agreeing to annex the subject property.

STAFF EVALUATION AND RECOMMENDATION

Staff feels that the applicant has offered additional lots in the subdivision to create a larger private park.

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

If your Regional Planning Commission feels that the private park has been adequately enlarged, staff recommends that the Commission close the public hearing and indicate their intent to adopt the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 060999 and Conditional Use Permit Case No. 04-124-(5) with minor design modifications, and recommend to the Los Angeles County Board of Supervisors approval of Zone Change Case No. 04-124-(5).

OR

Suggested Motion: "I move that the Regional Planning Commission close the public hearing, and indicate their intent to adopt the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 060999 and Conditional Use Permit Case No. 04-124-(5) with final review of the redesign by Los Angeles County Subdivision Committee, and recommend to the Los Angeles County Board of Supervisors approval of Zone Change Case No. 04-124-(5)."

OR

If the Regional Planning Commission feels that the private park has not been adequately enlarged or that additional discussion is required to resolve the structure of homeowners association, then staff recommends that the Commission to continue the matter to allow the applicant time to redesign the project and address the issues raised as discussed in the public hearing.

Suggested Motion: "I move that the Regional Planning Commission close the public hearing, and indicate their intent to adopt the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 060999 and Conditional Use Permit Case No. 04-124-(5) with final review of the redesign by Los Angeles County Subdivision Committee, and recommend to the Los Angeles County Board of Supervisors approval of Zone Change Case No. 04-124-(5)."

SMT:REC
10/12/06

Subject: John Laing Hom
Date: 10/18/06
A. Chavez / R. Cordov

October 17, 2006

The Honorable Pat Modugno
Chairman, Regional Planning Commission

C/O: Mr. Ramon Cordova
Land Division
Department of Regional Planning, 13th Floor
320 West Temple Street
Los Angeles, CA 90012

RE: Vesting Tentative Tract Map No. 060999, Zone Change/Conditional Use Permit Case Nos. 04-124-(5)

Dear Chairman Modugno:

I am the current President of the St. Clare community Home Owners Association. I am writing in response to the issues related to park space and the number of houses raised by members of this community in regards to the Vesting Tentative Tract Map No. 060999, and Zone Change case No. 043-124-(5) that came before the Commission on September 6, 2006.

During the September 6, 2006 hearing, a few residents of the community asked the commission to consider additional park and play fields for our children in the proposed project, which is adjacent to our community. The residents in attendance spoke out as concerned homeowners but did not represent any formal position by the Home Owners Association Board on this particular case. I understand that per direction from the Planning Commission, the applicant, John Laing Homes was asked to work with the Association to develop a solution to address the concerns of our residents.

In a spirit of cooperation, representatives of John Laing Homes met with a committee of homeowners to respond to the issue. During the course of our meetings, we feel that the John Laing Homes representatives were professional, friendly and were open to our suggestions. After 2 meetings with John Laing, we were able to agree on some issues, while others were left unresolved. Attached is a letter from the St. Clare Residents who participated in the meetings. Please refer to this letter, as this is how the HOA Board feels as well. This letter describes in detail the resolved and unresolved issues at hand. I was personally involved in the meetings with the John Laing representatives. John Laing has graciously offered their assistance in a few safety issues and concerns that affect our community. We have agreed on some issues. There are also a few issues that need to be resolved. As a whole, both John Laing Homes and the St. Clare Community Residents have negotiated in a fair and reasonable manner.

As you may already know, John Laing Homes developed the St. Clare community and voluntarily removed 3 lots to provide for a pool for our community. Our Board has

worked with the company for several years and continues to maintain a positive relationship with John Laing Homes.

If you have any questions, please contact me at (818) 606-5986.

Sincerely,

Gavin Plasschaert
President
St. Clare Home Owners Association

cc: Casey Beyer, John Laing Homes
Valencia Management Group

MEMORANDUM

TO: REGIONAL PLANNING COMMISSION OF LOS ANGELES COUNTY

FROM: RESIDENTS OF ST. CLARE COMMUNITY

SUBJECT: MEETING WITH JOHN LAING HOMES - Vesting Tentative Tract Map No. 060999, Zone Change/Conditional Use Permit Case Nos. 04-124-(5)

DATE: 10/14/2006

CC: JOHN LAING HOMES

On September 6, 2006, members of this community raised issues related to safety and park space in response to the request by John Laing Homes for approval of Vesting Tentative Tract Map No. 060999, and Zone Change request No. 043-124-(5) that came before the Commission.

Per direction from the Planning Commission, John Laing Homes was asked to work with the St. Clare Community to develop a solution to address the concerns of our residents.

In the spirit of cooperation John Laing Homes met with a group of our residents on September 29th and again on October 4th. While all parties were not fully satisfied, the meetings were productive and concluded with the following results:

THE PARK

1. John Laing Homes has offered approximately 30,000 square feet of park space within their proposed tract that is accessible to the St. Clare Community.
2. The park will include landscaping, a "tot lot", a barbecue area and adequate safety lighting.
3. Due to "liability" concerns, John Laing Homes did agree to run the necessary pipes for a bathroom but did not want to build a structure. However, we will work with them to eliminate any liability and request that they build us a small bathroom.
4. The proposed location of the park is directly adjacent to the open space hillside. John Laing Homes has agreed to construct a "splash wall" to avoid hillside debris runoff, flooding and potential intrusion by dangerous reptiles. A wrought iron fence and/or mesh on top of that splash wall is also under discussion.
5. Assuming the HOA's merge, the St. Clare Community will have a 3 person park advisory committee with input into the design and details of the park, such as plant and grass selection, picnic table selection, jungle gym selection etc.

THE HOAs

6. John Laing Homes has agreed to merge the HOA of the new development into the St. Clare Community HOA.
7. The St. Clare Community has taken a preliminary consensus vote and is in favor of merging the HOAs.
8. Because the financial details of merging HOAs are not available at this time, an "official" community vote has not been conducted. Approval of Two-Thirds of the St. Clare residents is required to confirm a merger of the HOAs. The St. Clare community has promised to expedite this process as quickly as possible.
9. John Laing Homes has agreed to cover costs of developing a new financial structure for a merged HOA.

ADDITIONAL SAFETY ISSUES

10. Traffic will not be generated by the import or removals of land fill (dirt). All fill and restructuring of the landscape will be contained within the development.
11. There will One-Way traffic In and One-Way traffic Out (between Houston and Nield) during construction for the construction vehicles. Flag men will slow their trucks down and keep the streets safe.

12. Stop signs will be inserted into the new project in every possible location to ensure less speeding.
13. Homes/properties adjacent to and affected by the development will be surveyed before and after construction to ensure responsibility for any construction related damages.
14. John Laing Homes has agreed to assist the community in addressing **current** safety issues in the St. Clare community. Such issues include a lack of Stop signs at a number of intersections (the bonds have not been released), street drainage problems (especially Houston Court), and street damage (cracks, water leakage, and sink holes).

UNRESOLVED SAFETY ISSUES

The most recent proposal has reduced the number of units from 44 to 42 and includes two access streets (Houston Court and Nield). However, based on where these two access streets are positioned in our community, we believe that a large majority of the units will be accessed by ONE short street (Houston Court), thereby creating unsafe traffic conditions on that street.

15. We have requested that JLH reduce the number of units to less than 42 and add the undeveloped lots to the 30,000 sq. ft. park space (at the planning commission meeting on September 6, a committee member suggested that JLH remove lots 33-39 from their original proposal and replace with the proposed park). JLH has responded that 42 units is the absolute minimum that would allow the project to be economically viable.
16. We have issued to JLH a rough draft of an alternative lot map drawn by an architect within our community. This showed that JLH could change the location of the park safely away from the hillside and still keep approximately 40 homes. We feel that this was not reviewed thoroughly and we would like JLH to take a second look at the proposed changes.
17. We have requested that JLH construct an additional access street, specifically by extending Stansfield Lane to the proposed units. Stansfield Lane was originally designed as a long, wide access street located off the main entrance streets to the community. JLH has responded that they do not own the adjacent land (at the end of Stansfield) and that no other options in our community are available due to pre-existing street design.

While John Laing Homes has cordially addressed these concerns and has seemingly exhausted their resources on our behalf, there is no way for us to fully substantiate their economic and logistical limitations. Given that these unresolved issues pose a safety risk to the children of our community, we respectfully request that the planning commission review this issue and exhaust all possible solutions.

In conclusion, we feel that negotiations with John Laing Homes were professional, friendly and productive. However, some unresolved safety concerns remain that we would like the Regional Planning Commission of Los Angeles County to address.

Thank you very much.
St. Clare Residents

Alex Weitman

Dennis Leeman

JERRY WALGAMUTH

Greg Marquez

Ross Gibby

Sharon Canahola

Ingrid Ramirez

Michelle Hagopian

Gavin Plasschaert

my name is Sharon Cancholo

I live on Houston Court, I'm a member of the Committee the street that is to be extended. When we bought our home we where told by the ~~seller~~ builder that approx 16 homes were to be built and possibly a park. John Laing is one of the better builders in my opinion but what I have learned dealing with them is that you need to get everything in writing. No, I didn't get the 16 homes in writing.

On October 4th I attended the meeting as a committee member with JLH because I didn't feel that Houston was getting their issues addressed. I asked my neighbors what they wanted me to address. I have copies of some of the letters.

- There was to be 3 access roads. Houston Nield and Stansfield.
- Stansfield is no longer an access road. Nield is far cry for being used at all. This leads me to Houston Court.
- The word court is defined a short street of houses that is closed at one end. Well our street will not be that. So we were mislead by the name of the street.
- Our street has so many children that have been playing in the streets for 2.5 years.
- Houston has water coming up from it. Our gutters have green + Black slim standing in them. My windows & doors do not close correctly and I was told that this is to be expected from JLH. We are in a flood zone. I have been unable to get an update of my flood zone report from Sikand, it expired Sept 2005.
- JLH kept telling us we are watering too much. 3 minutes a day doesn't give me the marsh I have, or the gutters with standing slimy water in it. Several children have slid in this slim that someone forgot to put sewers in.
- You are going to be driving 80,000 pounds per truck of supplies down a street where are children have been playing. And where we are showing problems of cracking + water in the streets already. Seems unsafe for that kind of load to be driven down a street that no one knows where all this water is coming from. (County, City, Water Company)

Completed date

Subject: John Laing Homes

Date: 10/18/06

A. Chavez / R. Cordova

(3) analysis

- Your staff ~~notes~~ says that our street is 60 feet wide and that we are a secondary highway. I measured it 2 times yesterday. I'm not a pro at this but I measured 35.6 feet from gutter to gutter. May I request a street survey for street width? + for stop signs
- Stop signs. We need them everywhere. Who ever planned this community didn't think about Plum canyon raceway. Heller circle speed road and Sidani accident zone. I asked about speed humbs not bumbs and was told we could ask.
- The Park.....Why are we putting the park up against a mountain. Children playing in it....where Houston residents know there are ~~snakes~~ rats, Coyotes, to name a few problems. Not to mention kids partying, sex after hours. You get the idea. I gave JLH a rough draft how they could move the park forward so it wasn't so isolated and against the mountain. its here.
- I asked for a wall they said they could give a small wall.
- I asked for rod Iron fence on top they said maybe.
- So why can't that be put on the park towards the front for safety issues. w/ wall
- I asked for a 3 way sign on the end of Houston to the development to take some of the load off our street and possibly make some cars go to Nield.
- I asked JLH how they can protect the properties from all the weight of equipment, grating of the land fill. They said they would have our homes surveyed to protect them and us.
- 42 homes approx 2 cars each 4 trips a day times 31 days = 5208 trips minimal out Houston a month
- I beg for one way traffic in and out during construction. The letter we gave to Ramon was hard work. JLH didn't have anything different to offer when they came back to the table. I don't believe they had good faith in this matter but I hope I can be proven wrong. On Oct 4th
- Homes are not selling why are we pushing this so fast?

