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Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

September 20, 2004

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:

Subject: **WEST CREEK PROJECT ADDITIONAL ENVIRONMENTAL ANALYSIS (WATER SUPPLY/WESTERN SPADEFOOT TOAD):**

SUB-PLAN AMENDMENT NO. 98-008-(5)
ZONE CHANGE NO. 98-008-(5)
CONDITIONAL USE PERMIT CASE NO. 98-008-(5)
OAK TREE PERMIT CASE NO. 98-008-(5)
PARKING PERMIT NO. 98-008-(5)
VESTING TENTATIVE TRACT MAP NO. 52455

FIFTH SUPERVISORIAL DISTRICT

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:

1. Consider the Environmental Impact Report, as revised by the Additional Environmental Analysis concerning water supply and the western spadefoot toad for the West Creek Project which includes Sub-Plan Amendment 98-008-(5), Zone Change 98-008-(5), Conditional Use Permit 98-008-(5), Oak Tree Permit 98-008-(5), Parking Permit 98-008-(5) and Vesting Tentative Tract Map 52455 and certify that the revised Environmental Impact Report has been completed in compliance with the California Environmental Quality Act, the State and County guidelines related thereto and the Court directives in the litigation challenging the West Creek project and reflects the independent judgment and analysis of the County; find that the Board has reviewed and considered the information contained in the revised Environmental Impact Report prior to reapproving the project; and adopt the revised mitigation monitoring program incorporated in the revised Environmental Impact Report, finding that, pursuant to Public Resources Code Section 21081.6, the mitigation monitoring program is adequately designed to ensure compliance with the mitigation measures during project implementation and adopt the attached revised CEQA Findings and the

Statement of Overriding Considerations;

2. Instruct County Counsel to prepare the resolution and necessary findings to reapprove the West Creek project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

At its September 15, 2004 meeting, the Regional Planning Commission adopted a resolution (attached) recommending that the Board of Supervisors hold a public hearing, certify the West Creek Environmental Impact Report (EIR), as revised by the Final Additional Analysis (SCH No. 98021052), readopt environmental findings and mitigation and reapprove the previously adopted project approvals. The West Creek matter has been returned to you after completion of the West Creek revised/additional environmental analysis required by Court order and you own Resolution, dated August 2003.

As discussed below, the West Creek Final Additional Analysis, along with the previously distributed West Creek Draft Additional Analysis, respond to the water supply issues specified by the Court after litigation, and to the project's impacts on the western spadefoot toad, which was an additional issue raised since the Board took final action on this matter in September 2000.

All revised/additional environmental documentation is attached for your consideration. After the Board takes final action, County Counsel will return the West Creek matter to the Court, pursuant to the Court's direction and your Resolution.

Implementation of Strategic Plan Goals

The proposed General Plan amendment, zone change, conditional use permit, oak tree permit and vesting tentative tract map promote the goal of fiscal integrity by reapproving the proposed residential development, which will increase the County's revenue base.

The sub-plan amendment, zone change, conditional use permit, oak tree permit, parking permit and vesting tentative tract map also promote the County's vision for improving the quality of life in Los Angeles County. The project allows for the provision of critically needed housing.

FISCAL IMPACT/FINANCING

Adoption of the proposed General Plan amendment and zone change and approval of the conditional use permit, oak tree permit, parking 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.

PROJECT BACKGROUND INFORMATION

At its September 15, 2004 meeting, the Regional Planning Commission adopted a resolution recommending that the Board of Supervisors hold a public hearing, certify the West Creek Environmental Impact Report (EIR), as revised by the Final Additional Analysis (SCH No. 98021052), readopt environmental findings and mitigation, and reapprove the previously adopted project approvals. The West Creek matter has been returned to you after completion of the West Creek revised/additional environmental analysis required by Court order and your own Resolution, dated August 2003.

As discussed below, the West Creek Final Additional Analysis, along with the previously distributed West Creek Draft Additional Analysis, respond to the water supply issues specified by the Court after litigation, and to the project's impacts on the western spadefoot toad, which was an additional issue raised since the Board took final action on this matter in December 2000.

All revised/additional environmental documentation is attached for consideration. After the Board takes final action, County Counsel will return the West Creek matter to the Court, pursuant to the Court's direction and your Resolution.

PRIOR BOARD HEARING/ACTION/DISCRETIONARY APPROVALS

Your Board certified the West Creek Final EIR and adopted General and Sub-Plan Amendments No. 98-008-(5), Zone Change No. 98-008-(5), Conditional Use Permit No. 98-008-(5), Oak Tree Permit No. 98-008-(5), Parking Permit No. 98-008-(5) and Vesting Tentative Tract Map No. 52455 (the "Project Approvals") on December 19, 2000. The Final EIR and Project Approvals were then challenged in a lawsuit, alleging violations of the California Environmental Quality Act (CEQA) and the County's General Plan.

WEST CREEK LITIGATION

This lawsuit was first heard by the Honorable Thomas P. Anderle of the Santa Barbara Superior Court. On January 10, 2002, Judge Anderle issued a Judgment in favor of the County, and the petitioners in the lawsuit then filed an appeal. On February 27, 2003, the

Second District Court of Appeal, Division Six, reversed the trial court's Judgment and directed the trial court to issue a writ of mandate vacating certification of the EIR and retaining jurisdiction until the County properly certified a revised EIR in compliance with CEQA and the Court of Appeal's published decision (*Santa Clarita Organization for Planning the Environment v. County of Los Angeles* (2003) 106 Cal.App.4th 715). The Court of Appeal's decision found that the EIR's water service section was inadequate.

In June 2003, in accordance with the Court of Appeal's instructions, the trial court vacated its prior Judgment and issued a new Judgment in favor of petitioners. The trial court then issued a writ of mandate directing the County to vacate certification of the West Creek Final EIR, and ordered the water supply analysis in the EIR to be revised to include the issues raised in the Court of Appeal decision, including, at a minimum, accurate availability, reliability of supply estimates for State Water Project water in wet, average and dry years, and such estimates must be obtained from the Department of Water Resources. The trial court also ordered that the County revise the EIR's cumulative impacts analysis for water supply and demand, and any analysis contained in the EIR related to water supply and demand. The revised environmental documentation was to be recirculated for public review and comment, and responses to public comments were to be prepared, with the County making it clear in the revised analysis that SWP entitlements are not equivalent to actual deliveries of water.

BOARD ACTION IN RESPONSE TO COURT DECISION

In response to both the Court of Appeal's decision and the trial court's writ, the Board of Supervisors adopted a resolution vacating certification of the West Creek EIR, suspending the project approvals and all project activity that could result in an adverse change to the environment. The Board also required that further action be taken to comply with the Court of Appeal's decision, the trial court's writ, and the provisions of CEQA, including the scheduling of public hearings before the Regional Planning Commission and your Board following completion of revised/additional environmental documentation.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Revised environmental documentation addressing the issues specified by the Court has been prepared and circulated for public and agency review and comment. Written responses were prepared by the County in response to all written and oral comments received, and a public hearing was held before the Regional Planning Commission.

The revised/additional environmental documentation (attached) consists of the analysis related to the water supply and demand specified by the Court, as well as impacts on and

mitigation to the western spadefoot toad, which is a special status species that was found on the project site.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Frank Meneses, Acting Administrator
Current Planning Division

FM:EF:ef

Attachments: Commission Resolution, Commission CEQA Findings and Statement of Overriding Considerations, Revised Mitigation Monitoring Program, previous Project Approvals, and West Creek Draft Additional Analysis, Volumes I and II (December 2003), Final Additional Analysis, Volumes III and IV (April 2004), Western Spadefoot Toad Analysis (a component of the Draft Additional Analysis, Volume V (June 2004)), Final Additional Analysis, Volume VI (September 2004), additional correspondence

cc: Chief Administrative Officer
County Counsel
Assessor
Director, Department of Public Works

A RESOLUTION OF THE REGIONAL PLANNING COMMISSION OF THE COUNTY OF LOS ANGELES RELATING TO CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT FOR THE WEST CREEK PROJECT (NO. 98-008-(5))

WHEREAS, project applicant, Valencia Corporation, in conjunction with The Newhall Land and Farming Company, submitted applications to the Department of Regional Planning of the County of Los Angeles ("the County") for General Plan And Sub-Plan Amendments No. 98-008-(5), Zone Change Case No. 98 008-(5), Conditional Use Permit No. 98-008-(5), Oak Tree Permit No. 98-008-(5), Parking Permit No. 98-008-(5), and Vesting Tentative Tract Map No. 52455 for the West Creek project; and

WHEREAS, the West Creek project is located on an approximately 966-acre site in the northern portion of unincorporated Los Angeles County and within the County's Santa Clarita Valley Planning Area; and

WHEREAS, the project approvals that were granted but suspended for the West Creek project are as follows:

(a) General Plan and Sub-Plan Amendment No. 98-008-(5);

(b) Zone Change Case No. 98-008-(5);

(c) Conditional Use Permit No. 98-008-(5) to authorize development of the site as a Residential Planned Development and Neighborhood Business Zone, development in a Hillside Management Area, development in an SEA, and to permit the use of commercially designated property for residential uses;

(d) Oak Tree Permit No. 98-008-(5) to authorize removal of 13 oak trees;

(e) Parking Permit No. 98-008-(5) for off-site and reciprocal parking; and

(f) Vesting Tentative Tract Map No. 52455 (hereafter, collectively, "Project Approvals").

WHEREAS, the Project Approvals would allow for a proposed mixed residential and commercial development in the Santa Clarita Valley area of northern Los Angeles County; and

WHEREAS, in conjunction with preparation of the Project Approvals, and in accordance with the California Environmental Quality Act (Pub. Resources Code §§21000 et seq. ["CEQA"]) and the State CEQA Guidelines (14 Cal. Code Regs. §§15000 et seq. ["the Guidelines"]), the County caused to be prepared the West Creek Environmental Impact Report ("West Creek EIR"; SCH No. 98-021052); and

WHEREAS, after preparation and public circulation of the West Creek EIR, the Regional Planning Commission conducted public hearings regarding the West Creek EIR and the Project Approvals on June 16,1999, August 23,1999 and October 4, 1999; and

WHEREAS, on May 24, 2000, the Regional Planning Commission recommended certification of the West Creek EIR and adoption of the Project Approvals; and

WHEREAS, the Board of Supervisors duly considered the decisions and recommendations of the Regional Planning Commission, the public testimony for and against the West Creek project, the recommendations and testimony of both the Department of Regional Planning and Department of Public Works, and the West Creek EIR and related documents, including the documentation within the files of both departments; and

WHEREAS, the Board of Supervisors also conducted public hearings regarding the West Creek EIR and the Project Approvals on August 22, 2000 and September 26, 2000; and

WHEREAS, on September 26, 2000, the Board of Supervisors certified the adequacy of the West Creek EIR under CEQA and the CEQA Guidelines; and

WHEREAS, on December 19, 2000, the Board of Supervisors: (a) adopted CEQA Findings and a Statement of Overriding Considerations; (b) approved the Mitigation Monitoring Program; and (c) adopted the Project Approvals; and

WHEREAS, on January 30, 2001, a petition for writ of mandate was filed, challenging the County's certification of the West Creek EIR and the Project Approvals ("the West Creek litigation"); and

WHEREAS, on January 10, 2002, after a hearing before the Honorable Thomas P. Anderle of the Santa Barbara Superior Court, the trial court issued a Judgment in favor of the County and the project applicant denying the petition for writ of mandate in the West Creek litigation, and the petitioners then filed an appeal of that Judgment; and

WHEREAS, on February 27, 2003, the Second District Court of Appeal, Division Six, reversed the trial court's Judgment in the West Creek litigation and remanded the matter for further proceedings consistent with its published opinion (*Santa Clarita Organization for Planning the Environment v. County of Los Angeles* (2003) 106 Cal.App.4th 715); and

WHEREAS, in June 2003, after a remand hearing, the trial court issued a new judgment granting a peremptory writ of mandate in favor of petitioners and vacating the Court's prior Judgment filed on January 10, 2002; and, as discussed below, the trial court ordered the County to vacate and set aside in its entirety its certification of the West Creek EIR and to take further actions, consistent with the trial court's writ of mandate, CEQA, and the views expressed by the Court of Appeal in its published opinion; and

WHEREAS, the trial court's writ of mandate directed the County, its Board of Supervisors and others to do the following:

(a) Vacate and set aside in its entirety its certification of the West Creek EIR;

(b) Revise the water supply analysis in the West Creek EIR to include the issues presented in the Court of Appeal's published opinion, including, at a minimum, accurate availability, reliability, and supply estimates for the State Water Project ("SWP") water in wet, average, and dry years, which estimates must be obtained from the Department of Water Resources ("DWR");

(c) Revise and reassess the West Creek EIR's cumulative impacts analysis for water supply and demand, and any and all analysis contained in the West Creek EIR related to water supply and demand;

(d) Recirculate the revised West Creek EIR for public review and comment. If there are comments on the revised West Creek EIR, then adequate and detailed responses must be prepared for such comments, as required under Public Resources Code section 21092.5 and consistent with the Court of Appeal's published opinion;

(e) In preparing the revised West Creek EIR, the County must make clear in the revised water supply analysis that SWP entitlements are not equivalent to actual deliveries of water;

(f) Suspend all project activity that could result in an adverse change or alteration to the physical environment, until the County has certified that the revised West Creek EIR complies with CEQA;

(g) Refrain, until such time as the County has certified the revised West Creek EIR, from issuing any and all permits, certificates, or other final authorizations that will result in any change to the physical environment within the West Creek project site;

(h) Refrain, until such time as the County has certified the revised West Creek EIR, from doing any work that will effect any change to the physical environment within the West Creek project site; and

WHEREAS, the trial court's writ of mandate further directed the County, its Board of Supervisors and others as follows:

(a) Any permits issued in conjunction with the approval of other projects will not be affected by suspension of the West Creek project activities. Thus, to the extent ongoing property maintenance or work on the Rio Norte School or Decoro Drive Bridge does not rely upon Project Approvals, those activities will not be subject to the suspension. However, if a permit was not issued in conjunction with the West Creek project, but relied upon the certification of the West Creek EIR, then use of that permit is precluded under the injunction in the Writ;

(b) Project applicant shall provide fifteen (15) working days' notice to petitioners in the West Creek Litigation before commencing any and all work, under any permit or approval, within the boundaries of the Significant Ecological

Area ("SEA") for the San Francisquito Creek within the West Creek project site;

(c) The County shall file a return to the writ within twenty (20) days following the date on which the County has filed and posted its Notice of the Determination on the revised West Creek EIR; petitioners' responding brief, if any, to the County's return shall be filed within twenty (20) days following the date on which the County files its return; the County's reply brief, if any, shall be filed within fifteen (15) days following the date on which petitioners file their response to the County's return, if any; all parties shall serve one another by facsimile and overnight mail; and the hearing on the return shall be held on the second Friday following the date on which the County is scheduled to file its reply brief, or such other date as the Court shall dictate; and

WHEREAS, the trial court also made it clear at the remand hearing that the Project Approvals were suspended pending the County's preparation and certification of the revised environmental documentation for the West Creek project.