We have nothing in writing.

October 3, 2006

Sharon,

Here is a list of our concerns regarding the building that is going to happen at the end of Houston:

-Our street is too narrow to accommodate for construction vehicles AND residential traffic.
-Drainage on our street is already a HUGE issue. It will only get worse with more homes adding to our water collection at the beginning of Houston.
-Our street is seeping water already. The construction vehicles will only make this problem worse.
-We are not really interested in the park or combining HOAs since there is a planned public park to be built across Plum Canyon that will be bigger and offer our kids more to do.
-We are concerned about the grading they are going to do under the water towers that currently exist. Is this safe?

Here is what we would like:

-Less homes in the development.
-More entrances to their development (like from Plum Canyon, Lorita, Stansfield or Golden Valley)
-A commitment, in writing, from John Laing that they will repair any damage done to our streets and houses (like settling issues with windows or doors not closing properly).
-Regardless of the outcome of this, we would like sewers installed at the corners of Houston and Sidani.

We appreciate your time and effort with this matter. If there is anything we can do, let us know. Keep us informed about upcoming meetings and decisions.

Thank you,
Renée & Mark Franano
28316 Houston Court
(661) 513-0564
rfranano@yahoo.com

October 3, 2006

To whom it concerns,
We are residence at 28320 Houston Court in Santa Clarita and very concerned with the upcoming construction. The fallowing are our concerns:

- One entrance to the new housing track is not sufficient
- Building houses in a flood zone wash is highly hazardous
- Above the homes to be built there are two water tanks that contain millions of pounds of water weight. There is a great deal of pressure on the hillside.
- The construction vehicles (tractors, bulldosers, and graders) are going to cause noise pollution, air pollution, and damage to our street and homes.
- There are animals that are going to be endangered (owls, rabbits)
- Once homes are built their will be too much road traffic on our street endangering the children who currently play in their front yards.

These are only some of many of our concerns. Please reconsider the construction of new homes next to our street. We want to have a quiet safe community for our family.

Sincerely,
Tony and Melissa Ayala
28320 Houston Court
Santa Clarita, Ca. 91350
661-297-6597

Ingrid Ramirez – Houston Court

Somewhere Safe for Our Children to Play

In creating this public park you will be giving this community a place where the multitude of children who live in this community have a place to go and play sports, ride their bikes and mothers who can stroll with their little babies who are to young to run around and enjoy the park. Now, there is **no form** of recreation for this community. Our children only have the streets to play in and parents are constantly in fear of having their child being hit by a car who may not be paying attention. With this public park for our community, both children and adults will be able to exercise in a clean, safe environment. The park will be beautiful, well-maintained spaces, open to all who are willing to uphold and maintain the park. By creating this public park in our community, it will satisfy the needs of the whole community. There are enough single/town homes being built all around the proposed location where the need for a public park is **VITAL.**

Note: Children will be out in the street during your work hours, what precautions will be taken to avoid a horrible accident from occurring?

Children's Health Issue

- The benefit of having a public park in this location will help the health of our children with just one hour of exercise a day that could transform the health of children not just now but well into their adult lives.
- 1 in 3 children between the ages of 2 and 7 do not achieve even the minimum recommended levels of exercise. By the time, they are 15; almost 2/3 of girls do so little exercise that they are classified as "inactive". In the past 10 years, the number of obese six year olds has doubled while the number of obese 15 year olds has tripled.
- With the creation of this park, our children will be able to do or better said have a range of activities such as: brisk walking, cycling enhancing muscular strength, and flexibility and bone health. This can include: running, climbing, skipping, and jumping.
- Endurance is developed when someone regularly engages in aerobic activities include: basketball, bicycling, skating, soccer, tennis, walking, jogging, and running.

Experts believe that just an hour of exercise a day can help to fight obesity in children, which in turn can fight diabetes and heart disease later in life and even premature death.

- Key risk factors for coronary heart disease can be seen at an early age. Conditions such as high blood pressure are common in children who are overweight or obese and are a major contributory factor to later coronary heart disease.

Many believe that the key to encouraging more children to take up exercise is to ensure they participate in physical activity at an early age. This community is a growing community with many newborns and children they need a place where they can be safe and enjoy all of the activities that we can make available to them. A lot of children are leading very sedentary lives and the problem appears to be that activity is linked to lifestyle and the fact that inactive children are much more likely to become inactive adults.

Street Size

- The width of the street might be to code, but there is no way two cars going opposite directions can pass at the same time between two parked cars on opposite sides of the street. It is physically impossible. Our streets, unlike Sidani, Edmonds or Heller are not wide enough.
- What about the underground spring water that is seeping up our streets. Homes are already shifting, cracks are occurring in the street as you enter Houston. With the weight of the trucks coming up and down, a ***sinkhole is unavoidable.***
- What about damage to our parked cars or even homes from all the movements of these trucks and debris.

Drainage Problem

We have an ongoing problem with accumulation of water at the end of our street at the intersection of Houston and Sidani. The water that is traveling down from Houston is not draining properly down to the drains a block away. We have problems of sitting water, which is growing mildew and not to mention any other bacteria that might be growing there which is harmful to our children, pets and adults. Not to mention the problem with mosquitoes and the West Nile Virus. ***The only solution to this problem is by installing drains at the end of Houston on both sides.***

Slope

The slope to the east of Houston (that end house) is starting to weather away. Homeowner has been addressing this issue with JLH for some time. What will be done to reinforce the slope before building?

THESE ARE A LIST OF CONCERNS FROM THE RESIDENTS OF HOUSTON CT.

1. WHEN WE BOUGHT OUR HOMES THE DOCUMENTS READ HOUSTON COURT NOT HOUSTON LANE HOUSTON ST ETC. I WAS TOLD THAT WE WOULD HAVE A STREET WITH A BUBBLE AT THE END. YOUR PLANS STATE THAT WE WILL HAVE 2 MORE HOUSES ADDED TO OUR STREET AND THEN IT WILL BREAK LEFT AND RIGHT. WE DID NOT PURCHASE A HOME THAT WOULD BE A MAIN THOROUGHFARE FOR THE NEW HOMES THAT YOU INTEND TO BUILD.

2. YOUR OPTION OF AN OUTLET ON THE OTHER SIDE OF THIS PLAN IS NOT AN OPTION BECAUSE NO ONE WILL USE IT. INSTEAD HOUSTON COURT WILL BECOME THE MAIN DRIVE FOR THE ENTIRE AREA.

3. OUR ROAD IS NOT DESIGNED TO HANDLE THAT KIND OF TRAFFIC. AT NIGHT WHEN WE PARK OUR CARS ETC. IT IS LIKE A ONE WAY ROAD.

4. OUR REQUEST IS THAT ANOTHER ROAD BE OPENED UP SO OUR HOMES DO NOT TAKE THE ENTIRE TRAFFIC AND THAT THE DOCUMENTS WE SIGNED WHEN WE BOUGHT OUR HOMES ARE CORRECT AND THAT WE LIVE ON A TRUE COURT. CT. NOT A LANE ETC.

5. THE PARTIES THAT REPRESENT THE HOA's INTERESTS ARE NOT THE REPRESENTATIVES OF HOUSTON CT. WE ARE THE GROUP BEING EFFECTED IN THIS EXPANSION PROJECT OF JOHN LAING HOMES. WE ARE NOT HAPPY WITH THIS PROPOSED SETTLEMENT. THERE IS NOT ONE OTHER VIABLE ROUTE FOR YOUR NEW HOMES IS AVAILABLE. NO ONE WILL USE THE OTHER ENTRANCE THAT WAS A SECOND THOUGHT.

6. RIGHT NOW WE HAVE WATER THAT COLLECTS AT THE END OF OUR STREET AND NO ONE REALLY BESIDES HOUSTON CT HAS THAT PROBLEM. 4 MORE HOMES WILL AD TO THAT PROBLEM. REPRESENTATIVES FROM JOHN LAING SAYS THAT WE WATER TOO MUCH BUT THAT IS NOT THE PROBLEM. WE HAVE NO SEWERS GRATES TO COLLECT THE WATER. EVERYBODY ELSE'S RUNOFF UP THE HILL HITS OUR AREA AND COLLECTS AS WELL WITH OURS AND THE GRATE IS NOT CORRECT SO THE WATER STANDS AT THE END AND IS COVERED WITH MOSS AND STAGNANT WATER.

7. OVERALL HOUSTON CT RESIDENTS DO NOT CARE ABOUT THIS PARK AS MUCH AS THE REST OF THE COMMUNITY, YES IT WOULD BE NICE TO HAVE IT BUT ALL THE PEOPLE ON THE OTHER STREETS FOCUS ON THIS POCKET PARK NOT THE FACT THAT OUR ONCE PLEASANT COURT WILL NOW BE TURNED INTO THE ONLY OUTLET FOR ALL OF YOUR CONSTRUCTION EQUIPMENT ETC, EXTRA TRAFFIC ETC. BASICALLY IT DESTROYS OUR PEACEFUL STREET AND DOES NOT EVEN EFFECT THEM, EXCEPT FOR HOMES LINING THIS PROJECT.

8. WE ALSO DO NOT WANT THE NEW HOUSES LEVEL TO OURS. WE DON'T NEED MORE WATER AND WE ALL WANT TO KEEP OUR VIEW. WE DO NOT WANT YOUR CONSTRUCTION DUST DESTROYING OUR HOMES AND OUR VIEW I KNOW A FEW OF US WERE TOLD DIFFERENT STORIES BY YOUR SALES TEAM WHEN WE PURCHASED OUR HOMES. WE NOW KNOW YOUR SALES TEAMS MISREPRESENTED THE FACT AFEW TIMES TO MAKE A SALE BECAUSE BACK THEN YOU DID NOT HAVE TO CARE ABOUT THE CUSTOMER. NOW YOU DO WITH SALES OF HOMES NOT DOING SO WELL. P.S. WE CAN HELP THAT MATTER SETTLING THIS TO MAKE SURE WE DO NOT HAVE GRUMPY NEIGHBORS WHEN YOU ARE TRYING TO SELL YOUR NEW HOMES.