NOW THEREFORE, the Regional Planning Commission finds as follows:

1. The previously approved General Plan and Sub-Plan Amendments amended the County of Los Angeles General Plan and Santa Clarita Valley Areawide Plan, and various policy maps, to facilitate construction of the West Creek mixed residential and commercial development project in the Santa Clarita area of northern Los Angeles County. The Board of Supervisors memorialized its approval of the West Creek General Plan and Sub-Plan Amendments in its "Resolution of the Board of Supervisors of the County of Los Angeles Relating to Adoption of an Amendment to the Los Angeles County General Plan and the Santa Clarita Valley Areawide General Plan," adopted on December 19, 2000 ("Board Resolution"). The Board Resolution and related exhibits are attached and incorporated herein by this reference as if set forth in full, except as it relates to paragraphs 40 through 45 pertaining to the adequacy of water service for the West Creek project. Based on the revised environmental documentation for the West Creek project, the Commission adopts the water-related findings, below, *in lieu* of the water-related findings presented in the Board Resolution.

2. The estimated water demand of the proposed project is 2,194 AFY in an average year. Project water demand increases by approximately ten percent in a dry year to a total of 2,413 AFY. To meet this demand, water would be provided to the project by the Valencia Water Company. The project site is located within the Valencia Water Company service area. Water sources expected to be used by Valencia Water Company include a combination of SWP water delivered through CLWA and local groundwater supplies from the Alluvial aquifer and the Saugus Formation. A summary of the water supply and demand available for the West Creek project in conjunction with the existing water demand in the Santa Clarita Valley, as well as future cumulative water demand in the Valley under near-term and long-term conditions, has been presented in the "CEQA Findings and Statement of Overriding Considerations Regarding the West Creek Project," dated September 2004, which is incorporated herein by this reference, as if set forth in full.

3. Based on the record, sufficient water supplies from the SWP can be reliably delivered through CLWA to serve the West Creek project. In addition, the Final Additional Analysis applied DWR's reliability projections to CLWA's SWP Table A Amount, and noted that such an amount is affected by, and can be reduced due to, a number of factors, including hydrologic conditions, the status of SWP facilities' construction, environmental requirements, and evolving policies for the Sacramento-San Joaquin Delta. In addition, the Final Additional Analysis pointed out that SWP supplies vary from year-to-year depending on many identified factors. As a result, CLWA and the retail water purveyors in the Valley have emphasized developing SWP supplies in conjunction with local groundwater and other water supplies in order to meet the Valley's water demand under varying hydrologic conditions (*e.g.*, average year, dry year and critical dry year).

4. In 2002, there were adequate and reliable water supplies available in the Santa Clarita Valley to serve the existing population and to also supply water needed for the West Creek project, if implemented at that time.

5. Based on the record, adequate and reliable water supplies exist in the Santa Clarita Valley to serve the West Creek project and the existing and future population during future average, dry and critical-dry years. The Final Additional Analysis used estimates of SWP supplies provided by the state DWR, as directed by the courts in the West Creek litigation. The Final Additional Analysis also calculated and analyzed the difference between SWP entitlements and actual available SWP water supplies, and made it clear that SWP entitlements are not equivalent to actual deliveries of SWP water.

6. Based on the record, CLWA and the local retail water purveyors in the Santa Clarita Valley have the capability to deliver adequate and reliable supplies of water to their customers and that their delivery capability is not significantly impacted by the 1997 discovery of ammonium perchlorate in four Saugus Formation supply wells and the 2002 discovery of perchlorate in one Alluvial aquifer supply well.

7. The West Creek project's on-site improvements to the water delivery system will be made and no significant impacts to the water delivery system of Valencia Water Company would be created. In addition, CLWA, the wholesale water purveyor to Valencia Water Company, maintains sufficient water treatment capacity to treat the potable water supply that would be needed for the proposed project.

8. The West Creek project is but one of a number of development projects contemplated, pending or approved in the vicinity of the project site. An analysis of the cumulative effects of all anticipated project development shows that sufficient water supplies are available to serve projected growth. Based on the record, because available cumulative water supplies exceed demand, even assuming a "worst case" projection of future growth, cumulative development (including the West Creek project) would not result in significant unavoidable cumulative impacts on Santa Clarita Valley water resources.

9. In order to analyze the cumulative water impacts of the West Creek project in combination with other expected future growth, the amount and location of growth expected to occur in addition to the proposed project was predicted through the use of two separate cumulative

development scenarios. The two cumulative development scenarios analyzed in the Final Additional Analysis are referred to as the "SB 610 Water Supply Assessment Scenario" and the "Santa Clarita Valley 2025 Build-Out Scenario."

10. Under the first cumulative scenario analyzed, there will be sufficient water supply available to meet the project's demand in addition to existing and other planned future uses.

11. Under the second "worst case" cumulative scenario analyzed, available cumulative water supplies exceed demand, even assuming a "worst case" projection of future growth (cumulative development, plus the West Creek project). Because available cumulative water supplies exceed demand, there are no significant unavoidable cumulative impacts on Santa Clarita Valley water resources.

12. In response to comments, the County updated its General Plan Development Monitoring System ("DMS") water analysis. Based on the updated DMS Buildout Scenario set forth in the Final Additional Analysis, Volume III (April 2004), **Response 6** to the letter from Santa Clarita Organization for Planning the Environment (SCOPE), dated January 27, 2004, there will be sufficient water supplies for the entire demand of the West Creek project and all pending, approved and recorded projects in the DMS. Consequently, no significant cumulative water impacts would occur under the County's DMS water analysis; and, therefore, the West Creek project is consistent with the County's DMS policies as they relate to water supplies. Finally, the subject property lies within an urban expansion areas and is in compliance with the County's DMS. The project is also consistent with the infrastructure portion (Urban Services Analysis) of DMS since there is or will be adequate water service. This service was evaluated in the Final Additional Analysis to the West Creek EIR.

13. The previously approved Zone Change No. 98-008-(5) resulted in the Board of Supervisors' adoption of Ordinance No. 2000-0076Z. The Ordinance, which facilitates development of the West Creek project, is attached and incorporated herein by this reference, as if set forth in full.

14. The previously adopted Conditional Use Permit No. 98-008-(5) allows development of the West Creek property with 2,545 dwelling units, 180,000 square feet of commercial and retail space in compliance with residential planned development, development program, hillside management, and significant ecological area design review criteria. The CUP also allows a school and recreational facilities on the property, as well as project-related infrastructure.

15. The "Findings of the Board of Supervisors and Order, Conditional Use Permit No. 98-008-(5), Oak Tree Permit No. 98-008-(5) and Parking Permit No. 98-008-(5)," adopted December 19, 2000 ("Board's Findings"), and related conditions of approval, are attached and incorporated herein by this reference, as if set forth in full, except as they relate to paragraphs 39 through 42 pertaining to the adequacy of water service for the West Creek project. Based on the revised environmental documentation for the West Creek project, the Commission adopts the water-related findings in paragraphs 2 through 12, above, *in lieu* of the water-related findings presented in the Board's Findings.

16. The previously adopted Oak Tree Permit No. 98-008-(5) allows the removal of 13 trees, provided that replacement trees are installed on a 2:1 basis. The grant also allows encroachment within the protected zone of an additional 3 oak trees. The Board of Supervisors' Oak Tree Permit Conditions of Approval, adopted December 19, 2000, are incorporated herein by this reference, as if set forth in full.

17. The previously adopted Parking Permit No. 98-008-(5) allows off-site reciprocal parking and provides for excess parking on the Metropolitan Water District property as an added convenience to shoppers. The Board of Supervisors' Parking Permit Conditions of Approval, adopted December 19, 2000, are incorporated herein by this reference, as if set forth in full.

18. The previously adopted Vesting Tentative Tract Map No. 52455 allows for the creation of 1,262 residential lots; 11 commercial lots; 3 lots for recreation areas; 32 lots for paseos, trails, and bridge crossings; 110 open space lots; and 103 lots containing water tanks, storm water drainage facilities, and private streets.

19. The "Findings of the Board of Supervisors and Order, Vesting Tentative Tract Map No. 52455," adopted December 19, 2000 ("Tract Map Findings"), including the related conditions of approval and specified corrections to the conditions of approval, dated February 23, 2001, are attached and incorporated herein by this reference, as if set forth in full, except as those findings relate to paragraphs 16 through 19 pertaining to the adequacy of water service for the West Creek project. Based on the revised environmental documentation for the West Creek project, the Commission adopts the water-related findings in paragraphs 2 through 12, above, *in lieu* of the water-related findings presented in the Board's Tract Map Findings.

20. The Commission has independently reviewed the information contained in the West Creek EIR and Final Additional Analysis. Based on that review, the Commission adopts the environmental findings, below, *in lieu* of the environmental findings contained in:

(a) Paragraphs 68 through 71 of the Board Resolution, adopted December 19, 2000;

(b) Paragraphs 83 through 86 of the Board's Findings, adopted December 19, 2000; and

(c) Paragraphs 40 through 43 of the Board's Tract Map Findings, adopted December 19, 2000.

21. The West Creek EIR, as revised by the Final Additional Analysis, has been prepared in accordance with CEQA and the State and County guidelines relating thereto. The West Creek EIR and Final Additional Analysis contain a description of the project, document the project's potential impacts and identify mitigation measures, which will be implemented as part of the project.

22. Implementation of the West Creek project will result in specifically identified significant effects upon the environment. However, except for significant unavoidable impacts upon air quality, biota, aesthetics/visual character, solid waste disposal and agricultural resources,

and unavoidable significant cumulative impacts on those same areas, which cannot be found to be completely mitigated, such specifically identified significant impacts can be reduced to acceptable levels with the mitigation measures identified in the West Creek EIR and Final Additional Analysis and incorporated into the adopted Mitigation Monitoring Program for the West Creek project, and the conditions set forth in the adopted CUP, Oak Tree Permit, Parking Permit and Vesting Tentative Tract Map.

23. With respect to the significant unavoidable effects of the project on project and cumulative air quality, biota, aesthetics/visual character, solid waste disposal, and agricultural resources, which cannot be found to be completely mitigated, the Commission has determined that the substantial benefits resulting from implementation of the project outweigh those significant unavoidable effects and are acceptable based upon the Statement of Overriding Considerations set forth in the "CEQA Findings and Statement of Overriding Considerations Regarding the West Creek Project," dated September 2004.

24. The Mitigation Monitoring Program prepared in connection with the West Creek EIR identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potentially significant impacts of the project on the environment is ensured. The Mitigation Monitoring Program, which is attached as Exhibit A to the CEQA Findings and Statement of Overriding Considerations, dated September 2004, is incorporated herein by this reference, as if set forth in full.

25. The custodian of the documents for the West Creek record of proceedings, upon which the Commission's decision is based in this matter, is the Department of Regional Planning, County of Los Angeles, 320 W. Temple Street, 13th Floor, Los Angeles, California 90012.

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

1. Approves the West Creek EIR, as revised by the Final Additional Analysis (SCH No. 98021052), prepared for the West Creek project and certifies that it has reviewed and considered the information contained in that documentation;

2. Recommends that the Board of Supervisors certify that the West Creek EIR, as revised by the Final Additional Analysis (SCH No. 98021052), is adequate, complete and in compliance with CEQA, the CEQA Guidelines, the County's Environmental Document Reporting and Procedures Guidelines, the Court of Appeal's published decision, and the subsequent trial court writ of mandate in the West Creek litigation, and finds that the West Creek revised environmental documentation reflects the independent judgment of the County;

3. Determines that the mitigation measures discussed in the West Creek EIR, and the conditions of approval reflected in the West Creek Project Approvals, are the only feasible mitigation measures for the West Creek project;

4. Adopts the "CEQA Findings and Statement of Overriding Considerations Regarding the West Creek Project," dated September 2004, including the attached Mitigation Monitoring

Program, and finds that, pursuant to Section 21081.6 of the Public Resources Code, the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and

5. Recommends that the Board of Supervisors readopt the previously adopted West Creek Project Approvals (defined above), with the modifications to the previously adopted water service and environmental findings as set forth herein.