9. IF WE DO NOT GET SOME KIND OF OUTLET REGARDING THIS PROBLEM, WE WILL MAKE SURE WE ARE REPRESENTED AT THE OCTOBER 18TH MEETING TO DISCUSS HOW HOUSTON CT IS GOING TO BE THE MAIN ROAD FOR ALL NEW HOMES.

HOUSTON COURT IS THE ONLY GROUP TAKING THE MAJOR PROBLEMS WITH THIS NEW ANNEX AND I THINK WE ALL THOUGHT THAT WHEN WE BOUGHT OUR NEW HOME WE WOULD HAVE A STRAIGHT ROAD WITH A BUBBLE ON THE END. WHAT WE WOULD HAVE BEEN HAPPY WITH THAT. HOWEVER, YOUR NEW PLAN IS A MESS AND IT ONLY HAS ONE OUTLET. WHY!!!!!!!!!!!! IF YOU WANT EVERYONE HAPPY CHANGE THE PLAN SO WE ARE NOT THE ONLY RESIDENTS BEING DAMAGED, CONSTRUCT 3 OUTLETS SO WE AREN'T DEALING WITH ALL YOUR CONSTRUCTION TRAFFIC, AND NEW HOME TRAFFIC ETC.

10. YOU NEED ANOTHER OUTLET FOR YOUR NEW PROJECT IT IS NOT FAIR TO THE RESIDENTS WHO LIVE HERE TO TAKE THE ENTIRE IMPACT OF THIS NEW PROJECT.

11. SAFETY FIRST, WE WILL HAVE NO SAFE STREET FOR US OR OUR CHILDREN ON HOUSTON CT.

12. ALL TRAFFIC WILL DIVERT TO HOUSTON CT.

13. DIDN'T WE BUY A HOME WHERE WE THOUGHT IT WOULD BE A COURT????????????? IT DOESN'T SOUND LIKE THAT NOW.

14. HOME PRICES WILL DROP.

15. NOISE LEVEL CONCERN DUE TO PARK BEING AT THE END OF HOUSTON.

16. GRATING OF NEW PROJECT: WHAT IS THE PROPOSED GRATING AND WILL IT EFFECT OUR VIEWS.

We live at 28310 HOUSTON COURT and these are our concerns:

1. Our street is so narrow with cars parked on both sides of the street, our little COURT will not accommodate the added traffic.
2. There are so many kids on this street ours included who like to play in the COURT, the danger that added traffic and construction would cause is scary.
3. Selling all these new homes right next to our homes in this market is going to decrease the value of our homes making it hard for current home owners to refinance or sell at a fair price.
4. There is extreme excess water and sludge at the end of our street that can not be added to.

Our Requests:

1. Make a different/additional main access street into new development. (we were never told that our little COURT would some day turn into a boulevard).
2. Put off sale of new homes until market improves therefore helping our property value instead of damaging it!
3. Add a sewer at the end of our street and make sure new development's water runoff is self contained.
4. If there is to be a park please have a curfew so we will not have excess noise at night (we have an infant and live one house from proposed new development).

Thank you for your consideration,
Matt and Kindra Guiza
28310 Houston Court

Artan & Shpresa Hoxha
28305 Houston court
Santa Clarita CA 91350

These are some concerns we have about the new plan that is going to take place next to my house

1. The safety of our kids, from the traffic in front of my house during and after construction.
2. The street (Houston" Court"). How much is going to effected during the construction time from the big trucks loaded with dirt and other equipments
3. The other concern is what is going to be the condition of our home and the other additions on back yard such, patio cover loan barbeque and other furniture

There are more concerns that is going to represented from our people that lives in same street

Gmail BETA

Houston Committee <houston.committee@gmail.com>

speed humps on houston

Renee Franano <rfranano@yahoo.com> **Tue, Oct 17, 2006 at 3:02 PM**
To: Houston Committee <houston.committee@gmail.com>

Sharon,
My husband and I intended on going, but we are both teachers and have parent-teacher conferences tomorrow and Thursday. So, it is like the only day in the entire school year that we cannot miss....we can't have a substitute cover us this time. I am very upset that we are not attending. We wanted to say our peace and be involved. I am very sorry. Thanks for all you have done and are doing! We really do appreciate it.
Renee Franano

[Quoted text hidden]

[Quoted text hidden]

Do you Yahoo!?
Next-gen email? Have it all with the all-new Yahoo! Mail.

Houston Committee <houston.committee@gmail.com>

Yes

3 messages

Teresa Godin <tkgodin@socal.rr.com> **Fri, Oct 6, 2006 at 9:48 PM**
To: Houston.committee@gmail.com

We have seen two accidents at Sidani and Lorita with many near misses. We would like a stop sign there, and definitely YES to speed bumps.

Our address is 19407 Sidani Lane

Houston Committee <houston.committee@gmail.com> **Sat, Oct 7, 2006 at 8:43 AM**
To: Teresa Godin <tkgodin@socal.rr.com>

Thank you for responding. We are working on John Laing Homes and the County to approve and get these for us throughout Sidani. It may take a little while for it to happen but please now that we are working hard to get it for our neighbors and the kids. May I print your e-mail and give it to the review committee before the 18th meeting?

Houston Representatives

[Quoted text hidden]

Teresa Godin <tkgodin@socal.rr.com> **Sat, Oct 7, 2006 at 3:24 PM**
To: Houston Committee <houston.committee@gmail.com>

Absolutely, we need our voices heard!

[Quoted text hidden]

Houston Committee <houston.committee@gmail.com>

speed bumps

Thefishdr@aol.com <Thefishdr@aol.com> **Sun, Oct 8, 2006 at 7:27 PM**
To: houston.committee@gmail.com

28343 Houston CT yes we would like speed bumps. also stop signs

Houston Committee <houston.committee@gmail.com>

speed bumps

3 messages

JACKUSAIR@aol.com <JACKUSAIR@aol.com> **Sat, Oct 7, 2006 at 5:02 PM**
To: Houston.committee@gmail.com

yes in favor of speed bumps. 19445 sidani ln, Brummers

Houston Committee <houston.committee@gmail.com> **Sat, Oct 7, 2006 at 5:52 PM**
To: "JACKUSAIR@aol.com" <JACKUSAIR@aol.com>

Thank you for responding. We are working on John Laing Homes and the County to approve and get these for us throughout Sidani. It may take a little while for it to happen, but please, know that we are working hard to get it for our neighbors and the kids.

May we print your e-mail and give it to the review committee before the 18th meeting? And could you please ask your neighbors to respond? We need as many as possible.

Sincere Thanks,

Houston Representatives

[Quoted text hidden]

jackusair@aol.com <jackusair@aol.com> **Mon, Oct 9, 2006 at 4:59 PM**
To: houston.committee@gmail.com

yes you may print this.... I will talk to the neighbors. thank you jackie

[Quoted text hidden]

Check out the new AOL. Most comprehensive set of free safety and security tools, free access to millions of high-quality videos from across the web, free AOL Mail and more.

Houston Committee <houston.committee@gmail.com>

SPEED HUMPS

John-Paul Pascarelli <jpmbacpa2002@yahoo.com> **Tue, Oct 10, 2006 at 10:17 AM**
To: Houston Committee <houston.committee@gmail.com>

I just wanted to tell you that I appreciate all the hard work and time you and the committee are spending to improve our community.
Since my wife and I moved to St. Clare in the summer of 2004, we have been very happy with the community. The people are very friendly and respectable. The only concern that we had very early on, was the lack of near by public parks. I enjoy the outdoors and really enjoy spending days in a park setting. After a tough work week, there is nothing better than enjoying nature in a clean park. Unfortunately, there were no parks nearby or at least with-in walking distance, which was disappointing. So you can imagine how pleased I was when I saw the postings from the Houston Committee about petitioning for a park at the end of Houston street. I was so excited. Therefore, I would like to offer my assistance in continuing to persuade John Laing to stop the construction of the 42 homes, and create a park setting to be used by their St. Clare community members. I think we deserve it.

Again, if there is anything I can do to help stop the construction of the homes and to move forward with a much needed park instead, please feel free to contact me.

Your neighbor,

JP

[Quoted text hidden]

[Quoted text hidden]

How low will we go? Check out Yahoo! Messenger's low PC-to-Phone call rates.

Houston Committee <houston.committee@gmail.com>

Response

3 messages

Dave McKean <Davefwd@classicrealestateinc.com> **Wed, Oct 11, 2006 at 10:52 AM**
To: Houston.committee@gmail.com

In response to your letter.
We oppose having speed humps or bumps.
We are in favor of stop signs.
Thank you for asking.
Dave & Debbie McKean
19339 Sidani Lane.

Houston Committee <houston.committee@gmail.com> **Fri, Oct 13, 2006 at 12:30 AM**
To: Dave McKean <Davefwd@classicrealestateinc.com>

Dave,

First and for most, thank you for responding. I believe in letting the community be aware and involved in what I am suggesting.

My husband and I are in the process of writing letters to the county to request stop signs throughout your block and in the neighborhood. I understand this is also an HOA issue possibly being addressed because of the John Laing Building Project. You can ask Gavin, the president of the HOA, if I am correct on that. It might be within the verbal agreements that JLH will help us to get these stop signs.

Several on Houston thought because the 42 homes are going in no matter what, and Sidani has such an issue with race cars/traffic that MOST of this traffic from the 42 homes will come up Houston and down Sidani to Lorita or Maitland to get to Plum Canyon we wanted to give you the oppurtunity to slow them down and possibly alleviate some of the traffic to go through Nield then to Lanview out by Edgehurst to Heller Circle. We respect your request and because of the overwhelming non-response from your block we will not at this time be asking the county for speed humps on Sidani. We were looking for ways to protect our neighbors and their children, any option we could think that might help.
Again thank you for your response.

Please note, there should be a posted note (I requested this before I will sign the letter to the Commissioners office) at the pool in regards to what the committee re: the John Laing Home project is wanting to submit on behalf of the community. Please let your neighbors know so they can be aware too.

Check the pool maybe by tomorrow I hope they get it posted.

Did you want to be aware of the L.A. Planning Commission meeting time and date? I can forward you that information as soon as I receive it.

Thanks again,

Sharon, Houston Representative

[Quoted text hidden]

Dave McKean <Davefwd@classicrealestateinc.com> **Fri, Oct 13, 2006 at 9:27 AM**
To: Houston Committee <houston.committee@gmail.com>

Thanks for your response and effort in this matter.
I appreciate you keeping us informed.
Dave McKean

From: Houston Committee [mailto:houston.committee@gmail.com]
Sent: Friday, October 13, 2006 12:31 AM
To: Dave McKean
Subject: Re: Response

[Quoted text hidden]

Gmail BETA

Houston Committee <houston.committee@gmail.com>

(no subject)

CAROL CAROL <learnedcarol@sbcglobal.net>
To: Houston.committee@gmail.com

Fri, Oct 13, 2006 at 4:55 PM

Yes to having speed humps on Sidani and Houston. Dave and Carol Learned@ 19505 Sidani Ln.

Gmail BETA

Houston Committee <houston.committee@gmail.com>

speed humps on houston

Renee Franano <rfranano@yahoo.com> **Sun, Oct 15, 2006 at 8:06 PM**
To: houston.committee@gmail.com

We are supportive of speed humps on houston court.....YES.....
Thank you,
Renee and Mark Franano
28316 Houston Court

How low will we go? Check out Yahoo! Messenger's low PC-to-Phone call rates.

MEMORANDUM

TO: REGIONAL PLANNING COMMISSION OF LOS ANGELES COUNTY

FROM: RESIDENTS OF ST. CLARE COMMUNITY

SUBJECT: MEETING WITH JOHN LAING HOMES - Vesting Tentative Tract Map No. 060999, Zone Change/Conditional Use Permit Case Nos. 04-124-(5)

DATE: 10/14/2006

CC: JOHN LAING HOMES

On September 6, 2006, members of this community raised issues related to safety and park space in response to the request by John Laing Homes for approval of Vesting Tentative Tract Map No. 060999, and Zone Change request No. 043-124-(5) that came before the Commission.

Per direction from the Planning Commission, John Laing Homes was asked to work with the St. Clare Community to develop a solution to address the concerns of our residents.

In the spirit of cooperation John Laing Homes met with a group of our residents on September 29th and again on October 4th. While all parties were not fully satisfied, the meetings were productive and concluded with the following results:

THE PARK

1. John Laing Homes has offered approximately 30,000 square feet of park space within their proposed tract that is accessible to the St. Clare Community.
2. The park will include landscaping, a "tot lot", a barbecue area and adequate safety lighting.
3. Due to "liability" concerns, John Laing Homes did agree to run the necessary pipes for a bathroom but did not want to build a structure. However, we will work with them to eliminate any liability and request that they build us a small bathroom.
4. The proposed location of the park is directly adjacent to the open space hillside. John Laing Homes has agreed to construct a "splash wall" to avoid hillside debris runoff, flooding and potential intrusion by dangerous reptiles. A wrought iron fence and/or mesh on top of that splash wall is also under discussion.
5. Assuming the HOA's merge, the St. Clare Community will have a 3 person park advisory committee with input into the design and details of the park, such as plant and grass selection, picnic table selection, jungle gym selection etc.

THE HOAs

6. John Laing Homes has agreed to merge the HOA of the new development into the St. Clare Community HOA.
7. The St. Clare Community has taken a preliminary consensus vote and is in favor of merging the HOAs.
8. Because the financial details of merging HOAs are not available at this time, an "official" community vote has not been conducted. Approval of Two-Thirds of the St. Clare residents is required to confirm a merger of the HOAs. The St. Clare community has promised to expedite this process as quickly as possible.
9. John Laing Homes has agreed to cover costs of developing a new financial structure for a merged HOA.

ADDITIONAL SAFETY ISSUES

10. Traffic will not be generated by the import or removals of land fill (dirt). All fill and restructuring of the landscape will be contained within the development.
11. There will One-Way traffic In and One-Way traffic Out (between Houston and Nield) during construction for the construction vehicles. Flag men will slow their trucks down and keep the streets safe.

12. Stop signs will be inserted into the new project in every possible location to ensure less speeding.
13. Homes/properties adjacent to and affected by the development will be surveyed before and after construction to ensure responsibility for any construction related damages.
14. John Laing Homes has agreed to assist the community in addressing **current** safety issues in the St. Clare community. Such issues include a lack of Stop signs at a number of intersections (the bonds have not been released), street drainage problems (especially Houston Court), and street damage (cracks, water leakage, and sink holes).

UNRESOLVED SAFETY ISSUES

The most recent proposal has reduced the number of units from 44 to 42 and includes two access streets (Houston Court and Nield). However, based on where these two access streets are positioned in our community, we believe that a large majority of the units will be accessed by ONE short street (Houston Court), thereby creating unsafe traffic conditions on that street.

15. We have requested that JLH reduce the number of units to less than 42 and add the undeveloped lots to the 30,000 sq. ft. park space (at the planning commission meeting on September 6, a committee member suggested that JLH remove lots 33-39 from their original proposal and replace with the proposed park). JLH has responded that 42 units is the absolute minimum that would allow the project to be economically viable.
16. We have issued to JLH a rough draft of an alternative lot map drawn by an architect within our community. This showed that JLH could change the location of the park safely away from the hillside and still keep approximately 40 homes. We feel that this was not reviewed thoroughly and we would like JLH to take a second look at the proposed changes.
17. We have requested that JLH construct an additional access street, specifically by extending Stansfield Lane to the proposed units. Stansfield Lane was originally designed as a long, wide access street located off the main entrance streets to the community. JLH has responded that they do not own the adjacent land (at the end of Stansfield) and that no other options in our community are available due to pre-existing street design.

While John Laing Homes has cordially addressed these concerns and has seemingly exhausted their resources on our behalf, there is no way for us to fully substantiate their economic and logistical limitations. Given that these unresolved issues pose a safety risk to the children of our community, we respectfully request that the planning commission review this issue and exhaust all possible solutions.

In conclusion, we feel that negotiations with John Laing Homes were professional, friendly and productive. However, some unresolved safety concerns remain that we would like the Regional Planning Commission of Los Angeles County to address.

Thank you very much.
St. Clare Residents

Alex Waitman

Dennis Lebman

Jerry Walgamuth

Greg Maguet

Ross Gibby

Sharon Canchola

Ingrid Ramirez

Michelle Hagopian

Gavin Plasschaert

Petition For The Construction of A Public Park And No More Single Family Homes Off Of Houston Court In The Sand Canyon Zoned District of Los Angeles County

To: Los Angeles County Department of Regional Planning

Whereas, we, the undersigned constituents of Chelsea and St. Clare community in Saugus, Santa Clarita, in the Sand Canyon Zoned District of Los Angeles County respectfully urge you to authorize the funding and approval required to establish a public park at the end of Houston Court in Saugus California. In creating this public park you will be giving this community a place where the multitude of children who live in this community have a place to go and play sports, ride their bikes and mothers who can stroll with their little babies who are to young to run around and enjoy the park. Now, there is **no form** of recreation for this community. Our children only have the streets to play in and parents are constantly in fear of having their child being hit by a car who may not be paying attention. With this public park for our community, both children and adults will be able to exercise in a clean, safe environment. The park will be beautiful, well-maintained spaces, open to all who are willing to uphold and maintain the park. By creating this public park in our community, it will satisfy the needs of the whole community. There are enough single/town homes being built all around the proposed location where the need for a public park is **VITAL**.

We respectfully, request the Los Angeles County Department of Regional Planning to authorize adequate funding to provide an appropriate public park which will consist of the following: fencing for a baseball and soccer area; tennis court area, track field, basket ball and handball courts; enclosed skateboarding ramp(s)/obstacle course; swing sets, jungle gym and other equipment for toddlers and young children; including electricity outlets, grass areas with sprinkler systems; sufficient timed lighting system; asphalt, concrete or decomposed granite pathways for bike riding, roller blades or skateboarding, plant material, trees, water availability, community bulletin boards, garbage cans, restrooms, benches, tables, water fountain(s), gate(s), covered tables for parties area. There should be entrances to the park by the four major streets of our community, which are: Maitland Lane, Lorita Lane, Edgehurts Lane and Edmonds Place.

The benefit of having a public park in this location will help the health of our children with just one hour of exercise a day that could transform the health of children not just now but well into their adult lives. One in three children between the ages of two and seven do not achieve even the minimum recommended levels of exercise. By the time, they are 15; almost two thirds of girls do so little exercise that they are classified as "inactive". In the past 10 years, the number of obese six year olds has doubled while the number of obese 15 year olds has tripled. With the creation of this park our children will be able to do or better said have a range of activities such as: brisk walking, cycling, children will be able to engage in activities that enhances muscular strength, flexibility and bone health. This can include: running, climbing, skipping, and jumping. Endurance is developed when someone regularly engages in aerobic activity (aerobic means "with air"). During aerobic exercise, the heart beats faster and a person breathes harder. When done regularly and for continuous periods of time, aerobic activity strengthens the heart and improves the body's ability to deliver oxygen to all its cells. Aerobic exercise can be fun for both adults and children. Some examples of aerobic activities include: basketball, bicycling, skating, soccer, tennis, walking, jogging, and running.

Experts believe that just an hour of exercise a day can help to fight obesity in children, which in turn can fight diabetes and heart disease later in life and even premature death. They warn that many of the key risk factors for coronary heart disease can be seen at an early age. Conditions such as high blood pressure are common in children who are overweight or obese and are a major contributory factor to later coronary heart disease.

MOUNTAINS RECREATION & CONSERVATION AUTHORITY
Ramirez Canyon Park
5810 Ramirez Canyon Road
Malibu, California 90265
Phone (310) 589-3230 Fax (310) 589-3237

VIA FACSIMILE

DATE: 10-17-06

TO: Regional Planning Commission, Los Angeles County

FAX #: 213-626-0434

FROM: Judi Tamasi for Paul Edelman

RE: Agenda Item 11, October 18, 2006 Regional Planning Commission Meeting, Zone Change Case No. 04-124-(5), Vesting Tentative Tract Map No. 060999, Conditional Use Permit Case No. 04-124-(5),

Number of pages to follow: 2

In case of error, please call (310) 589-3230, ext. 121

COMMENTS:

Please provide to Planning Commissioners prior to Wed. (Oct. 18) morning meeting. Thank you.

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential or exempt from disclosure under applicable law. Unauthorized use, disclosure or copying is strictly prohibited. If you have received this communication in error, please immediately notify the sender.

MOUNTAINS RECREATION & CONSERVATION AUTHORITY
Ramirez Canyon Park
5810 Ramirez Canyon Road
Malibu, California 90265
Phone (310) 589-3230 Fax (310) 589-3237

October 17, 2006

Chairperson Pat Modugno and Regional Planning Commissioners
County of Los Angeles
Attn: Mr. Cordova
Department of Regional Planning
Impact Analysis Section
320 West Temple Street
Los Angeles, California 90012

Comments on Agenda Item 11, October 18, 2006 Regional Planning Commission Meeting, Zone Change Case No. 04-124-(5), Vesting Tentative Tract Map No. 060999, Conditional Use Permit Case No. 04-124-(5), Southerly Terminus of Houston Court, Unincorporated Santa Clarita Valley

Dear Chairperson Modugno and Regional Planning Commissioners:

The Mountains Recreation and Conservation Authority staff request that you consider the following comments pertaining to the Department of Regional Planning Draft Condition 12, for Tentative Tract Map No. 060999.