I 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 September 15, 2004.

Secretary, Regional Planning Commission
County of Los Angeles

CEQA FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS REGARDING THE WEST CREEK PROJECT

Los Angeles County Project No. 98-008-(5)
consisting of:
General Plan and Sub-Plan Amendment No. 98-008-(5)
Zone Change No. 98-008-(5)
Conditional Use Permit No. 98-008-(5)
Oak Tree Permit No. 98-008-(5)
Parking Permit No. 98-008-(5)
Vesting Tentative Tract Map No. 52455

State Clearinghouse No. 98021052
(for environmental document)

COUNTY OF LOS ANGELES
REGIONAL PLANNING COMMISSION

September 2004

CEQA FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS REGARDING THE WEST CREEK PROJECT (STATE CLEARINGHOUSE NO. 98021052; PROJECT NO. 98-008-(5))

I. INTRODUCTION

A. INTRODUCTORY STATEMENT

The Regional Planning Commission ("Commission") of the County of Los Angeles ("the County") hereby recommends certification of the adequacy of the Final Environmental Impact Report ("EIR") for the West Creek project, as revised by the West Creek Final Additional Analysis. The Commission recommends certification of the West Creek Final EIR, as revised by the West Creek Final Additional Analysis, pursuant to the California Environmental Quality Act ("CEQA") (Public Resources Code §§21000 *et seq.*), the State CEQA Guidelines (14 Cal.Code Regs. §§15000 *et seq.*) and the Court's writ of mandate, dated June 27, 2003, in connection with the West Creek litigation (*Santa Clarita Organization for Planning the Environment, et al. v. County of Los Angeles*, Case No. 1043805).[1]

The County caused the West Creek Final Additional Analysis to be prepared in response to the trial court's writ of mandate issued in the West Creek litigation. Specifically, the trial court's writ directed that the County revise the water supply analysis in the EIR prepared for the West Creek project to address the issues raised in the published opinion from the Second District Court of Appeal, Division Six, in the West Creek litigation (*Santa Clarita Organization for Planning the Environment v. County of Los Angeles* (2003) 106 Cal.App.4th 715), and the trial court's subsequent writ.[2]

In summary, the Court of Appeal in the West Creek litigation found that the West Creek EIR's cumulative impact water resource analysis did not adequately disclose the actual amount of water that the State Water Project ("SWP") can deliver to local water wholesaler, Castaic Lake Water Agency ("CLWA"), in average, wet and drought years, and failed to discuss or analyze whether there are any differences between entitlement to SWP water and actual availability of supplies of that water. Thereafter, the trial court (on remand) issued a writ of mandate ordering the County to void its certification of the West Creek Final EIR and prepare revisions to that EIR that comply with CEQA, the CEQA Guidelines and the court decision and writ. The trial court also suspended the West Creek project approvals (defined below), pending the County's certification of the revised environmental documentation for the West Creek project.

The County, through the Department of Regional Planning, is the lead agency with respect to preparation of the West Creek Final Additional Analysis. The Final Additional Analysis completely revised the water service section of the original West Creek Final EIR. The Final Additional Analysis serves as the CEQA document required to meet the court direction to

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[1] For a copy of the trial court's peremptory writ of mandate in the West Creek litigation, please see **Appendix A** to the West Creek Draft Additional Analysis, Vol. I (December 2003).

[2] For a copy of the published opinion in the West Creek litigation, please see **Appendix A** to the West Creek Final Additional Analysis, Vol. IV (April 2004).

revise and reassess the cumulative impacts analysis for water supply and demand, and any analysis contained in that EIR "related to" water supply and demand.

In addition, since circulation of the West Creek Draft Additional Analysis, an augmented environmental analysis was prepared at the direction of the Department of Regional Planning to address the confirmed discovery of the western spadefoot toad on the West Creek project site. As stated, the western spadefoot toad was discovered on the West Creek site after the County already circulated for public review and comment the West Creek Draft Additional Analysis, which was limited to addressing the water supply and demand issues of the West Creek project in response to the court decision in the West Creek litigation. The augmented environmental analysis for the western spadefoot toad was contained in the document entitled, "A Component of the Draft Additional Analysis to the West Creek EIR," Volume V (June 2004). The augmented environmental analysis (spadefoot) was circulated for review and public comment for the 45-day period required under CEQA. In addition, the Commission held an additional public hearing on the augmented environmental analysis (spadefoot) on August 11, 2004. All written and oral comments and responses to those comments on the augmented analysis have been included in the West Creek Final Additional Analysis.

Concurrently with the adoption of these findings, the Commission also recommends that the Board of Supervisors adopt the attached revised Mitigation Monitoring Program for the West Creek project.

B. PROJECT APPROVALS

The project approvals that have been granted for the West Creek project were suspended pending the County's certification of the revised West Creek environmental documentation. The project approvals that have been granted, but were suspended, are:

(a) General Plan and Sub-Plan Amendment No. 98-008-(5);

(b) Zone Change Case No. 98-008-(5);

(c) Conditional Use Permit No. 98-008-(5) to authorize development of the site as a Residential Planned Development and Neighborhood Business Zone, development in a Hillside Management Area, development in an SEA, and to permit the use of commercially designated property for residential uses;

(d) Oak Tree Permit No. 98-008-(5) to authorize removal of 13 oak trees;

(e) Parking Permit No. 98-008-(5) for off-site and reciprocal parking; and

(f) Vesting Tentative Tract Map No. 52455 (collectively referred to as "Project Approvals").

The Commission recommends that the Board of Supervisors certify the adequacy of the original West Creek Final EIR, as revised by the Final Additional Analysis (as defined below) and that the Board readopt the previously approved Project Approvals for the West Creek project (defined above), with the modifications to the previously adopted water service and environmental findings as set forth herein.

These previously adopted Project Approvals are attached and consist of the following: (a) Resolution of the Board of Supervisors of the County of Los Angeles relating to adoption of an amendment to the Los Angeles County General Plan and the Santa Clarita Valley Areawide General Plan; (b) Findings of Board of Supervisors and Order, Conditional Use Permit No. 98-008-(5), Oak Tree Permit No. 98-008-(5), and Parking Permit No. 98-008-(5); (c) Conditions of Approval, Conditional Use Permit No. 98-008-(5); (d) Conditions of Approval, Oak Tree Permit No. 98-008-(5); (e) Conditions of Approval, Parking Permit No. 98-008-(5); (f) Findings of the Board of Supervisors and Order, Vesting Tentative Tract Map No. 52455; (g) Conditions of Approval, Vesting Tentative Tract Map No. 52455, including corrections to conditions, dated February 23, 2001; and (h) Zoning Case No. 98-008-(5), Ordinance No. 2000-0076Z.

C. WEST CREEK FINAL ADDITIONAL ANALYSIS

The West Creek Final Additional Analysis consists of the following additional environmental documents to the original West Creek Final EIR (collectively referred to as "Final Additional Analysis"):

(a) Draft Additional Analysis, Volume I (Text, Figures/Tables, Appendices) and Volume II (Appendices), dated December 2003;

(b) Final Additional Analysis, Volume III (Comments and Responses, *etc.*) and Volume IV (Appendices), dated April 2004;

(c) A Component of the Draft Additional Analysis to the West Creek EIR (western spadefoot toad), Volume V, dated June 2004; and

(d) Final Additional Analysis, Volume VI, dated September 2004.

The Commission finds that the West Creek Final EIR, as revised by the Final Additional Analysis (as defined above), has been completed in compliance with CEQA, the CEQA Guidelines, the County's Environmental Document Reporting Procedures and Guidelines, the Court of Appeal's decision and trial court's writ of mandate in the West Creek litigation.

The Commission further finds that it has reviewed and considered the information contained in the following documents: (a) the West Creek Final EIR, as revised by the Final Additional Analysis; (b) Los Angeles County staff reports and related documents; (c) the testimony and submissions from officials and departments of the County, the applicant (as defined below), the public, public agencies, community groups, organizations and individuals; and (d) the West Creek record of proceedings (as defined further below). Concurrently with the adoption of these findings, the Commission has reviewed and considered the revised Mitigation Monitoring Program for the West Creek project, and finds that the revised Mitigation Monitoring Program has been prepared in accordance with CEQA and the CEQA Guidelines.

D. WEST CREEK RECORD OF PROCEEDINGS

The West Creek record of proceedings is specified below. The custodian of the West Creek record is the County's Department of Regional Planning, 320 West Temple Street, Room 1348, Los Angeles, CA 90012, Daryl Koutnik (213) 974-6461; and the County's EIR consultant,

Impact Sciences, Inc., 30343 Canwood Street, Suite 210, Agoura Hills, CA 91301, Tom Worthington (818) 879-1100. The West Creek record shall include, but is not limited to:

(a) The original West Creek Final EIR and Draft EIR (except with respect to the water resource/service section, which was revised and replaced by the West Creek Final Additional Analysis), including all appendices, and all documents cited, incorporated by reference or relied on in those EIRs;

(b) The Final Additional Analysis (as defined above), including all appendices, and all documents cited, incorporated by reference or relied on in that document;

(c) All reports, project application materials, memoranda, maps, letters, and other planning documents, including attachments, related documents, and all documents cited, incorporated by reference or relied on in those materials, prepared by the EIR consultant, the project applicant, and Regional Planning staff relating to the Final Additional Analysis to the original West Creek Final EIR;

(d) All staff reports, attachments and related documents, prepared by the County relating to the Final Additional Analysis to the original West Creek Final EIR;

(e) Any minutes and transcripts of all public meetings and public hearings held by the County's Regional Planning Commission relating to the Final Additional Analysis to the original West Creek Final EIR;

(f) All notices issued by the County to comply with CEQA, the CEQA Guidelines or any other law governing the processing and approval of the proposed West Creek project;

(g) Matters of common knowledge to the County, which include, but are not limited to: (i) Los Angeles County General Plan; (ii) Santa Clarita Valley Area Plan; and (iii) Los Angeles County Subdivision Code (Title 21) and Zoning Code (Title 22), as amended;

(h) The documentation of the decisions made by the Regional Planning Commission and Board of Supervisors relating to the original West Creek Final EIR;

(i) Portions of the prior West Creek Administrative Record that the County deems relevant in its consideration of the West Creek project;

(j) Portions of other records pertaining to other proceedings (*e.g.*, California Public Utilities Commission proceedings and Urban Water Management Plan proceedings) that are deemed relevant by the County in its consideration of the Final Additional Analysis to the original West Creek Final EIR; and

(k) Any other written materials relevant to the County's compliance with CEQA, and its decision on the merits of the proposed West Creek project, including documents that have been released for public review, and copies of reports, studies or other documents relied on in any environmental documentation

prepared for the proposed West Creek project and either made available to the public during the public review period, or included in the County's files.

Having considered the foregoing information, the Commission hereby makes findings pursuant to Section 21081 of the Public Resources Code, and Sections 15091 and 15092 of the CEQA Guidelines.

II. BACKGROUND

A. PROJECT LOCATION AND DESCRIPTION

Valencia Corporation, in conjunction with The Newhall Land and Farming Company, is the project applicant for the West Creek project ("applicant").

The West Creek project site is located west of McBean Parkway, along the west bank of San Francisquito Creek, and north of Decoro Drive, bisected by Copper Hill Drive. The site is approximately 966 acres in size and generally undeveloped, although certain components of the project already have been constructed pursuant to the previously granted approvals. They include the Decoro Bridge over the San Francisquito Creek, buried bank stabilization along San Francisquito Creek and three internal streets. The internal streets provide access to the Rio Norte Junior High School, located on the West Creek site, and permitted by the school district under a separate approval. The Decoro Bridge and Rio Norte Junior High School opened in 2003.

The project approval consisted of a total of 2,545 residential units (1,806 single family and 739 multi-family), 180,000 square feet of commercial/institutional development (including a potential elementary school site), public and private recreational facilities and open space, including an approximately 15-acre public park, a multi-purpose trail along San Francisquito Creek and project-associated community facilities and infrastructure (*e.g.*, major roads, paseos, debris inlets and water tanks).

Circulation will be provided by a series of private internal collector roadways that connect to the previously approved extension of Copper Hill Drive, a public street bisecting the site that represents the primary roadway providing ingress and egress to the project site. Secondary access is provided by Dickason Drive *via* Decoro Drive.

Surrounding land uses include existing residential and commercial/industrial development to the south, residential development under construction to the east along the east bank of San Francisquito Creek, an industrial complex presently under development to the west, and the Tesoro del Valle residential community presently under development to the north.

B. PROJECT BACKGROUND

The Regional Planning Commission conducted public hearings on the West Creek project, including the West Creek EIR and project approvals, on June 16, 1999, August 23, 1999 and October 4, 1999, and discussed the project on two additional dates, March 8, 2000 and April 3, 2000, before recommending approval of the West Creek project, on May 24, 2000.

On September 26, 2000, the Los Angeles County Board of Supervisors certified the West Creek Final EIR (SCH No. 98021052) and adopted the project approvals for the West Creek

project. On December 19, 2000, the Board of Supervisors adopted the final resolution, findings, conditions of approval, CEQA findings and statement of overriding considerations for the West Creek project. Thereafter, as discussed below, two environmental groups challenged the County's actions, in litigation alleging CEQA and General Plan violations (*Santa Clarita Organization for Planning the Environment, et al. v. County of Los Angeles*, Case No. 1043805 [referred to as "the West Creek litigation"]).

C. LITIGATION BACKGROUND

The writ hearing was before the Honorable Thomas P. Anderle of the Santa Barbara County Superior Court. On January 10, 2002, Judge Anderle issued a judgment in favor of the County, and the petitioners in the action then filed an appeal. On February 27, 2003, the Second District Court of Appeal, Division Six, reversed the trial court's judgment and remanded the matter for further proceedings consistent with its published opinion (*Santa Clarita Organization for Planning the Environment v. County of Los Angeles* (2003) 106 Cal.App.4th 715).

The Court of Appeal found that the West Creek EIR's cumulative impact analysis of water resources did not adequately disclose the actual amount of water that the SWP can deliver to the local water wholesaler, CLWA, in average, wet and drought years, and failed to discuss or analyze whether there are any differences between entitlement to SWP water and actual availability of supplies of that water.

The Court of Appeal observed that the EIR analyzed the cumulative impacts of past, present and future development on the amount of SWP water available by relying on SWP water entitlements in calculating the total available water supply, and criticized the EIR for failing to calculate, analyze or discuss the difference between entitlements and actual available supplies. The Court also indicated that the EIR failed to respond adequately to comments about the reliability of delivery of SWP water. The Court found that rather than using estimates from the Department of Water Resources or other reliable sources as to the amount of SWP water that is actually available in wet, average and drought years, the EIR instead relied upon 100 percent of CLWA's entitlements in wet and average years, and 50 percent of its entitlements in drought years, without any substantial evidence supporting the validity of those percentages. It concluded that the EIR should have discussed the fact that entitlements of SWP water cannot be taken at face value, and should have provided reasoned analysis in response to comments raising this issue.

Because the water services portion of the EIR was found to be inadequate by the Court of Appeal, the trial court's earlier judgment was reversed, and the trial court was directed to issue a writ of mandate ordering the County to vacate certification of the EIR. The trial court was also directed to retain jurisdiction until the County certified an EIR complying with CEQA consistent with the views expressed in the Court of Appeal's decision, and to consider such orders the trial court deemed appropriate under Section 21168.9 of Public Resources Code.

On June 27, 2003, in accordance with the Court of Appeal's instructions, the trial court vacated its prior judgment and issued a new judgment in favor of petitioners. The trial court also issued a writ of mandate ordering the County to vacate its certification of the West Creek EIR

and to take further actions, consistent with the trial court's order, the provisions of CEQA and the views expressed by the Court of Appeal in its published opinion.

Specifically, the trial court's writ of mandate orders the County to revise the water services section of the EIR to include the analysis specified in the Court of Appeal's published decision, "including, at a minimum, accurate availability, reliability and supply estimates for State Water Project water in wet, average and dry years, which estimates must be obtained from the Department of Water Resources."[3] The trial court directed that the County "revise and re-assess the EIR's cumulative impacts analysis for water supply and demand, and . . . any and all analysis contained in the EIR related to water supply and demand." *Id.* The trial court further directed that the revised portions of the EIR be "re-circulated for public review and comment" and that adequate and detailed responses be prepared for such comments, "as required under Public Resources Code §21092.5 and consistent with the Court of Appeal decision in this case." *Id.* The trial court also directed that the County "make clear in the revised analysis that State Water Project entitlements are not equivalent to actual deliveries of water." *Id.*

D. BOARD ACTION IN RESPONSE TO COURT DIRECTIONS

In response to the trial court's writ of mandate, and consistent with the Court of Appeal's published opinion, on August 19, 2003, the County's Board of Supervisors adopted a resolution to implement the trial court's directions.[4] The Resolution directed County staff to take the necessary actions to address the issues specified by the Court, including the scheduling of hearings before the Regional Planning Commission and Board of Supervisors following completion of a revised environmental document. *Id.* The Resolution also suspended all project activity that could result in an adverse change or alteration to the physical environment, until the issues identified by the Court were fully addressed. *Id.* Finally, the Resolution required preparation of a revised environmental document addressing the specific water supply and demand issues presented in the Court of Appeal's published decision and the trial court's subsequent writ of mandate.

E. COUNTY PROCESSING/ADDITIONAL ANALYSIS

On August 25, 2003, the County prepared and submitted to responsible agencies and others the "Notice of Preparation of Additional Analysis for the West Creek Final Environmental Impact Report (SCH No. 1998021052)."[5] A public scoping meeting was conducted by the County of Los Angeles on September 10, 2003 at the Bridgeport Elementary School in Valencia, California. No member of the public attended the scoping meeting. The County received and considered two comment letters on the Notice of Preparation.[6]

In December 2003, the County published its Notice of Availability of the Draft Additional Analysis and filed a Notice of Completion with the Office of Planning and Research.

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[3] *See*, West Creek Draft Additional Analysis, Vol. I (December 2003), **Appendix A** (trial court's "Peremptory Writ of Mandate," p. 2).

[4] *See*, West Creek Draft Additional Analysis, Vol. I (December 2003), **Appendix B** (Board Resolution).

[5] *See*, West Creek Draft Additional Analysis, **Appendix C** (Notice of Preparation).

[6] *See*, West Creek Draft Additional Analysis, **Appendix C** (Notice of Preparation/Comments on NOP).

The Notice of Availability/Completion (Notice) stated that the Draft Additional Analysis had been completed to respond to the issues specified in the trial court's writ and the Court of Appeal's published decision. The Notice also stated that copies of the West Creek Final EIR and the Draft Additional Analysis were available for public review at the County's Department of Regional Planning and at surrounding libraries. The Notice stated that the public review period for the Draft Additional Analysis would be the 45-day period required by CEQA, commencing on December 15, 2003 to January 28, 2004. The Notice also notified the public of the scheduling of a public hearing on the Draft Additional Analysis before the Regional Planning Commission.

The County has received, evaluated and responded to written and oral comments received on the Draft Additional Analysis.[7] In addition, the Regional Planning Commission held two public hearings on the West Creek Draft Additional Analysis on February 4, 2004 and April 14, 2004. At those hearings, the public was given additional opportunity to provide oral comments, which were transcribed, responded to, and included in the Final Additional Analysis.[8]

After circulation and public review of the West Creek Draft Additional Analysis, the County directed that all written and oral comments received on the document be compiled, along with other related documents, in the West Creek Final Additional Analysis, Volumes III and IV (April 2004). Thereafter, an augmented environmental analysis was prepared at the direction of the Department of Regional Planning to address the confirmed discovery of the western spadefoot toad on the West Creek project site. The augmented environmental analysis for the western spadefoot toad was contained in the document entitled, "A Component of the Draft Additional Analysis to the West Creek EIR," Volume V (June 2004). The augmented environmental analysis (spadefoot) was circulated for review and public comment for the 45-day period required under CEQA. In addition, the Commission held an additional public hearing on the augmented environmental analysis (spadefoot) on August 11, 2004. All written and oral comments and responses to those comments on the augmented analysis have been included in the West Creek Final Additional Analysis, Volume VI (September 2004).

As discussed below, the Final Additional Analysis to the West Creek EIR has been prepared in accordance with CEQA, the Board's Resolution of August 19, 2003, the Court of Appeal's published decision and the subsequent trial court writ of mandate. Specific to water supply and demand issues, the Final Additional Analysis serves as the CEQA document required to meet the Court's direction to evaluate the availability, reliability and supply estimates for SWP water in wet, average and dry years using estimates obtained from the Department of Water Resources ("DWR"). Specifically, the Additional Analysis, Volume I (December 2003): (a) used estimates from DWR to analyze the cumulative impacts of past, present and future development on the amount of SWP water available; (b) further calculated and analyzed the difference between SWP entitlements and actual available water supplies, and made it clear that SWP entitlements are not equivalent to actual deliveries of water; and (c) considered whether the revised analyses would affect the conclusions in the Final EIR concerning the significance of impacts related to water supply and demand.

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7 *See*, West Creek Final Additional Analysis, Vols. III and IV (April 2004).

8 *See*, West Creek Final Additional Analysis, Vol. III (April 2004).

The Draft Additional Analysis, Volume I (December 2003), contains the following sections necessary to make the prior West Creek Final EIR adequate under CEQA, the Court of Appeal's decision and the trial court's writ of mandate: (a) Table of Contents, including a list of figures, tables and appendices; (b) **Section 1.0**, Introduction; (c) **Section 2.0**, Summary of Water Supply and Demand; (d) **Section 3.0**, Project Description; (e) **Section 4.0**, Water Service; (f) **Section 5.0**, List of Preparers and Organizations and Persons Contacted; (g) **Section 6.0**, References; and appendices. **Section 3.0**, Project Description, has been essentially duplicated from the prior West Creek Final EIR in order to provide context. **Section 4.0**, Water Service, completely replaces the Water Service section of the prior West Creek Final EIR (prior Section 4.8) in order to respond to the Court of Appeal's decision and the trial court's writ of mandate. In addition, the Draft Additional Analysis consists of Volume II (December 2003), which contains important technical reports and studies as "appendices" to the revised environmental document.

The Final Additional Analysis, Volumes III and IV (April 2004) contains a table of contents, introduction, all comment letters received in response to the Draft Additional Analysis, topical responses, individual responses to comment letters, hearing testimony and responses to such testimony, revised Draft Additional Analysis pages and additional appendices. The Final Additional Analysis was also distributed to the commenting agencies, organizations and individuals on April 30, 2004.

As stated above, thereafter, the Final Additional Analysis was augmented by an additional environmental analysis limited to an assessment of the western spadefoot toad found on the West Creek project site. The augmented environmental analysis (spadefoot), public oral and written comments on that analysis, written responses to those comments, and other related documents are found in the Final Additional Analysis, Volume VI (September 2004).

F. FURTHER ENVIRONMENTAL REVIEW REQUIREMENTS

The Commission has considered comments stating that "changed circumstances" have occurred or that "significant new information" has been presented, such that further environmental review is required in the form of a supplemental or subsequent EIR, in addition to the prior West Creek Final EIR, as revised by the Final Additional Analysis. Based on the assessment presented in the Final Additional Analysis and the entire record, the Commission does not concur with these comments for the reasons stated below.

The Draft Additional Analysis was prepared in response to the Court of Appeal decision and subsequent trial court writ of mandate issued in the West Creek litigation. The litigation made it clear that only the water services section of the West Creek Final EIR required revision, together with any analysis contained in that EIR "related to" water supply and demand.

Nevertheless, the Commission has considered whether significant new information has been presented since completion of the West Creek Final EIR. The Commission has determined, based on the entire record, that no new significant information has been presented, which would require preparation of a subsequent or supplemental EIR, in addition to the prior West Creek Final EIR, as revised by the Additional Analysis.

Under CEQA, new information is not considered "significant" unless the EIR is changed in a way that, absent recirculation, "deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement." *See*, CEQA Guidelines §15088.5; and *Chaparral Greens v. City of Chula Vista* (1996) 50 Cal.App.4th 1134, 1146-1147. The Commission has reviewed the original West Creek Final EIR, as revised by the Final Additional Analysis, and has concluded that recirculation is not necessary because the CEQA threshold for recirculation has not been triggered. The criteria used by the Commission determining that recirculation is not required are set forth below:

(a) There are no new significant environmental impacts resulting from the West Creek project or from any proposed mitigation measures presented in the Final Additional Analysis;

(b) There are no substantial increases in the severity of any environmental impact noted in the Final Additional Analysis; and

(c) There are no feasible project alternatives or mitigation measures identified in the Final Additional Analysis that would clearly lessen any significant environmental impact of the project, but that the applicant has declined to adopt. See, CEQA Guidelines §§15088.5(a), 15162(a)(3).

Accordingly, the Commission has concluded that the correct "type" of document was prepared for the revised West Creek water services section and that no further supplemental or subsequent environmental document is required.

G. WATER SUPPLY AND DEMAND SUMMARY

The Draft Additional Analysis summarizes and assesses the water demand for the West Creek project in conjunction with the existing water demand in the Santa Clarita Valley, as well as the future cumulative water demand in the Santa Clarita Valley under near-term and long-term conditions. In the West Creek litigation and the comments received on the NOP, questions have been raised regarding the reliability of water delivered by the SWP, the ability of local water purveyors to deliver an adequate and reliable supply of water to its customers from all sources, and the extent to which ammonium perchlorate discovered in local groundwater reduces the amount of local groundwater available to the Santa Clarita Valley. The Final Additional Analysis provides a detailed discussion of these issues.

For example, the Draft Additional Analysis, Volume I, describes the existing water purveyors in the Santa Clarita Valley, the Valley's hydrological and topographical conditions, and drought effects in the Valley. The Analysis also provides in-depth information about water supplies and demand in the Santa Clarita Valley.