(1) Condition 12 states in part, "...dedicate the open space lot to a public agency to the satisfaction of Regional Planning." We recommend that the Regional Planning Commission modify this condition to require the open space first be offered to the Mountains Recreation and Conservation Authority (MRCA), and to require that the open space dedication occur prior to, or concurrent with, map recordation.

(2) We recommend adding language to Condition 12 specifying that the public agency shall not be responsible for the cost of brush clearance on the open space dedication. This condition should state that the homeowners' association shall be responsible for the cost of brush clearance on the open space dedication. It is inappropriate for public park agencies like MRCA to fund such required maintenance expenses associated with private developments.

(3) We respectfully recommend that the option of the homeowners' association providing for the ownership and maintenance of the open space be deleted from Condition 12. We have seen cases where the goals of homeowners' association have conflicted with the primary goal of protecting the habitat and other biological resources onsite. Dedicating the open space in fee simple to a public agency such as MRCA provides a much better assurance that the open space and habitat onsite shall be protected and managed for conservation of biological resources in

MEMORANDUM AGENDA ITEM 11

TO: REGIONAL PLANNING COMMISSION OF LOS ANGELES COUNTY

FROM: RESIDENTS OF ST. CLARE COMMUNITY

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Thank you very much.
St. Clare Residents

Aka Waltman

Dennis Lehman

JERRY WALGAMUTH

Greg Meyer

Ross Gibby

Sharon Canonda

Ingrid Ramirez

Michelle Hagopian

Gavin Plasschaert

Cordova, Ramon AGENDA ITEM 11

From: Russell, Pat [PRussell@lacbos.org]
Sent: Tuesday, October 17, 2006 2:49 PM
To: Cordova, Ramon
Subject: FW: Thank you

Please see e-mail from adjacent homeowner. I think you're the one to answer her questions.....Thanks, pat

Pat Russell
Michael D. Antonovich
Mayor, Los Angeles County
Antelope Valley Field Office
(661) 726-3600
Please note new e-mail address
prussell@lacbos.org

From: Sharon Canchola [mailto:sacanchola@socal.rr.com]
Sent: Tuesday, October 17, 2006 2:42 PM
To: Russell, Pat
Subject: Re: Thank you

Pat,

I have a great concern. They are saying on the Staff Analysis that "the property has frontage on Houston Court, a 60-foot-wide limited secondary highway as designated on the County Master Plan of Highways"

Are they saying that Houston Court is 60 feet wide??? Attached are digital pics of the street. We are 36 feet curb to curb and 5'6" for each sidewalk. Which sidewalk to sidewalk would stll be less than 60 feet. I don't understand where the highway description comes from.

Can you explain this? Also do ask at the meeting for the street survey to include the measurements of Houston? Can you ask Ramon what he thinks?

Thanks again,
Sharon

----- Original Message -----
From: Russell, Pat
To: Sharon Canchola
Sent: Tuesday, October 17, 2006 2:09 PM
Subject: RE: Thank you

You're more than welcome. I still don't have the copy of the agreement between the homeowner's and Laing...Pat

Pat Russell
Michael D. Antonovich
Mayor, Los Angeles County
Antelope Valley Field Office

(661) 726-3600
Please note new e-mail address
prussell@lacbos.org

From: Sharon Canchola [mailto:sacanchola@socal.rr.com]
Sent: Tuesday, October 17, 2006 1:49 PM
To: Russell, Pat
Subject: Thank you

Hello Pat,

Thank you for taking the time to meet with my husband (Dennis) and allowing him to ask questions regarding our neighborhood development. I can't thank you enough for allowing me to view the notes on this project. We have been the blind leading the blind and it does give prospective.

I believe Ramon was hand delivered a copy of the verbal agreement that John Laing Homes made with our community, along with the issues still outstanding, which JLH did not cover in their notes to Ramon. But I know your offices will be thorough in reviewing, so I believe our concerns will be heard.

Please let Ramon know that I appreciate him allowing your to forward this to us.

Sincerely,

Sharon A. Canchola

AGENDA ITEM 11

Project Background
(Vesting Tentative Tract 060999)

- The original site plan proposed 44 single family detached lots averaging 6,297 sq.ft. Under current County requirements 5.8 acres of open space is required. The original proposed site plan included a total of 6 acres of open space comprised of natural open space and 6000 sq.ft pocket park.

- The proposed site (VTM 06099) is surrounded by the St. Clare community which is comprised of 361 single family detached homes. The homes within the St. Clare community were completed by John Laing Homes approximately 2 years ago and are part of a larger master planned of 2500 homes developed by S&S homes.

- John Laing Homes came before the planning commission on September 6, 2006 to seek approval of VTM 060999 for 44 single family detached units. The proposed project received favorable review in the staff report submitted to the Commission by regional planning staff.

- During the September 6, 2006 hearing, an independent group of homeowners from the St. Clare community raised concerns about the amount of open space available to the residents of the St. Clare Community. The residents requested that John Laing Homes provide a larger recreational space area within its proposed development that is accessible to residents of the St. Clare community. The Commission directed John Laing Homes to meet with the St. Clare Home Owners Association to address the open space concerns raised and continued the hearing to October 18, 2006.

- On September 13, 2006 John Laing Homes spoke with the HOA president Gavin Plachaert and submitted a formal written request to the St. Clare HOA to meet with the board to discuss the community's open space concerns.

- On September 28, 2006 the St. Clare HOA held a community meeting, at which John Laing Homes was requested not to attend, to discuss the open space concerns and other concerns related to their community and the proposed John Laing Homes (VTM 060999) project. During that meeting a "home owners committee" was formed to meet directly with John Laing Homes.

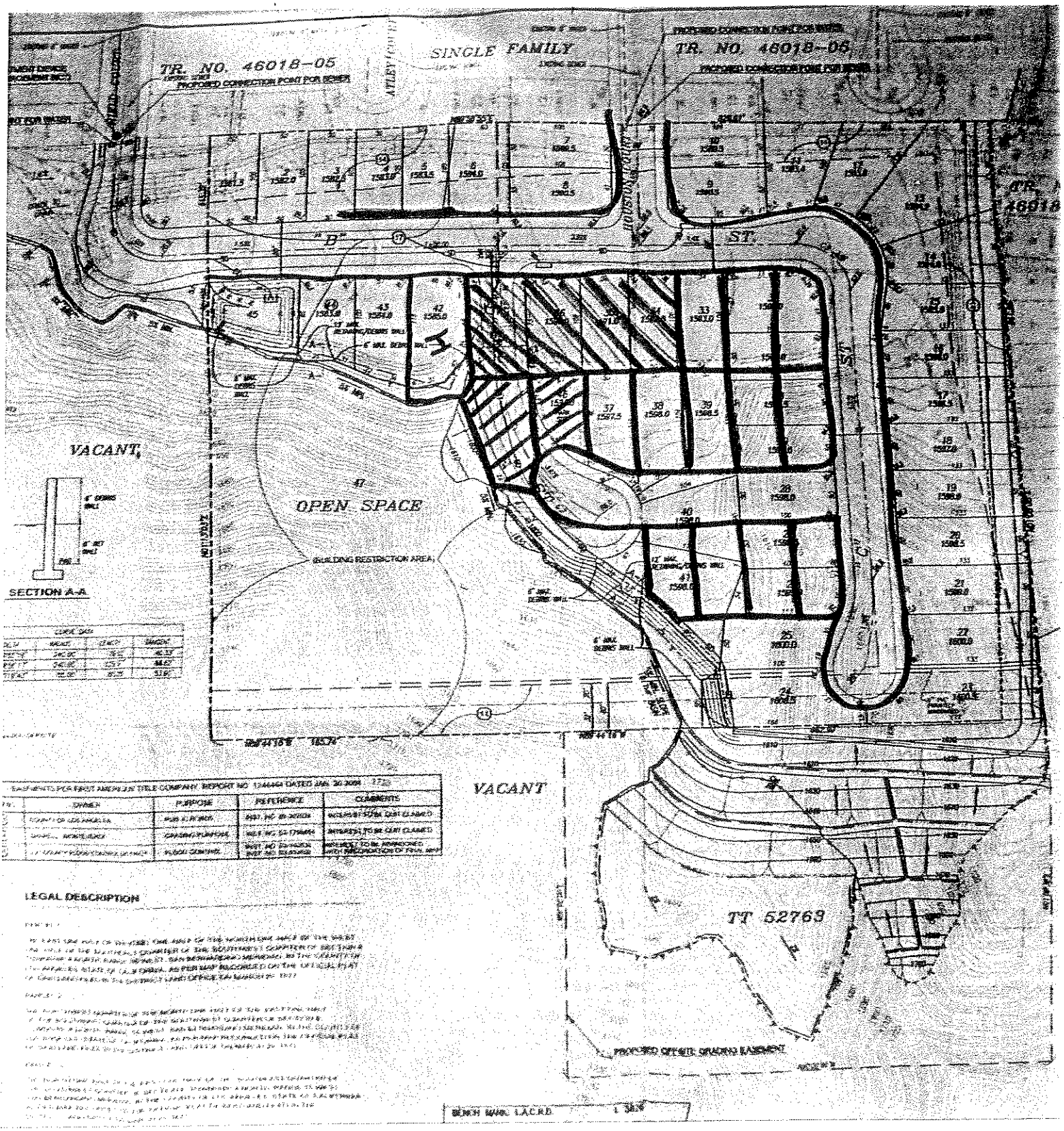
- On September 29, 2006 John Laing Homes met with the home owners committee and presented a re-designed site plan proposing larger park totaling over 30,000 square feet which would be accessible to the St. Clare community. In addition, John Laing Homes agree to create a memorandum of understanding (MOU) that would consider incorporating the proposed project into the St. Clare HOA subject to a super majority vote of approval as required under HOA bylaws. The

committee agreed in concept with re-designed site plan and MOU proposal, but requested additional amenities be added to the park design.

- On October 4, 2006 John Laing Homes met again with the HOA committee to present a formal park lay-out design which included a Tot-lot, and BBQ area. The Committee agreed in concept with revised park-layout design. The revised site-plan was re-submitted to regional planning staff on October 10, 2006.

- The re-designed site plan proposes 42 single family detached homes and a new park exceeding 30,000 square feet and 3.13 acres of natural open space accessible to the St. Clare community. The proposed open space is in addition to 42.4gross acres of open space already planned in the larger master plan community by S&S homes as well as a 15,000 sq.ft recreation and pool area that John Laing Homes provided to the St. Clare community through the removal of 3 lots during the development of the St. Clare community.

H.O.A'S CONCEPTION



OWNER	PURPOSE	REFERENCE	COMMENTS

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

MITIGATED NEGATIVE DECLARATION

PROJECT NUMBERS: 00-187 (TR52763) and 04-124 (TR060999)

1. DESCRIPTION:

Project 00-187 includes a tentative Tract Map No. 52763, Local Plan Amendment (from Non-urban 1 to Urban 1), hillside/grading CUP, and Zone Change (from A-2-1 to R-1-5,000) to authorize the development of 12 single family residential lots and 1 open space lot. Site access will be from Whites Canyon Road. Project No. 04-124 includes a Tentative Tract map (TR060999), Plan Amendment (from W and HM to U3, HM), CUP for hillside management and cluster development, and Zone Change (from A-2-1 to RPD-5,000-5U) to build 44 single-family lots, 1 debris basin lot, one 3,960 sq-ft park lot and one open space lot. Site access to this tract will be from Houston Court of the recorded TR46018 immediately to the north. The development of this tract will also require off-site grading of 34,000 cubic yards of cut and 24,000 cubic yards of fill within the proposed TR52763 to the south.

2. LOCATION:

Whites Canyon Road, north of Steinway Street, Canyon Country, California

3. PROPONENT(S):

Eric Dutton, 964 Calle Ruiz, Thousand Oaks, CA (TR52763)
Scott Larson, 23726 via Avant, Valencia, CA 91355 (TR060999)

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT WITH MODIFICATION AS IDENTIFIED ON THE PROJECT CHANGES/CONDITIONS FORM INCLUDED AS PART OF THE INITIAL STUDY

5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS MITIGATED NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: Impact Analysis Section, Department of Regional Planning HC

DATE: July 27, 2005

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT No. 00-187 (TR52763) & 04-124 (TR060999)

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Geotechnical				
To mitigate project's potential geotechnical impacts, the applicant shall conduct a detailed liquefaction analysis to be reviewed and approved by the Department of Public Works prior to issuance of grading permit.	Submittal and approval of liquefaction analysis	Prior to issuance of grading permit	Applicant	Public Works
Flood Hazard/Drainage				
Prior to issuance of any grading permit, the applicant shall comply with all requirements of the approved drainage concept to the satisfaction of the Department of Public Works.	Submittal and approval of drainage concept	Prior to issuance of grading permit	Applicant	Public Works
Fire Hazard/Fire Services				
The applicant shall participate in an appropriate financing mechanism to provide funds for fire protection facilities which are required by new commercial, industrial, or residential development in an amount proportionate to the demand created by this project.	Payment of applicable fees	Prior to issuance of any building permit	Applicant	Fire Department
Each applicant shall submit a fuel modification and landscape plan to the Fire Department and Department of Regional Planning for review and approval.	Submittal and approval of fuel modification and landscape plan	Prior to issuance of grading permit	Applicant	Fire Department Regional Planning
Air Quality				
The maximum acreage of disturbance within these two tract areas during grading operations shall combined not exceed 4.4 acres per day during site grading.	Field check	During Project grading	Applicant	Public Works
To mitigate project's air quality impact to less than significant,	Field check	During Project grading	Applicant	

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
off-road equipment utilized during project grading on both tracts shall be limited at any time to one grader, one truck, two rubber tired dozers, four scrapers, and one tractor/loader/backhoe. Equipment listed above may be substituted if the applicant demonstrates that the substitute(s) is more diesel efficient and less diesel dependent.				
To mitigate project's air quality impact to less than significant, off-road equipment utilized during building construction on the two tracts at any time shall be limited to two concrete/industrial saws, two rough terrain forklifts, and four other equipment. Equipment listed above may be substituted if the applicant demonstrates that the substitute(s) are more diesel efficient and less diesel dependent.	Field check	During building construction	Applicant	Public Works
Biota				
Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a project biologist acceptable to the Director of Planning surveys the project area prior to disturbance to confirm the absence of active nests or nesting habitat. Disturbance shall be defined as any activity that physically	No ground disturbing between February1 and August 31. If construction is scheduled between February 1 and August 31, site surveys according to said schedule.	Prior to ground disturbance	Applicant	Regional Planning

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
removes and/or damages vegetation or habitat or any action that may cause disruption of nesting behavior such as loud noise from equipment and/or artificial night lighting. Surveys shall be conducted weekly, beginning no earlier than 30 days and ending no later than 3 days prior to the commencement of disturbance. If an active nest is discovered, disturbance within 300 feet (500 feet for raptors) shall be postponed until the nest is vacated, offspring have left the nest area and there is no evidence of further attempts at nesting. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.				
Prior to issuance of any grading permit, the applicants shall hire a qualified biologist to survey the site during appropriate season to determine if the western spadefoot toad (*Spea hammondii*) exists on site. If any western spadefoot toads are found to exist, the applicants shall have biologist	Survey during appropriate season. Submittal and submittal of a salvage and management plan for western spadefoot toad	Prior to issuance of grading permit	Applicant	Regional Planning

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
develop a salvage and relocation management plan for the western spadefoot toad, incorporating a 5-year monitoring program, to the satisfaction of the California Department of Fish and Game and the Los Angeles County Department of Regional Planning. The plan shall provide for the salvage of spadefoot individuals and the creation of a habitat area within appropriate dedicated open-space area on-site, or off-site where suitable habitat exists, which shall consist of shallow, excavated rain pools as large as or larger than the pools affected by the construction of the project. The rain pools shall be designed to retain surface water seasonally, so that aquatic pests, such as bullfrogs and crawfish do not become established. If no western spadefoot toads are found to exist during the survey, no further action shall be required of the applicants.				
Cultural Resources				
The applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.	Suspension of construction activities until a qualified archaeologist can examine them and determine appropriate mitigation measures	Upon encounter of cultural resource	Applicant	Regional Planning

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Visual				
The applicant shall submit a landscape plan to the Department of Regional Planning for review and approval.	Submittal and approval of Landscape plan	Prior to issuance of building permit	Applicant	Regional Planning
Traffic				
Prior to issuance of any building permits, The applicant shall prepare detailed striping plans to the Department of Public Works for review and approval. The applicant shall be responsible for the following improvements on "A" Street of TR52763 at Whites Canyon Road: 1. North approach – Two through lanes and one shared through/right-turn lane instead of three through lanes. 2. South approach – Three through lanes. West approach – One exclusive right-turn lane.	Submittal and approval of striping plan. Payment or bond for said improvements	Prior to issuance of building permit	Applicant (TR52763 only)	Public Works
Prior to issuance of any grading permit, TR52763 shall submit detailed striping plans to the Department of Public Works for review and approval.	Submittal and approval of striping plans	Prior to issuance of grading permit	Applicant (TR52763 only)	Public Works
The applicant shall pay its share of the Bouquet B&T fees to the satisfaction of the Department of Public Works prior to recordation of the final map.	Payment of B&T fee	Prior to recordation of final map	Applicant	Public Works
Education				
Prior to issuance of any building permits, each project shall pay	Payment of school fees	Prior to issuance of building permit	Applicant	Public Works School Districts

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
developer fees to the affected school districts as required by state law to cover incremental increase in residential units associated with the project. No mitigation measure beyond payment of the school impact fees is necessary to mitigate project-related school impacts.				
Prior to issuance of any building permits, each project shall pay developer fees to the satisfaction of the County Library to cover the incremental demand for space and books or materials generated by the new residential units.	Payment of library fees	Prior to issuance of building permit	Applicant	Public Library Public Works
Mitigation Compliance				
As a means of ensuring compliance of all above mitigation measures, each applicant is responsible for submitting annual or requested mitigation compliance report to the DRP for review and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented.	Submittal of annual/requested Mitigation Measure Compliance report and replenishment of Mitigation Monitoring account	Annual or as requested until such time as all mitigation measures have been implemented.	Applicant	Regional Planning

STAFF USE ONLY

PROJECT NUMBER: *04-124, 00-187*

CASES: *TR060999/TR52763*

CP,PA,ZC

****** INITIAL STUDY ******

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *3/23/05(TR060999),01/19/05(TR52763)* Staff Member: *Hsiao-ching Chen*

Thomas Guide: *4461 F7* USGS Quad: *Mint Canyon*

Location: *Whites Canyon Road, north of Steinway Street, Canyon Country, California*

Description of Project: *Project 00-187 includes a tentative Tract Map No. 52763, Local Plan Amendment (from Non-urban 1 to Urban 1), hillside/grading CUP, and Zone Change (from A-2-1 to R-1-5,000) to authorize the development of 12 single family residential lots and 1 open space lot. Site access will be from Whites Canyon Road. Project No. 04-124 includes a Tentative Tract map (TR060999), Plan Amendment (from W and HM to U3, HM), CUP for hillside management and cluster development, and Zone Change (from A-2-1 to RPD-5,000-5U) to build 44 single-family lots, 1 debris basin lot, 1 park lot (i.e., 3,960 sq.ft) and one open space lot. Site access to this tract will be from Houston Court of the recorded TR46018 immediately to the north. The development of this tract will also require off-site grading of 34,000 cubic yards of cut and 24,000 cubic yards of fill within the proposed TR52763 to the south.*

Gross Area: *9.6 acres (TR52763); 12.5 acres (TR060999)*

Environmental Setting: *The project site is located within the County's unincorporated area known as the community of Canyon Country with the City of Santa Clarita to the south and west. Soledad Canyon (Road) is located approximately 2 miles south of the site. Both parcels are presently vacant with hillside topography but portions of them are disturbed. Remaining undisturbed portion contains chaparral which could sustain California Gnatcatcher. Surrounding land uses are single family residential uses or vacant land.*

Zoning: *RPD-5,000, A-2-1*

General Plan: *Non-urban*

Community/Area Wide Plan: *Non-urban 1, HM, W (Santa Clarita Valley Areawide General Plan)*

Major projects in area:

Project Number	Description & Status
CP 03-074	*Condominium (12/2003 approved)*
04-075/TR060922	*1,343 SF, 10-AC school, 9-AC parks on 2,196 AC land (pending)*
04-102/ RV TR46018	*4 SF, 5MF, 1 Fire Station, 1 Park, 3 Open Space (pending)*
85-628/TR46018	*2500 residential unit, park,and commercial sq.ft etc(1989 approved)*

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
- ☒ Regional Water Quality Control Board
  - ☒ Los Angeles Region
  - ☐ Lahontan Region
- ☐ CA Dept of Health Services
- ☒ Army Corps of Engineers
- ☐ _____
- ☐ _____