The Santa Clarita Valley water supplies come from imported SWP supplies, local groundwater supplies (Alluvial aquifer and Saugus Formation) and recycled water for non-potable purposes. The Draft Additional Analysis describes in detail these supply sources, and includes information on historical and current water conditions, groundwater levels, and water quality, specifically related to the detection of ammonium perchlorate in the Saugus Formation and Alluvial aquifer, provides a cumulative analysis of water demand, and includes a discussion

of development of other supplies, for example, SWP turnback water pool project, carryover water, groundwater banking, water reclamation and water conservation.

The Draft Additional Analysis concludes that, in 2002, there were adequate and reliable supplies of water available in the Santa Clarita Valley to serve the existing population and to also supply water to the West Creek project.

Table 2.0-2 of the Draft Additional Analysis illustrates that actual supplies exceeded actual demand and that, even with adding the West Creek project water demand, there would still be excess supply.

In addition, the Draft Additional Analysis concludes that adequate and reliable supplies of water exist in the Santa Clarita Valley to serve the West Creek project and the existing and future population during future average, dry and critical dry years.

A modeling effort by DWR, the operator of the SWP system indicates that 59 percent of SWP supplies can be delivered to SWP contractors in average years, 39% in dry years and 20% in critical dry years:

Total CLWA Contractual Table A Amount	95,200
Available in Average Year (59%)	56,073
Available in Dry Year (39%)	37,890
Available in Critical Dry Year (20%)	19,040

In 2003, DWR indicated that it expected to deliver 90 percent (or up to 3.71 million acre-feet) of the maximum contractual SWP Table A Amount to its SWP contractors. Ninety percent of CLWA's maximum SWP Table A Amount of 95,200 AFY is 85,680 acre-feet of water.

It should be noted that the percentages shown above for SWP water supplies in average, dry and critical dry years were based on DWR's DWRSIM modeling results, used to forecast CLWA SWP water supply under various meteorological conditions and regulatory constraints (see West Creek Draft Additional Analysis, Vol. I, **Section 4.0**, p. 4.0-77).

DWR has prepared a new computer model, known as CALSIM II. CALSIM II simulates the operation of the SWP on a monthly basis for a 73-year historical record of rainfall and runoff (1922-1994). When compared with DWRSIM, CALSIM II forecasts that more SWP water will be available in average years (*i.e.*, approximately 59 percent under DWRSIM versus 75 percent under CALSIM II), and less water will be available in a single critical dry years (*i.e.*, 39.8 percent under DWRSIM versus 20 percent under CALSIM II).

The analysis in the West Creek Draft Additional Analysis, pp. 2.0-1-2.0-3, including Table 2.0-1, and p. 4.0-77, utilized a "worst case" approach for projecting SWP supplies in

average years. To be conservative, the water analysis used the 59 percent projection (DWRSIM) for average year SWP deliveries rather than the 75 percent projection (CALSIM II).

The local water purveyor's ability to deliver adequate and reliable supplies of water to its customers is not adversely affected by the 1997 discovery of perchlorate in four Saugus Formation wells and the 2002 discovery of contamination in one Alluvial well.

The Draft Additional Analysis concludes that the detection of perchlorate has not limited the amount of water local purveyors have planned to deliver from the groundwater basin in the Santa Clarita Valley. All five of the impacted wells have been temporarily taken out of active water supply service. Despite the inactivated wells, the purveyors have advised the County that they still have sufficient pumping capacity in other wells to meet the planned normal range of Alluvial and Saugus groundwater pumping from portions of the aquifers that have not been affected by the contamination. All other Alluvial and Saugus wells owned and operated by the purveyors are available for municipal water supply service. As part of regular purveyor operations, those wells are sampled on a routine basis and perchlorate has not been detected.

In March 2003, as part of the overall investigation and potential control and cleanup strategies, the purveyors entered into an Environmental Oversight Agreement with California Environmental Protection Agency, Department of Toxic Substance Control (DTSC), to respond to the perchlorate contamination in the vicinity of the impacted wells. The activities include a detailed technical assessment of treatment alternatives, extensive groundwater sampling as a basis for contaminant plume characterization, and ultimately formulation of control and cleanup mechanisms, which are intended to be evaluated *via* groundwater modeling, and then implemented to restore inactivated production capacity.

The following tables present information showing that there are sufficient water supplies available to meet the water demand of the Santa Clarita Valley:

Table 2.0-2
Actual (2002) Plus Project Demand and Supply for the Santa Clarita Valley
(acre-feet per year)

	2002 [a]
Actual 2002 Demand	68,225
Other Actual 2002 Demand (agricultural)	16,806
CLWA Plant Consumption/Metering [b]	707
Devil's Den Ranch [b]	2,737
Supply Banked in Semitropic Groundwater Bank [c]	24,000
Total 2002 Demand [d]	**112,475**
2002 Water Supply:	
Local Supplies	
Alluvial Aquifer	38,103
Saugus Formation	5,160
Imported Supplies	
2001 Carryover Water [b]	6,657
SWP Table A Amount	73,972
Subtotal	**123,892**
2002 Carryover to 2003 [b]	**(4,760)**
Total 2002 Supplies	**119,132**
2002 Surplus/(Deficit)	6,657
Less Projected West Creek (Dry Year) Demand [d]	(2,413)
Remaining Surplus After Subtracting Project Demand	**4,244**

[a] *Source: Santa Clarita Valley Water Report 2002, Prepared by the Castaic Lake Water Agency, Los Angeles County Waterworks District #36, Newhall County Water District, Valencia Water Company, April 2003. A copy of the Water Report is provided in Appendix E.*

[b] *CLWA Plant Consumption/Metering demand represents an amount of water that is consumed by plant operations and metering; Devil's Den Ranch is owned by CLWA. This water demand is the amount of water that is used for agricultural irrigation on the Ranch if/when CLWA does not transfer the Ranch's water to the Santa Clarita Valley for domestic use; Carry over water is undelivered CLWA Table A Amounts from the prior year.*

[c] *The amount of water CLWA placed in the Semitropic Groundwater Bank, located in Kern County.*

[d] *Demand is increased by approximately 10% in dry years. 2002 was a dry year locally.*

Table 2.0-3
Existing Plus Project Demand and Projected Supply for the Santa Clarita Valley
(acre-feet per year)

	Average Year	Dry Year [b]	Critical Dry Year [c]
Existing Demand[a]	62,023	68,225	68,225
Other Demand (agricultural)[a]	15,278	16,806	16,806
West Creek Demand	2,194	2,413	2,413
Critical Dry Year 10% Demand Decrease (Conservation)			(8,744)
Total Demand	**79,495**	**87,444**	**78,700**
Existing Water Supply Programs Available:			
Local Supplies			
Alluvial Aquifer	**35,000**	**35,000**	**35,000**
Saugus Formation	**11,000**	**13,000**	**15,000**
Recycled Water	**1,700**	**1,700**	**1,700**
Imported Supplies[b]			
SWP Table A Amount	**56,073**	**37,890**	**19,040**
Semitropic Bank Account		**7,200**	**7,200**
Flexible Storage Account		**1,561**	**1,561**
Total Existing Supplies	**103,773**	**96,351**	**79,501**
Surplus/(Deficit)	**24,278**	**8,907**	**801**

[a] *Source: Santa Clarita Valley Water Report 2002, Prepared by the Castaic Lake Water Agency, Los Angeles County Waterworks District #36, Newhall County Water District, Valencia Water Company, April 2003. Based on the existing 2002 demand of 68,225 AF. A copy of the Water Report is provided in* ***Appendix E.***

[b] *Demand is increased by approximately 10% in dry years. 2002, the year from which this demand was derived, was a dry year and already reflects the 10% increase in demand over a normal or average year. A dry year is a year when below average rainfall occurs after a normal or wet year. CLWA and the retail purveyors have access to several other sources of water during dry years (e.g., SWP Turnback Water Pool Program, SWP Interruptible Water Program, DWR Dry Year Water Purchase Program, SWP Carryover Water, State Drought Water Bank, etc.) that can be used to enhance the reliability of supplies.*

[c] *Demand in a critical dry year is expected to decrease by as much as 20% due to voluntary and mandatory planned purveyor conservation programs. This analysis assumes a critical dry year 10% reduction in demand from the dry year demand. A critical dry year is a year when rainfall is at a critically low level (i.e., a year that occurs once every 73 years). Such a demand reduction occurred in the last critical dry year experienced in the Santa Clarita Valley (1991).*

Table 2.0-4
Average Water Year
Supply and Demand Assessment [a]
(acre-feet per year)

	Year 2005	Year 2010	Year 2015	Year 2020
Existing Water Supply Programs Available				
Local Supplies				
Alluvial Aquifer	35,000	35,000	35,000	35,000
Saugus Formation	11,000	11,000	11,000	11,000
Recycled Water	1,700	1,700	1,700	1,700
Imported Supplies [b]				
SWP Table A Amount	56,073	56,073	56,073	56,073
Total Existing Supplies	103,773	103,773	103,773	103,773
Total Estimated Demand	81,700	90,100	100,700	113,100
Difference - Surplus/(Deficit)	22,073	13,673	3,073	(9,327)
Future Planned Water Supply Programs				
Local Supplies				
Recycled Water		9,000	14,000	17,000
Imported Supplies				
Water Transfers	5,200	5,200	5,200	5,200
Total Planned Supplies	5,200	14,200	19,200	22,200
Net Water Surplus/(Deficit)	27,273	27,873	22,273	12,873

[a] *Excerpted from Table 4-1 of the UWMP*

[b] *56,800 AF represents approximately 59% of CLWA's contractual Table A Amount. Normal year supply based on assumptions from the UWMP. The DWR SWP Delivery Reliability Report (2003) indicates greater reliability of Table A deliveries (72 to 76%) than was assumed for the 2000 UWMP.*

Table 2.0-5
Dry-Year and Multi-Dry Year Water
Supply and Demand Assessment
(acre-feet per year)

	Single	Multiple Dry Years		
	Dry Year	**Year 1**	**Year 2**	**Year 3**
Existing Water Supply Programs				
Local Supplies				
Alluvial Aquifer	35,000	32,500	32,500	32,500
Saugus Formation	13,000	13,000	13,000	13,000
Recycled Water	1,700	1,700	1,700	1,700
Imported Supplies[a]				
SWP Table A Amount	19,040	37,890	37,890	37,890
Semitropic Bank Account	7,200	7,200	7,200	7,200
Flexible Storage Account	4,684	1,561	1,561	1,561
Total Existing Supplies	82,624	93,851	93,851	93,851
Total Estimated Demands	90,900	82,000	83,300	84,600
Voluntary 10% Conservation	(9,090)	(8,200)	(8,330)	(8,460)
Difference - Surplus/(Deficit)	814	11,851	10,551	9,251
Future Planned Water Supply Programs	**(2010)[b]**			
Local Supplies				
Recycled Water		7,300		
Saugus (New Wells)		20,000		
Imported Supplies				
Water Transfers		3,500		
Water Banking/Conjunctive Use		50,000		
Total Future Planned Supplies		80,800		

[a] *19,040 represents 20% of CLWA's contractual Table A Amount. 37,890 AF represents 39.8% of CLWA's contractual Table A Amount. Dry year supply based on assumptions from the UWMP. The DWR SWP Delivery Reliability Report (2003) indicates greater reliability of Table A deliveries than was assumed for the 2000 UWMP.*

[b] *The UWMP assumed a total of approximately 100,000 AF in available future supplies by 2020. Therefore, 50,000 AF shown herein is assumed to be available by 2010.*

Table 2.0-6
Scenario 2: Santa Clarita Valley 2025 Build-Out Scenario Water Demand and Supply
(acre-feet per year)

	Buildout (year 2020)		Buildout (year 2025)	
	Average Year	Dry Year	Average Year	Dry Year
Total Build-Out Demand[b]	113,100[a]	124,410	123,176[c]	135,494
Santa Clarita Valley Water Supplies[d]	129,328	228,745	132,899	221,467
Total	**16,228**	**104,335[e]**	**9,723**	**85,973[e]**

[a] *Source: 2000 UWMP, December 2000, Table 3-5 and the SB610 Water Supply Assessment for the West Creek project, 2003.*

[b] *Demand is increased by approximately 10% in dry years.*

[c] *Source: UWMP, December 2000, Table 3-5, using a straight-line projection from 2020 to 2025.*

[d] *Source: UWMP, December 2000, Tables 2-2, 2-6 and 4-1.*

[e] *Dry year supplies available above demand reflect water supplies that would be called upon by purveyors in dry years. Purveyors would typically secure water from these available supplies only in amounts necessary to meet demand. CLWA and the retail purveyors have access to several other sources of water during dry years (e.g., SWP Turnback Water Pool Program, SWP Interruptible Water Program, SWP Carryover Water, DWR Dry Year Water Purchase Program, etc.) that can be used to enhance the reliability of supplies.*

III. SUMMARY OF MAJOR ISSUES

Public comments have been received in response to the West Creek Additional Analysis to the original West Creek EIR. Presented below is a summary of the primary comments received, along with a summary of the responses to those comments.

A. RELIABILITY OF SWP SUPPLIES

Comments Received: Comments received have objected to the information presented in the Draft Additional Analysis regarding the reliability of SWP supplies, indicating that the analysis overstates supply reliability.