Trustee Agencies

- ☐ None
- ☒ State Fish and Game
- ☐ State Parks
- ☒ *USFWS*
- ☐ _____

Special Reviewing Agencies

- ☐ None
- ☒ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of the Santa Monica Mtns.
- ☒ *Air Resources Board*
- ☒ *AQMD*
- ☒ *City of Santa Clarita*
- ☒ *W S Hart USD*
- ☒ *Sulphur Springs Union SD*
- ☒ *Santa Clarita Water Company*
- ☒ *WaterNetwork*

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources

County Reviewing Agencies

- ☒ Subdivision Committee
- ☒ DPW: *Traffic & Lighting; Env Programs; Land Dev, Geo &Materials*
- ☒ Health Services: *Env Protection, Solid Waste Mgt Programs*
- ☒ *Sanitation Districts*
- ☐ _____
- ☐ _____
- ☐ _____

MPACT ANALYSIS MATRIX

:ATEGORY	FACTOR	Pg	ANALYSIS SUMMARY (See individual pages for details) No Additional Analysis	Addendum EIR/ND	Subsequent/Supplemental EIR	Potential Concern
IAZARDS	1. Geotechnical	5	☐	☒	☐	*Seismic hazard, liquefaction*
	2. Flood	6	☐	☒	☐	*Drainage concept approval required*
	3. Fire	7	☐	☒	☐	*Fire Zone 4*
	4. Noise	8	☒	☐	☐	
ESOURCES	1. Water Quality	9	☒	☐	☐	
	2. Air Quality	10	☐	☒	☐	*Construction activities*
	3. Biota	11	☐	☒	☐	*Chaparral*
	4. Cultural Resources	12	☐	☒	☐	*Partially undisturbed land*
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☐	☒	☐	*Partially undisturbed*
:RVICES	1. Traffic/Access	16	☐	☒	☐	*Whites Canyon Road, B&T fee*
	2. Sewage Disposal	17	☒	☐	☐	*Annexation to Sanitation Districts*
	3. Education	18	☐	☒	☐	
	4. Fire/Sheriff	19	☒	☐	☐	
	5. Utilities	20	☒	☐	☐	
HER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	
	4. Pop./Hous./Emp./Rec.	24	☒	☐	☐	
	Mandatory Findings	25	☐	☒	☐	*Biota, air quality++*

DEVELOPMENT MONITORING SYSTEM (DMS) *

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: *Non-urban hillside*

2. ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

3. ☒ Yes ☐ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

f both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☒ Check if DMS printout generated (attached)

Date of printout: *April 30, 2004 for TR060999*

☐ Check if DMS overview worksheet completed (attached)

:IRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☐ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☒ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ On the basis of substantial evidence in the light of the whole record, there are substantial changes in project as well as with respect to the circumstances under which the project is undertaken. A Subsequent EIR is to be prepared pursuant to CEQA Guidelines Section 15163.

Reviewed by: *Hsiao-ching Chen* Date: _____

Approved by: *Daryl Koutnik* Date: 27 JULY 2005

☐ This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *Earthquake-induced landslides and liquefaction areas (Seismic Hazard Zones Map Mint Canyon Quad.)*
b.	☒	☐	☐	Is the project site located in an area containing a major landslide(s)? *Earthquake-induced landslides (Seismic Hazard Zones Map Mint Canyon Quad.)*
c.	☒	☐	☐	Is the project site located in an area having high slope instability? *Construction within hillside area*
d.	☒	☐	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *Liquefaction areas (Seismic Hazard Zones Map Mint Canyon Quad.)*
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	☒	☐	☐	Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%? *Both projects are proposing grading within hillside areas: TR52763 proposes 83,000 c.y. of cut and 83,000 c.y. of fill; TR060999 proposes 143,000 c.y. of cut (34,000 offsite) and 143,000 c.y. of fill (24,000 off-site)*
g.	☐	☒	☐	Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
h.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Approval of Geotechnical Report by DPW

To mitigate project's potential geotechnical impacts, the applicant shall conduct a detailed liquefaction analysis to be reviewed and approved by the Department of Public Works prior to issuance of grading permit.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	☒	☐	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? *Portion of the site is within "Flood plain" land use category in Santa Clarita Valley AGP.*
c.	☐	☒	☐	Is the project site located in or subject to high mudflow conditions?
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run off?
e.	☒	☐	☐	Would the project substantially alter the existing drainage pattern of the site or area? *Grading will substantially change drainage pattern.*
f.	☐	☐	☐	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 C Section 308A ☒ Ordinance No. 12,114 (Floodways)
☒ Approval of Drainage Concept by DPW

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

To mitigate project's potential impact on drainage, the applicant shall comply with all requirements of the approved drainage concept to the satisfaction of the Department of Public Works.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *Fire Zone 4 (LA Co GP Safety Element Map-Plate7)*
b.	☐	☒	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	☐	☒	☐	Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Water Ordinance No. 7834 ☒ Fire Ordinance No. 2947 ☒ Fire Regulation No. 8

☒ Fuel Modification/Landscape Plan

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Compatible Use

Comply with all SCM recommendations from Fire Department.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	☐	☐	☒	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *Surrounded by existing, proposed, or under-construction residential uses.*
c.	☐	☒	☐	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	☐	☐	☒	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? *Noise resulted from construction activities from the immediate vicinity.*
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225–Chapter 35

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☒ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system?
	☐	☐	☐	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☐	☐	☒	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? *NPDES compliance required*
d.	☐	☐	☒	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? *NPDES compliance required*
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5

☐ Plumbing Code Ordinance No. 2269 ☒ NPDES Permit Compliance (DPW)

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ TMDLs information provided to RWQCB

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	☐	☐	☒	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance? *Projects propose 12 and 44 units of single family residences respectively. The total construction emissions after mitigation are: ROG – 12.29 lbs/day (threshold 75 lbs/day), NOx – 93.43 lbs/day (threshold 100 lbs/day), CO-100.37 lbs/day (threshold 550 lbs/day); SO2-0.01 lbs/day (threshold 150 lbs/day); and PM10 – 129.33 lbs/day (threshold 150 lbs/day). The total area and operational emissions (unmitigated) are: ROG – 11.57 lbs/day (threshold 55 lbs/day), NOx – 17.79 lbs/day (threshold 55 lbs/day), CO-127.93 lbs/day (threshold 550 lbs/day); SO2-0.11 lbs/day (threshold 150 lbs/day); and PM10 – 17.18 lbs/day (threshold 150 lbs/day)*
d.	☐	☒	☐	Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
h.	☐	☐	☐	Other factors:

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☒ URBEMIS 2002 air quality analysis dated May 9, 2005 on file. Restrictions to be placed on daily maximum disturbed area and grading and construction equipment.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? *Portion of sites are relatively undisturbed.*
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	☐	☒	☐	Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?
d.	☐	☐	☒	Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)? *Chaparral, coastal sage scrub*
e.	☐	☒	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	☐	☐	☒	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? *Gnatcatcher Survey indicates no Gnatcatcher observed on site and no record of any in the area. Western spadefoot toad reported to be on site.*
g.	☐	☐	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Oak Tree Permit ☐ ERB/SEATAC Review

Gnatcatcher survey dated 5/3/04 for TR060999 and survey for TR52763 dated June 8, 2005 by Dudek & Associates on file. No Gnatcatcher found on site or recorded in the area. See attached mitigation measures for details.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity? *Partially undisturbed.*
b.	☐	☒	☐	Does the project site contain rock formations indicating potential paleontological resources?
c.	☐	☒	☐	Does the project site contain known historic structures or sites?
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	☐	☐	☐	Other factors?

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Phase I Archaeology Report

Archaeology Report dated 5/26/04 for TR060999 and Archaeology Report dated 11/3/04 for TR 52763 on file. Both conclude that there is little chance that additional prehistoric cultural resources will be found on site. Stop work condition will be imposed to ensure no underground artifacts destroyed during project grading.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical**, or **paleontological** resources?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	☐	☒	☐	Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	☐	☐	☒	Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? *Portion of sites is undisturbed.*
d.	☐	☒	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☐	☐	☐	Other factors (e.g., grading or land form alteration):

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Visual Report ☐ Compatible Use

landscape plan to be reviewed and approved prior to issuance of grading permit.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)? *TR060999 will relay entirely on the circulation system of TR46018 to the north.*
b.	☐	☒	☐	Will the project result in any hazardous traffic conditions?
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	☐	☒	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
g.	☐	☐	☐	Other factors?

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☒ Traffic Report ☒ Consultation with Traffic & Lighting Division

Traffic Impact Analysis dated June 3, 2005 by Linscott, Law and Greenspan Engineers on file. DPW letter dated June 23, 2005 concluded that project would not have significant impacts on County roadways and intersections with mitigation measures. Improvements required at Whites Canyon Road prior to issuance of building permit. B&T fees to be paid prior to recordation of final map.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant? *See below.*
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site? *See below.*
c.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☐ Plumbing Code Ordinance No. 2269

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

Projects are currently outside of the jurisdictional boundaries of the Districts and will require annexation into District No. 26. The projects in total will generate approximately 3,120 gallons per day. The wastewater flow will be discharged to a local sewer line not maintained by the Districts for conveyance to the Districts' Soledad Canyon Trunk Sewer located in Honby Avenue at Santa Clara Street. This 21-inch diameter trunk sewer as a design capacity of 3.9 million gallons per day (mgd) and coveyed a peak flow of 2.4 mgd when last measured in 2003. The Santa Clarita Valley Joint Sewerage System has a permitted treatment capacity of 19.1 mgd and is currently processes an average flow of 18.6 mgd.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Could the project create capacity problems at the district level?
				Saugus School and William S Hart School Disticts are currently over capacity.
b.	☒	☐	☐	Could the project create capacity problems at individual schools which will serve the project site?
				Schools within the above two districts are currently operating over capacity.
c.	☐	☐	☒	Could the project create student transportation problems?
				Students may be transferred to other schools not in the immediately vicinity
d.	☐	☒	☐	Could the project create substantial library impacts due to increased population and demand?
				Projects will increase library materials and space demand
e.	☐	☐	☐	Other factors? _____

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Site Dedication ☒ Government Code Section 65995 ☒ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☐	☐	Other factors?

Site is currently undeveloped.

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☒ Fire Mitigation Fees

Nearest Fire Station (No. 107) is located at 18239 W Soledad Canyon Rd., which is approx. 3 miles from the site.

Nearest Sheriff Station is located at 23740 West Magic Mountain Parkway, Valencia.

A new fire station is proposed within the adjacent tract to the east pending review.

(To be combined with discussion of Fire Hazard).