General Response: The Draft Additional Analysis was prepared in response to the Court of Appeal's published decision in the West Creek litigation. Consistent with the Court of Appeal's decision, the trial court directed that the water supply analysis in the original West Creek EIR be "revised to include the issues in the Court of Appeal decision, including, at a minimum, accurate availability, reliability and supply estimates for SWP water in wet, average and dry years, which estimates must be obtained from the Department of Water Resources."

In response to the Court's directions, West Creek's revised water supply analysis provided SWP water supply and reliability estimates for wet, average and dry years. The water analysis was based on the state DWR modeling and reporting, which were fully disclosed in the Draft Additional Analysis. Applying DWR's reliability projections to CLWA's current maximum annual SWP Table A Amount (95,200 acre-feet per year (AFY)), the Draft Additional Analysis

reported the varying yields in the amount of SWP water that would be available to CLWA in average, dry and critical dry years. DWR's modeling effort is considered the best available information for assessing the delivery reliability of SWP supplies.

For information regarding imported SWP water supplies and delivery of such supplies, the Commission has considered the Draft Additional Analysis, Section 4.2.4, pp. 4.0-59 - 4.0-82.

For information regarding CLWA's SWP Table A Amount and deliveries, the Commission has considered the Draft Additional Analysis, Section 4.2.4, pp. 4.0-63 - 4.0-68.

For information regarding the reliability of CLWA's SWP supplies, the Commission has considered Draft Additional Analysis, pages 4.0-73 - 4.0-82.

Based on a review of the public comments and responses to those comments, the Commission acknowledges the referenced appellate court decisions, among others, *Planning & Conservation League v. Department of Water Resources* (2000) 83 Cal.App.4th 892 (and, particularly, page 908, footnote 5, where the court noted the difference between SWP contractual water entitlements and the amount of water actually delivered by the SWP); and *Friends of the Santa Clara River v. Castaic Lake Water Agency* (2002) 95 Cal.App.4th 1373 (and, particularly, page 1376, where the court notes that DWR, which manages the SWP, has historically delivered less water than the contractual entitlements to the 29 SWP contractors).

In addition, the Commission has reviewed the comment letter submitted by CLWA, dated January 17, 2003, which is part of the "comments and responses" portion of the Newhall Ranch Final Additional Analysis, Vol. III (March 2003).[9] In that letter, CLWA acknowledged, as did the Draft Additional Analysis, that CLWA's current SWP Table A Amount of 95,200 acre-feet per year (AFY) is an annual *contractual* entitlement, based on a water supply contract entered into between DWR and CLWA. All water supply contracts between DWR and its SWP contractors, including CLWA's, provide that in a year when DWR is unable to *actually deliver* the full amount of SWP contractor requests, deliveries to contractors will be *reduced*, so that total deliveries equal total available supply for that year.

CLWA's letter further acknowledged, as did the Draft Additional Analysis, that the reliability of CLWA's current SWP Table A Amount (95,200 AFY) is affected by a number of factors, including hydrologic conditions, the status of SWP facilities' construction, environmental requirements and evolving policies for the Sacramento-San Joaquin Delta (Delta), where the water supplied by the SWP originates. Because of these factors, *actual* SWP supplies and deliveries are subject to *reduction*. These reductions can occur in average and dry years, and, particularly, during drought periods. In summary, the CLWA letter discloses that:

> "The State Water Project (SWP) supply referred to in the Draft Additional Analysis is a contract right of CLWA. . . .

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[9] For a copy of this letter, which is available for public inspection and incorporated by reference, please contact Department of Regional Planning, 320 West Temple Street, Room 1348, Los Angeles, CA 90012, Daryl Koutnik (213) 974-6461.

> DWR makes its annual SWP entitlement water allocation based on each year's hydrology and SWP system storage. In any given year, the water allocation is based on a *percentage* of each contractor's total SWP Table A entitlement. Thus, CLWA's current total SWP Table A entitlement of 95,200 acre-feet (af) is *not necessarily wholly available each and every year, but a varying percentage of that amount is available each year.*" (*Emphasis added.*) (CLWA letter, dated January 17, 2003, p. 1.)

In summary, the Commission notes that neither CLWA nor the Draft Additional Analysis rely on CLWA's total contractual Table A Amount of 95,200 AFY for planning purposes (*i.e.*, 100 percent of the contractual entitlement). Instead, projected supplies/deliveries of CLWA's Table A Amount are based on a varying percentage of that amount each year. CLWA's current total SWP Table A Amount (95,200 AFY) is not necessarily available each year because, as stated, several factors affect and reduce actual deliveries (*i.e.*, hydrologic conditions, SWP system storage, SWP facilities' construction, environmental constraints, water availability and evolving policies for the Delta).

For a specific analysis of the variability in SWP supplies available to CLWA, the Commission has considered the Draft Additional Analysis, Section 2.0, pp. 2.0-1 - 2.0-13, and, particularly, **Tables 2.0-1 through 2.0-6**. In addition, the Commission has considered the Draft Additional Analysis' summary of water supplies and demand for Santa Clarita Valley. (Section 4.2.10, pp. 4.0-92 - 4.0-98.) This discussion includes an analysis of the availability of imported water supplies, including SWP, to the Santa Clarita Valley. The planned imported SWP supplies are broken down by wet year, average/normal year, and dry year. The source for this information is the Santa Clarita Valley *2000 Urban Water Management Plan* ("*2000 UWMP*"), which has been made part of the Final Additional Analysis (see West Creek FAA, Vol. IV, Appendix B), and the reporting and calculations made by DWR in its reliability modeling programs (see West Creek FAA, Vol. IV, Appendix L).

The *2000 UWMP* also includes a detailed analysis of the reliability of SWP supplies. According to the *2000 UWMP*, the issues regarding the reliability of SWP supplies are described as "among the most complex in the resource planning process." The *2000 UWMP* goes on to identify the opportunities and constraints associated with SWP supplies. (Please see West Creek FAA, Appendix B (*2000 UWMP*, pp. 2-10 - 2-20, and Chapter 4, Reliability Planning, pp. 4-1 - 4-5).)

The Commission also notes that the Draft Additional Analysis includes important source documents relating to SWP supplies. For example, please refer to the Draft Additional Analysis, Appendix E, Volume I for a complete copy of the *2002 Santa Clarita Valley Water Report*, dated April 2003, including its analysis of CLWA's SWP supplies and water supply reliability. In addition, the Commission notes that the West Creek Final Additional Analysis, Vol. IV, Appendix L, includes a complete copy of the final *State Water Project Delivery Reliability Report*, dated 2002, which was issued by DWR to assist SWP contractors and others in the assessment of the adequacy of the SWP component of their overall water supplies. Information in this report is also useful in assessing SWP supply reliability, which is of key importance to local agencies, like the County, because the County has the responsibility to plan for future

growth in the context of providing an available, adequate and affordable water supply for existing and projected needs.

Comments Received: Comments have objected to the West Creek project relying upon CLWA's purchase of an additional 41,000 acre-feet per year (AFY) of SWP Table A Amount from the Kern County Water Agency (KCWA) and another water district, as part of a water transfer approved by DWR in 1999. Comments have stated that the 41,000 AFY water transfer to CLWA cannot be relied upon due to pending litigation.

Comments have also stated that CLWA's Environmental Impact Report (EIR) for the 41,000 AFY water transfer has been decertified; and, therefore, CLWA is not entitled to rely on the additional SWP water supplies until CLWA completes a new EIR. Other comments have asserted that CLWA cannot go forward with the new EIR for the 41,000 AFY water transfer, unless and until DWR first completes a separate EIR in connection with the settlement of the Monterey Agreement litigation.

General Response: As stated in the Draft Additional Analysis, this water transfer was the subject of a completed contract between CLWA, KCWA and its member district, in 1999. Under that contract, CLWA already has paid approximately $47 million for the additional Table A Amount, the monies have been delivered and the sales price has been financed through CLWA by tax-exempt bonds. In addition, the imported water supplies associated with that transfer became available for use by CLWA starting in January 2000, and DWR has increased CLWA's current maximum SWP Table A Amount, because it was a permanent transfer and reallocation of SWP Table A water between SWP contractors. Although CLWA's EIR was decertified, both the appellate court and the trial court (on remand) also have refused to preclude CLWA from continuing to receive and use the 41,000 AFY water as part of CLWA's SWP supplies, despite requests to do so by CLWA's project opponents. Accordingly, it is appropriate for the West Creek project to rely on those SWP supplies in the water service portion of the Draft Additional Analysis.

B. GROUNDWATER SUPPLIES AND "OVERDRAFT" CLAIMS

Comments Received: Comments have stated that the groundwater supplies referenced in the Draft Additional Analysis exceed the "safe yields" of the Alluvial aquifer and the Saugus Formation and that water levels are decreasing, resulting in an "overdraft" condition. Associated with these comments is the stated concern that by relying on an "overdrafted" groundwater basin, the water purveyors in the Santa Clarita Valley have "overstated" available groundwater supplies.

General Response: County staff conducted additional consultation with Castaic Lake Water Agency (CLWA), the wholesale water agency for Santa Clarita Valley, and Valencia Water Company, the retail water purveyor designated to serve the West Creek project site, and reviewed the information contained in the West Creek Additional Analysis, including the technical reports supporting the water supply and demand data presented, which included the SB 610 Water Supply Assessment. As confirmed by the Draft Additional Analysis, there is no credible evidence showing any historic or recent trend toward permanent water level or storage decline in the basin. To confirm this information, County staff directed the applicant to work with Richard C. Slade & Associates, a registered professional hydrogeologist with substantial

experience in assessing the local groundwater basins in Santa Clarita Valley, to analyze claims of the existence of permanent water level declines, or "overdraft" conditions in the basins. The West Creek Additional Analysis contains Mr. Slade's report confirming that the groundwater basin is operating within an acceptable operational yield and that there are no "overdraft" conditions in the basin.

The CLWA recently affirmed the groundwater supply projections utilized in the *2000 UWMP*, which was adopted by CLWA and other retail water purveyors in Santa Clarita Valley in December 2000. The groundwater supply projections used in the adopted *2000 UWMP* are the same as those presented in the *2002 Santa Clarita Valley Water Report* (West Creek DAA, Appendix E) and the Draft Additional Analysis. These reports are based on the best available data presented by, among others, Richard C. Slade & Associates in his 2001 Update Report, which assessed the hydrogeological characteristics, conditions and capabilities of the Santa Clarita Valley's Alluvial aquifer and Saugus Formation.

Comments Received: Comments have stated that water levels in wells have reached historic lows in the eastern areas of the basin.

General Response: These comments are not substantiated by applicable documentation. As discussed below, the best available data also conflicts with these generalized comments.

In a report prepared by Richard C. Slade & Associates in response to the above comments, Mr. Slade found that the "alluvial aquifer system is not in overdraft because water levels show a rapid and significant rise following periods of rainfall. In a strict sense, if the aquifer system were in 'overdraft,' then water levels would show a continuous decline even during hydrologically "wet" periods during a long time period; the water level data do not show any such decline over the entire period of water level record." Mr. Slade also noted "even though water levels have declined in previous drought years [referring to wells in the eastern reaches of the basin], those water levels have returned in the past to historic high water levels."

Consistent with his technical memorandum, Mr. Slade also recently reported to the Newhall County Water District ("NCWD") that the east end of the Alluvial aquifer "continued to display a very strong correlation with a cumulative rainfall departure trends; levels declined temporarily in dry times but recover very rapidly and to a large degree in more normal or wet rainfall periods." (*See*, West Creek FAA, Volume lV, Appendix F.)

C. GROUNDWATER SUPPLIES AND PERCHLORATE

Comments Received: Several comments raise issues and concerns regarding the detection and impact of perchlorate in four municipal water supply wells located in the Saugus aquifer, and one such well in the Alluvial aquifer. Comments state that, because these wells are not used due to the presence of perchlorate, the available pumping capacity from the Saugus and Alluvial aquifers has been reduced, but the Additional Analysis does not account for the "reduced" groundwater supplies. As a result, the comments state that the groundwater supply figures in the Additional Analysis are "overstated."

General Response: The Additional Analysis fully disclosed the presence of perchlorate in municipal-supply wells in both the Saugus Formation and the Alluvial aquifer, but also noted

that, according to CLWA and other Santa Clarita Valley retail purveyors, there is sufficient well capacity in uncontaminated portions of both the Saugus Formation and the Alluvial aquifer to pump the volumes of groundwater shown in the Additional Analysis, which is based on the *2002 Santa Clarita Valley Water Report* (West Creek DAA, Appendix E), the *2000 UWMP*, and other documents.

As stated below, the Additional Analysis also discussed the fact that CLWA and the retail purveyors have advised the County that even the portions of the Saugus Formation and the Alluvial aquifer where perchlorate has been detected are still capable of being used as a viable water supply over the long term, particularly in dry years, because the water is treatable. CLWA and other Santa Clarita Valley retail purveyors have further advised staff that the technology to remove perchlorate exists and is already in use in California and elsewhere. CLWA and the retail purveyors intend to use this proven technology to treat the water where perchlorate has been detected.

D. NCWD RESOLUTION

Comments Received: Comments have attached or referenced a Resolution of the Board of Directors of the NCWD regarding water supplies in the Santa Clarita Valley (Resolution No. 2004-3). The Resolution, approved on a 3-2 vote, challenges the water supply figures for the Santa Clarita Valley, which are based on the *2000 UWMP*. The *2000 UWMP* is used by the local water purveyors and relied upon for planning purposes.[10]

General Response: The Additional Analysis, **Topical Response 5**, summarizes sections of NCWD Resolution No. 2004-3, which conflict with the *2000 UWMP*, and references the actions taken by the CLWA and the City of Santa Clarita to counter that resolution. Based on the information presented in the West Creek Final Additional Analysis, including the supporting data provided in the entire record, the County will continue to rely on both the annual water reports for the Santa Clarita Valley, as well as the *2000 UWMP*, in assessing the availability of water supplies for the Valley.