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? *Santa Clarita Water Company*
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane? *SoCal, Gas Company, Edison*
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)? *Projects are proposing 12 and 44 units of single family residences respectively.*
e.	☐	☒	☐	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code Ordinance No. 2269 ☐ Water Code Ordinance No. 7834

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

Will-Service letters from utility companies on file.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community? *Site is surrounded by existing, proposed, or under-construction residential uses.*
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	☐	☒	☐	Have there been previous uses which indicate residual soil toxicity of the site?
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☐	☐	Other factors? _____

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Toxic Clean up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
				A Plan Amendment is proposed.
b.	☐	☐	☒	Can the project be found to be inconsistent with the zoning designation of the subject property?
				A Zone Change is proposed
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☐	☒	Hillside Management Criteria? *Grading within hillside area.*
	☐	☒	☐	SEA Conformance Criteria?
	☐	☐	☐	Other?
d.	☐	☒	☐	Would the project physically divide an established community?
e.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

Project will not have a signficant impact on land use in its approved form.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing?
d.	☐	☒	☐	Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment**, or **recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	☐	☐	☒	Does the project have the potential to substantially 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? *Biota*
b.	☐	☐	☒	Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. *Traffic*
c.	☐	☐	☒	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? *Air quality*

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

SUMMARY OF RPC PROCEEDINGS

REGIONAL PLANNING COMMISSION

PROJECT NO. 04-124-(5)
ZONE CHANGE CASE NO. 04-124-(5)
VESTING TENTATIVE TRACT MAP NO. 060999
CONDITIONAL USE PERMIT CASE NO. 04-124-(5)

The Los Angeles County Regional Planning Commission ("Commission") held a public hearing on September 6, 2006 for Zone Change Case No. 04-124-(5), Vesting Tentative Tract Map No. 060999 and Conditional Use Permit Case No. 04-124-(5). The public hearing was continued to October 18, 2006; the Commission took its final action on March 28, 2007. The project proposes a subdivision of 42 single-family lots, one public facility lot, one open space lot and one private park lot on 12.2 gross acres. The project is located lying southwest of Whites Canyon Road at the southerly terminus of Houston Court in the Sand Canyon Zoned District within the unincorporated community of Canyon Country in the Fifth Supervisorial District. The subject property is bounded by Tract Map No. 46018 on the north, east and west and unimproved property to the south.

Notice of public hearing was published in the "The Signal" and "La Opinion." Additionally, notices were sent to every property owner within a 1000-foot radius of the subject property as well as those individuals and organizations on the Department of Regional Planning's courtesy mailing lists. Public hearing signs were also posted on the subject property. The project materials, including staff report, tentative map and Exhibit "A" and environmental documentation, were made available at the following locations:

Department of Regional Planning, 320 West Temple Street, Room 1382, Los Angeles.
Canyon Country Jo Anne Darcy Library, 18601 Soledad Canyon Road, Santa Clarita.
Department website, http://planning.lacounty.gov/case.htm.

September 6, 2006 Public Hearing
Staff presented the project, which includes a request to change of zone from A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) to RPD-5000-5.0 U (Residential Planned Development – 5000 Square Feet Minimum Required Lot Area-Five Dwelling Units per Net Acre). The vesting tentative map proposes to create 42 single-family lots, one public facility lot, one open space lot and one private park lot. A conditional use permit ("CUP") is required to ensure compliance with the requirements of hillside management and density-controlled development as well as onsite project grading exceeding 100,000 cubic yards. A Mitigated Negative Declaration ("MND") was also prepared for the project in accordance with State and County California Environmental Quality ("CEQA") guidelines.

Staff's presentation was followed by a presentation by the applicant's representative, who discussed the need for housing and that the project would be of similar architecture and scale with the surrounding development. The applicant responded to the Commission's questions that the proposed private park would be open to the existing homeowners association for their use as well as the proposed open space lot.

Four persons testified in opposition to the project. The following is a summary of key issues raised during the public hearing:

- Enlargement of private park – Testimony was taken that existing residents had no parks or open space for active recreation. Public parks that were planned to serve the existing developments have not been built. Concerns have been raised for the safety of children playing in the streets due to insufficient park space.

- Limited on-street parking – Testimony was taken that parking is limited on Houston Court, Lanview Lane and on Sidani Lane. Street cleaning also impacts the availability of street parking on certain days. Also certain events, like weekend parties and holidays, would create additional demand for off-site parking for guests.

Other issues discussed included the project's density as being too high for the existing topography and raised concerns about the amount of grading proposed.

The public hearing was continued to October 18, 2006 to allow the applicant time to enlarge the proposed private park, and meet with concerned neighbors who have expressed opposition to certain aspects of the project.

October 18, 2006 Public Hearing
Staff presented a summary of the project since the September 6 public hearing. The applicant met with existing St. Clares Homeowners Association concerning the enlargement of the proposed private park and its annexation into the association. Public Works and discussed the proposed alternative driveway. The applicant also met with staff to review changes to the tentative map consisting of an enlarged private park and relocation of proposed "D" street.

The applicant then presented additional comments to the Commission, including the relocation of the proposed private park closer to the existing homes and the creation of flag lots for parcels adjoining the private park which would allow more privacy to the homeowners.

Eleven persons testified in opposition to the project. The following is a summary of key issues raised during the public hearing:

- Relocation of private park - Testimony was taken in response to concerns raised from existing homeowners that the proposed park would attract illicit activity. Existing homeowners also stated that the lights from the park would intrude onto their property.

- Increase in vehicular traffic - Testimony was taken from homeowners situated at the termination of Houston Court and Nield Court concerning the opening of these streets to new development would create traffic congestion in front of their homes. They were also concerned that offsite park parking would obstruct their driveways.

The Commission, after considering all the evidence, closed the public hearing and directed the applicant to work with staff on the relocation of the proposed private park. The Commission indicated its intent to approve the CUP and tentative map, and recommend to the Los Angeles County Board of Supervisors ("Board") approval of the zone change, and directed staff to return with final findings and conditions.

February 1, 2006 Consent Date
Staff made a brief presentation and informed the Commission of the applicants' relocation of the proposed private park and revision to the tentative map. The revised tentative map was reviewed and approved by members of the Los Angeles County Subdivision Committee. The Commission approved the CUP and tentative map, and adopted resolutions recommending to the Board, approval of the zone change.

ST:rec
05/29/07

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

PROJECT No. 04-124-(5)
TRACT MAP NO. 060999
ZONE CHANGE/CUP 04-124-(5)

RPC MEETING DATE	CONTINUE TO
March 28, 2007	

AGENDA ITEM
#5a, 5b & 5c

PUBLIC HEARING DATE
September 6, 2006 and October 18, 2006

APPLICANT	OWNER	REPRESENTATIVE
John Laing Homes	John Laing Homes	Sikand Engineering

REQUEST

Vesting Tentative Tract Map: To create 42 single-family lots, one public facility lot, one open space lot and one private park lot on 9.89 net acres (12.2 gross acres).
Zone Change: To change the zoning from A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area) to RPD – 5000 – 5.0 U (Residential Planned Development – 5000 Square Feet Minimum Required Lot Area – Five Dwelling Units per Net Acre).
Conditional Use Permit: To ensure compliance with the requirements of hillside management and density-controlled development as well as onsite project grading exceeding 100,000 cubic yards.

LOCATION/ADDRESS
Lying southwest of Whites Canyon Road at the southerly terminus of Houston Court

ACCESS
Southerly extension of Houston Court and "B", "C" and "D" Streets

ZONED DISTRICT
Sand Canyon

COMMUNITY
Santa Clarita Valley

EXISTING ZONING
A-2-1 (Heavy Agricultural-One Acre Minimum Required Lot Area)

SIZE	EXISTING LAND USE	SHAPE	TOPOGRAPHY
12.2 gross acres 9.89 net acres	Vacant	Rectangular	slight to steeply sloping terrain

SURROUNDING LAND USES & ZONING

North: Single-family residences/RPD-5000-6.2 U (Residential Planned Development – 5000 Square Feet Minimum Required Lot Area – 6.2 Dwelling Units per Net Acre)	**East:** Single-family residences/RPD-5000-6.2U
South: Unimproved property/ A-2-1	**West:** Unimproved property/ A-2-1

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Clarita Valley Area Plan	Hillside Management (HM) and Floodway/Floodplain (W)	183 DU	Yes

ENVIRONMENTAL STATUS

Mitigated Negative Declaration – Impacts reduced to less than significant with project mitigation include geotechnical, flood, fire, noise, air quality, biota, visual, traffic, cultural resources, education and mandatory findings

DESCRIPTION OF SITE PLAN

The tentative map and exhibit "A," dated January 18, 2007, depict 42 single-family lots on 12.2 gross acres. The single-family lots range in size from approximately 5,112 square feet to 13,001 square feet in a clustered design that preserves 6.4 acres of permanent open space (70 percent for hillside and 25 percent for urban). The project's main access is from the southerly extension of Houston Court, a dedicated street. Grading consists of 143,000 cubic yards of cut and fill, to be balanced onsite.

KEY ISSUES

- This project is an urban and nonurban hillside management development with a maximum of 183 dwelling units based on a slope density analysis; the project proposes 44 units. The project is also required to provide a minimum of 70 percent open space (for the nonurban hillside portion) and 25 percent open space (for urban designation) within the development.
- The project is also a density-controlled development, or 'clustered' subdivision (SCVAP Plan) which will require extinguishing all development rights on those open space areas remaining within the subdivision.

(If more space is required, use opposite side)

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

STAFF CONTACT PERSON RAMON CORDOVA, LAND DIVISIONS (213) 974-6433		
RPC HEARING DATE (S) 9-6-06, 10-18-06	RPC ACTION DATE 3-28-07	RPC RECOMMENDATION APPROVAL
MEMBERS VOTING AYE VALADEZ, BELLAMY, REW	MEMBERS VOTING NO NONE	MEMBERS ABSENT MODUGNO, HELSLEY
STAFF RECOMMENDATION (PRIOR TO HEARING) APPROVAL		
SPEAKERS* (O) 9 (F) 3	PETITIONS (O) 250 (F)	LETTERS (O) 13 (F) 0

Project No. 04-124-(5)β

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL ☐ DENIAL

☐ No improvements ____20 Acre Lots ____10 Acre Lots ____2½ Acre Lots ____Sect 191.2

☒ Street improvements _X_ Paving _X_ Curbs and Gutters _X_ Street Lights

_X_ Street Trees _____ Inverted Shoulder _X_ Sidewalks ____ Off Site Paving ____ft.

☒ Water Mains and Hydrants

☒ Drainage Facilities

☒ Sewer ☐ Septic Tanks ☐ Other _____

☒ Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ADDITIONAL ISSUES AND ANALYSIS

- Corrections have been made since the Regional Planning Commission public hearings, related to expanding the proposed private park to 26,570 square feet and to be maintained by the homeowner's association, and adjustment of proposed public streets to meet all County requirements. These changes have been reviewed by Los Angeles County Subdivision Committee and approved conditions are attached.

Prepared by: Ramon Cordova