E. OTHER PERCHLORATE ISSUES

The Commission has considered the claims raised concerning the presence of perchlorate in the Santa Clarita Valley groundwater supplies in the vicinity of the former Whittaker-Bermite facility. Based on the West Creek Final Additional Analysis and record, including studies, reports and evidence presented to the Commission in connection with other projects in the Santa Clarita Valley, such as Newhall Ranch, the Commission finds that the detection of perchlorate in the groundwater basin has been fully disclosed and does not significantly impact the reported groundwater supply capacities. In addition, CLWA and other retail water purveyors have confirmed that technology exists to treat the groundwater by removing the perchlorate and returning the groundwater to drinking water quality standards. In addition, the planning for remediation of the perchlorate is substantially underway, and the perchlorate in the basin is being appropriately monitored by CLWA, the retail water purveyors and other federal and state agencies (including U.S. Army Corps of Engineers and Department of Toxic Substances Control).

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[10] For a copy of NCWD Resolution No. 2004-3, please see **Appendix R** to Final Additional Analysis.

The detection of perchlorate was known and disclosed in public records and other documents since at least 1998. For example, both the CLWA Integrated Water Resources Plan ("IWRP"), dated February 1998, and the 1998 Santa Clarita Valley Water Report disclosed that perchlorate was detected in certain municipal supply wells in the Saugus aquifer.[11] In addition, each water report issued since 1998 (1999 Water Report through 2002 Water Report)[12] disclosed the presence of perchlorate in the groundwater basin, and discussed the progress being made to remediate the basin. The West Creek Draft Additional Analysis, Section 4.0, discusses the water quality in both the Alluvial aquifer and the Saugus Formation. It also addresses several perchlorate issues, including perchlorate treatment technology and other important topics relating to perchlorate.

In addition, evidence considered during the separate California Public Utilities Commission ("CPUC") proceedings involving Valencia Water Company's application for approval of its updated Water Management Program ("WMP"), and by the Kern County Superior Court in litigation challenging the adequacy of the *2000 UWMP* prepared by the Santa Clarita Valley water purveyors, has established that it is reasonable for Santa Clarita Valley to continue to rely on groundwater supplies from the basin in Santa Clarita Valley while perchlorate remediation proceeds. Furthermore, there is considerable expert evidence demonstrating the adequacy of the basin's groundwater supply capacities. Expert evidence also supports the feasibility of continued use and availability of those groundwater supplies during the remediation process.

Much of the above evidence is summarized in the West Creek Draft Additional Analysis and record; however, additional updated information was presented in the Newhall Ranch Draft Additional Analysis (March 2003), Volume III, in **Topical Response 11**: Update Regarding the Status of Perchlorate and Related Issues.[13] The Commission has reviewed and considered such information.

F. WESTERN SPADEFOOT TOAD

The western spadefoot toad was discovered on the West Creek site after the County already circulated for review and public comment the West Creek Draft Additional Analysis, which addressed the water supply and demand issues associated with the West Creek project in response to the court decision in the West Creek litigation. The California Department of Fish and Game and U.S. Fish and Wildlife Service designate the western spadefoot toad as a special status species. As a result, the County's Department of Regional Planning directed preparation of an augmented environmental analysis to address the environmental effects associated with the confirmed discovery of the western spadefoot toad on the West Creek project site. The original

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[11] For copies of these reports, which are available for public inspection and incorporated by reference, please contact Department of Regional Planning, 320 West Temple Street, Room 1348, Los Angeles, CA 90012, Daryl Koutnik (213) 974-6461.

[12] For copies of these reports, which are available for public inspection and incorporated by reference, please contact Department of Regional Planning, 320 West Temple Street, Room 1348, Los Angeles, CA 90012, Daryl Koutnik (213) 974-6461.

[13] For copies of these reports, which are available for public inspection and incorporated by reference, please contact Department of Regional Planning, 320 West Temple Street, Room 1348, Los Angeles, CA 90012, Daryl Koutnik (213) 974-6461.

West Creek Final EIR, at pages 4.3-62 through 4.3-63, contained mitigation measures relating to special-status wildlife species (see, Mitigation Measures 4.3-5 - 4.3-8). In addition to those mitigation measures, the augmented environmental analysis (spadefoot) identified two additional measures to mitigate impacts to the western spadefoot toad (see, Mitigation Measures 4.3-9 - 4.3-10). The Commission has thoroughly reviewed the augmented environmental analysis (spadefoot), along with the public comments and responses to those comments. Potential impacts to western spadefoot toad were not considered significant after mitigation under the unique circumstances presented by this project. These unique circumstances rendering impacts to western spadefoot insignificant after mitigation consist primarily of the fact that: (a) the western spadefoot was found in artificial man-made retention basins, not natural habitat or disturbed natural habitat; (b) the spadefoot in all likelihood relocated to those retention basins as "opportunists" from nearby existing undisturbed habitats; (c) the spadefoot likely relocated from off-site areas to the retention basins, because the spadefoot, if it occupied development Area C, likely could not have survived the grading and recompaction operations that occurred in that area; and (d) the retention basins were constructed to "catch" run-off from adjacent areas and, as constructed, they contain too much water to allow the spadefoot to persist in those basins due to the high potential for predators to develop in those basins; as such, these basins are not considered suitable habitat for the spadefoot.

G. ISSUES RAISED IN PUBLIC COMMENTS AND RESPONSES

In reviewing public comments, and responses to those comments, the Commission finds that the County has made a good-faith effort to respond to the environmental issues raised in connection with the West Creek project. The written responses to comments are considered an important part of the West Creek Final Additional Analysis and original West Creek Final EIR. The Commission further finds that the County has supported its written responses to public comments by presenting important appendix material and other documents, which are part of the West Creek Final Additional Analysis (as defined above).

IV. FINDINGS REQUIRED BY CEQA

Pursuant to Section 21081 of the Public Resources Code and Section 15091 of the CEQA Guidelines, no public agency may approve or carry out a project where an EIR has been certified that identifies one or more significant effects on the environment that would occur if the project is approved or carried out, unless the public agency makes one or more findings for each of those significant effects, accompanied by a brief explanation of the rationale of each finding. The possible findings, which must be supported by substantial evidence in the record, are:

(1) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.

(2) Changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.

(3) Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the EIR.

For those significant effects that cannot be mitigated to below a level of significance, the public agency is required to find that specific overriding economic, legal, social, technological, or other benefits of the project outweigh the significant effects on the environment.

In accordance with the provisions of CEQA and the CEQA Guidelines, the Commission adopts these findings as part of its certification of the original West Creek Final EIR, as revised by the Final Additional Analysis.

V. ORGANIZATION/FORMAT OF FINDINGS

These CEQA Findings are organized in the following manner:

Section 1 of these findings discusses the potential environmental effects of the project, which are not significant or which have been mitigated to a level of insignificance;

Section 2 discusses the significant unavoidable environmental effects of the project, which cannot be mitigated to a level of insignificance;

Section 3 contains findings regarding the growth inducing impacts of the project;

Section 4 contains findings regarding alternatives;

Section 5 contains findings regarding the revised Mitigation Monitoring Program for the project;

Section 6 contains the project's Statement of Overriding Considerations;

Section 7 discusses the Section 15091 and 15092 findings; and

Section 8 discusses the Section 21082.1(c)(3) findings.

The Commission finds that the findings set forth in each section are supported by substantial evidence in the original West Creek Final EIR, as revised by the Final Additional Analysis (as defined above) and the West Creek record of proceedings.

SECTION 1

POTENTIAL ENVIRONMENTAL EFFECTS WHICH ARE NOT SIGNIFICANT OR WHICH HAVE BEEN MITIGATED TO A LEVEL OF INSIGNIFICANCE

All West Creek Final EIR ("FEIR") mitigation measures (as set forth in the revised Mitigation Monitoring Program attached as Exhibit A to these findings) have been incorporated by reference into the conditions of approval for the conditional use permit. In addition, the other

conditions of approval for the Conditional Use Permit and the Vesting Tentative Tract Map further mitigate the potential effects of the project.

The Commission has determined that these mitigation measures and conditions of approval will result in a substantial mitigation of the effects of the project on geotechnical resources, flood, traffic/access, noise, water resources, wastewater disposal, education, libraries, fire/police services, parks/recreation/trails, population/housing/employment, environmental and man-made hazards, utilities and cumulative impacts on geotechnical resources, flood, traffic/access, noise, water resources, wastewater disposal, education, libraries, fire/police services, parks/recreation/trails, population/housing/employment, environmental and man-made hazards, and utilities. The Commission also has determined that these effects are not significant or have been mitigated to below a level of significance.

(1) Geotechnical Resources

Potential Effect: Project site grading would require the movement of approximately 8 million cubic yards of earth (cut/fill). The grading would be balanced on-site and would entail mass grading for development areas, fine grading for development pads, remedial grading depending upon future site-specific roads and geologic investigations and custom grading. With regards to the Decoro Drive Bridge, earthwork necessary to construct the facility would involve recompaction of approximately 18,300 cubic yards of cut and 60,900 cubic yards of fill, requiring importation. There are a number of known landslides on the project site and the San Gabriel Fault Zone and associated Alquist-Priolo Zone are located along the southern site boundary. Portions of the project site may be subjected to surface seepage during the rainy seasons, and localized areas of high ground water can present nuisance-type problems. Construction activities are not expected to extend into the water table.

Finding: Implementation of measures required under current State and County guidelines will ensure the safety of future residents and that no impacts will occur to surrounding properties. Conditions of approval and features incorporated into the project design will ensure the potential impacts identified in the FEIR remain at an insignificant level.

Facts: The above finding is made in that the following measures will be made conditions of project approval so as to mitigate the identified impacts:

1. The project would be graded in accordance with the Hillside Design Guidelines published by the Los Angeles County Department of Regional Planning.
2. The location and dimensions of the exploratory trenches and borings shall be noted relative to future building plans, unless the trenches and/or borings are removed by future grading operations. If future foundations do traverse the trenches or borings, they shall be evaluated by the Project Soils Engineer for mitigation measures relative to potential settlement.
3. Nine estate lots have been proposed on Lots 366 to 374. No grading has been proposed in the area of these lots. Any future development of these lots will require a geologic/geotechnical investigation and report.
4. An alternate (school pad) grading concept may occur in the vicinity of Lots 866-911, which would consist of lowering proposed grades (that range from 1385 to 1335) for Lots 866 through 911 from 1368 feet to 1330 feet for the school pad. If and when it is

decided to convert Lots 866 through 911 into an elementary school, specific recommendations relative to slope stability will be addressed at that time.

5. Areas that are to receive compacted fill shall be observed by a qualified geotechnical engineering firm ("Geotechnical Engineer") prior to the placement of fill.
6. All drainage devices shall be properly installed and observed by Geotechnical Engineer and/or owner's representative(s) prior to placement of backfill.
7. Fill shall be placed in controlled layers (lifts), the thickness of which is compatible with the type of compaction equipment used. The thickness of the compacted fill layer shall be adjusted to obtain proper compaction with the equipment used, and generally shall not exceed an allowable thickness of 8 inches. Each layer shall be compacted to a minimum compaction of 90 percent relative to the maximum dry density determined per the latest ASTM D1557 test. Density testing shall be performed by Geotechnical Engineer or another qualified geotechnical engineering firm to verify relative compaction. The contractor shall provide proper access and level areas for testing.
8. Where space limitations do not allow for conventional fill compaction operations, special backfill materials and procedures may be required. Pea gravel or other select fill can be used in areas of limited space. A sand and portland cement slurry (2 sacks per cubic-yard mix) shall be used in limited space areas for shallow backfill near final pad grade, and pea gravel shall be placed in deeper backfill near drainage systems.
9. Fill soils shall consist of imported soils or on site soils free of organics, cobbles, and deleterious material and shall be approved by Geotechnical Engineer or another qualified geotechnical engineering firm. Rocks larger than 6 inches in diameter shall not be used unless they are sufficiently broken down. All imported soil shall be granular, non-expansive, with an Expansion Index (EI) less than 30. Geotechnical Engineer or another qualified geotechnical engineering firm shall evaluate and/or test the import material for its conformance with the specifications prior to its delivery to the site. The contractor shall notify the geotechnical engineering firm 72 hours prior to importing material to the site.
10. Geotechnical Engineer or another qualified geotechnical engineering firm shall observe the placement of compacted fill and conduct in-place field density tests on the compacted fill to check for adequate moisture content and the required relative compaction. Where less than specified relative compaction is indicated, additional compactive effort shall be applied and the soil moisture conditioned as necessary until adequate relative compaction is attained.
11. The Contractor shall comply with the minimum relative compaction out to the finish slope face of fill slopes, buttresses, and stabilization fills as set forth in the specifications for compacted fill. This may be achieved by either overbuilding the slope and cutting back as necessary, or by direct compaction of the slope face with suitable equipment, or by any other procedure which produces the required result.
12. Any abandoned underground structures, such as cesspools, cisterns, mining shafts, tunnels, septic tanks, wells, pipelines or others not discovered prior to grading, are to be removed or treated to the satisfaction of the Soils Engineer and/or the controlling agency for the project.
13. The Contractor shall have suitable and sufficient equipment during a particular operation to handle the volume of fill being placed. When necessary, fill placement equipment

shall be shut down temporarily in order to permit proper compaction of fills, correction of deficient areas, or to facilitate required field testing.

14. The Contractor shall be responsible for the satisfactory completion of all earthwork in accordance with the project plans and specifications.
15. Final reports shall be submitted after completion of earthwork and after the Soils Engineer and Engineering Geologist have finished their observations of the work. No additional excavation or filling shall be performed without prior notification to the Soils Engineer and/or Engineering Geologist.
16. Whenever the words "supervision," "inspection" or "control" are used, they shall mean observation of the work and/or testing of the compacted fill by Geotechnical Engineer or another qualified geotechnical engineering firm to assess whether substantial compliance with plans, specifications and design concepts has been achieved, and does not include direction of the actual work of the contractor or the contractor's workmen.
17. Trench excavations to receive backfill shall be free of trash, debris or other unsatisfactory materials prior to backfill placement, and shall be observed by Geotechnical Engineer's representative or another qualified geotechnical engineering firm.
18. Trench backfills shall be compacted to at least a relative compaction of 90 percent. Trench backfills underlying pavements, shall be compacted to a minimum relative compaction of 95 percent, to a depth of at least 24 inches below the pavement section. Relative compaction is defined as the ratio of the in-place soil dry density to the laboratory maximum dry density as determined by the ASTM D1557 test method.
19. Except as stipulated herein, soils obtained from the excavation may be used as backfill if they are essentially free of organics and deleterious materials.
20. Rocks generated from the trench excavation not exceeding 3 inches in largest dimension may be used as backfill material. However, such material may not be placed within 12 inches of the top of the pipeline. No more than 30 percent of the backfill volume shall contain particles larger than 1 1/2 inches in diameter, and rocks shall be well mixed with finer soil.
21. Per County of Los Angeles Guidelines, soils (other than aggregates) with a Sand Equivalent (SE) greater than or equal to 20, as determined by ASTM D 2419 Standard Test Method or at the discretion of the engineer or representative in the field, may be used for bedding and shading material in the pipe zone areas. These soils are considered satisfactory for compaction by jetting procedures.
22. Trench backfill other than bedding and shading shall be compacted by mechanical methods as tamping sheepsfoot, vibrating or pneumatic rollers or other mechanical tampers to achieve the density specified herein. The backfill materials shall be brought to within 3 percent of optimum moisture content, then placed in horizontal layers with a thickness compatible to the material being placed and the type of equipment being used. Each layer shall be evenly spread, moistened or dried as necessary and then tamped or rolled until the specified density has been achieved.
23. The contractor shall select the equipment and process to be used to achieve the specified density without damage to the pipeline, the adjacent ground, existing improvements or completed work.

24. Observations and field tests shall be carried on during construction by Geotechnical Engineer or another qualified geotechnical engineering firm to confirm that the required degree of compaction has been obtained. Where compaction is less than that specified, additional compaction effort shall be made with adjustment of the moisture content as necessary until the specified compaction is obtained. Field density tests may be omitted at the discretion of the engineer or his representative in the field.
25. Whenever, in the opinion of a qualified geotechnical engineer or the Owner's Representative(s), an unstable condition is being created by either cutting or filling, the work shall not proceed until an investigation has been made and the excavation plan revised, if deemed necessary.
26. Fill material shall not be placed, spread, or rolled during unfavorable weather conditions. When the work is interrupted by heavy rain, fill operations shall not be resumed until field tests by Geotechnical Engineer or another qualified geotechnical engineering firm indicate the moisture content and density of the fill are as specified.
27. The walls of temporary (construction) trenches for subdrains shall stand vertical provided the trench depth does not exceed 5 feet and heavy equipment is not allowed within five feet of the edge of the trench. Where trench alignments are in sloping terrain, vertical trench walls shall not be excavated to depths greater than 4 feet. Shoring of trench walls or flattening of slopes to a 1.5:1 (horizontal to vertical) slope or flatter will be required if deeper trenches are necessary or if the presence of gravel pockets, loose sands, weak material or adverse dipping beds indicate a potential for localized raveling or instability.
28. All work associated with trench shoring shall conform to the State of California, Division of Industrial Safety Code (Cal OSHA).
29. The maximum removals of alluvium required are down to 18 feet at CPT-6, CPT-7 and HS-1 and down to 16 feet at CPT-8, CPT-9, HS-2 and HS-3. Recommended removal depths in these areas range from 18 to 20 feet and 16 to 20 feet respectively on the Removal Depths Map (Sheet 1 of 4 of Figure 4.1-1).
30. Recommended alluvial removals in the larger canyons on the site can range from 5 to 20 feet in the same general area.
31. Alluvial removals shall be performed during the summer months when the deeper recommended removal depths should coincide approximately with some of the ground water depths Geotechnical Engineer encountered in exploratory borings drilled in the late winter to early spring 1998.
32. In proposed graded areas in the smaller canyons and on the slope flanks, all artificial fill, surficial soils, slopewash, loose alluvium and weathered bedrock (TQs and Qt) shall be completely removed to flanks firm bedrock. Recommended removal depths in these narrower canyons typically range from 2 to 10 feet. Isolated "pockets" of deeper removals (greater than 10 feet) will be necessary where warranted. The recommended removal depths are shown on Sheet 1 of 4 of Figure 4.1-1.
33. A minimum 3-foot-thick cap fill shall be placed on level cut lots within the Saugus Formation to serve as a relatively impermeable blanket course for impeding seepage of surface runoff into exposed, adversely dipping beds of that formation. The cap fill shall be compacted to the same requirements as the engineered fill. Borrow sources would be from nearby areas of required excavation.

34. Areas and conditions requiring capping shall be identified by the geotechnical engineer or the engineering geologist during construction, and the capping recommendation revised as warranted.
35. Excavated material to be used for the construction of site fills shall not contain organic matter, shall have no rock or similar irreducible material with a maximum dimension greater than six (6) inches, and shall be approved by the Geotechnical Engineer before use. It will be permissible to selectively place large rock fragments over six (6) inches in size within the fill. (A description of such selective placement is shown on Figure 3 of the Allan E. Seward Engineering Report ("Seward Report") included in the Technical Appendices to the EIR.) Imported material, if required, shall be nonexpansive and predominantly granular and shall be approved by the Geotechnical Engineer before use. Alluvial material may be used in earth fill operations provided that the material is relatively free of organic matter.
36. Any oversize boulders, if encountered, may be incorporated into the fill as rock fill in windrows after being reduced to the specified maximum rock fill size (see Figure 3 of the Seward Report).
37. Depressions or ruts created in the process of grading operations shall be properly backfilled with suitable fill compacted to not less than 90 percent relative compaction. Where native soil remains, the upper 6 inches of the native soil subgrade exposed during stripping or excavation shall be scarified, moisture-conditioned, and properly compacted to at least 90 percent relative compaction prior to fill placement. All fill material shall be placed in uniform lifts not exceeding 8 inches in its loose state and compacted to a minimum of 90 percent relative compaction as determined based on the latest ASTM Test Designation D-1557.
38. In areas to receive compacted fill, where the surface gradient is steeper than 5:1 (horizontal:vertical), the soil mantle shall be removed and such areas benched horizontally into competent material prior to or in conjunction with fill placement. This would also apply to all backfill placed on landslide excavations slopes. Keys would be required at the toes of embankments and observations shall be provided by the Engineering Geologist or Geotechnical Engineer to determine where these keys are needed. All keys shall be constructed to a minimum of 15 feet in width and 2 feet in depth below subgrade after topsoil removal. Key requirements are depicted in Figure 4, "Fill Slope Over Natural Slope" of the Seward Report.
39. Required grading in the following manner: (a) Material obtained from excavations in harder bedrock will probably be more granular and shall be placed in the lower portions of fills to minimize settlements and to improve subsurface drainage. These materials, however, shall not substitute for drain blankets and/or subdrains otherwise required; (b) Where practical, material that is principally clayey shall be placed on the outer portions of fill slopes to minimize erosion and to provide a suitable base to support plant growth. These clayey blankets shall not impede the drainage path of seepage water through the fill; (c) No adversely inclined layering of clay soils shall be allowed in embankment fills or within sidehill fills over natural ground where ground slope is steeper than 5:1 (horizontal:vertical); (d) Use of material consisting of oversized rock fragments in fills throughout the site shall be avoided within the expected depth-of-trenching for utilities in street areas and generally in the upper 10 feet, as a minimum; (e) Materials suspected

of being potentially highly expansive shall be placed in the lower portions of area fills to minimize potential adverse effects on structures placed on the fills; (f) All grading operations within MWD's right-of-way are to be reviewed and approved by MWD personnel.

40. No specific building foundation designs are required at this time. The following general foundation criteria are provided for future design and planning consideration. The proposed grading plan shall generally involve the following foundation support conditions: (a) Foundation support within bedrock in cut areas; (b) Foundation support within engineered fill; (c) Foundation support within transition zones of cut and fill.
41. Shallow spread footings for foundation support of up to two-story residential, commercial or light industrial developments can adequately be derived from native soils, processed as necessary, and bedrock or engineered fill compacted as recommended herein. Heavier structural support, if applicable, shall be addressed at the Grading Plan stage. Bearing capacity data and lateral resistance of footing walls shall be provided at the Grading Plan stage.
42. Retaining wall geotechnical design parameters shall be provided at the Grading Plan stage.
43. Pavement design recommendations will be provided at the Grading Plan stages.
44. Figure 7, "Cut Lot (Transitional)" and "Cut-Fill Lot (Transitional)" of the Seward Report shall serve as a foundation grading detail for locations where foundations will straddle transition zones of cut and fill. Figure 8 of that report provides overexcavation recommendations at lots where the building is placed over the crest of a natural slope and part of the building would be on compacted fill and part on bedrock. In addition, extra foundation slab reinforcement shall be provided in these cases.
45. Temporary construction cuts, such as stabilization keyway excavations may be constructed at slopes steeper than 1 1/2:1. Actual geologic and ground water conditions identified for the grading plan stage of the project and also the expected duration of the open face will govern the recommended slope for stability of the cut slope.
46. An Engineering Geologist shall observe all cut slopes during grading and provide recommendations for necessary modifications.
47. The standard setbacks from ascending and descending slopes provided in Section 1806.4 of the 1996 Los Angeles County Uniform Building Code shall be followed, unless superseded by specific geologic and/or soils engineering evaluations.
48. For proposed Cut-Slope CS-13, the top of the ridge shall be cut to an elevation of 1382 feet or lower, as shown on Cross Section 28-28'.
49. Cut-slopes and fill slopes at the site will be sloped at a 2:1 (horizontal to vertical) inclination or flatter. Sandy materials will be susceptible to erosion; therefore, cut and fill slopes shall be sodded or planted, if practicable, as soon as the grading work is completed in order to minimize erosion.
50. Benches or terraces at least 8 feet in width shall be established at vertical intervals of not more than 25 feet on all cut or fill slopes to control surface drainage and collect debris. Where only one bench is required, it shall be at mid-height. For cut or fill slopes greater than 100 feet the terrace near mid height shall not be less than 20 feet in width.

51. Swales or ditches on all terraces shall have a minimum gradient of 5 percent and shall be paved with gunite, or approved equal. They shall have a minimum depth at the deepest point of 12 inches and a minimum paved width of eight (8) feet.
52. Mitigation for cut slopes shall comply with the requirements identified in the Cut-Slope Summary - Table 2 of the Seward Report.
53. Cut-slopes less than 25 feet in height with adverse geologic or grading configurations (fill over cut) shall be, if necessary, with a standard 15 foot wide stability fill.
54. All permanent cut-slopes in both alluvium and bedrock shall be constructed at a slope ratio not steeper than 2:1 (horizontal to vertical).
55. An Engineering Geologist shall observe all cut slopes during grading and provide recommendations for necessary modifications.
56. All cut slopes along Copper Hill Drive shall be constructed pursuant to the Grading Plan for the extension of Copper Hill Drive by Geotechnical Engineers (see Ref. Nos. 25, 26, 39, 40 and 41 of the Seward Report).
57. To minimize significant settlements, upper soils in areas to receive fills shall be removed and recompacted to competent materials. No specific foundation design loads are required at this time. The design grades to be achieved by highest fills, may be placed sufficiently ahead of building construction to induce potential settlements ahead of time.
58. Fill slopes shall be constructed at a slope ratio not steeper than 2:1 (horizontal:vertical). To minimize the probability of slumping and/or erosion of fill slopes, the faces of such slopes shall be properly treated. Proper compaction of the face shall be accomplished by constructing the fill at least 6 feet (horizontally) beyond the planned final face plane, and compacting to not less than 90 percent relative compaction throughout. The slope face shall then be trimmed back to the final face plane. This operation shall expose properly compacted material on the finished face of the slope.
59. In areas where a fill slope will be constructed immediately above a cut slope, the cut slope shall be constructed prior to placement of fill. A setback of at least 6 feet shall be provided between the top of the cut and the toe of the fill. Details of typical fill over cut slope conditions are shown on Figure 6, "Typical Fill Above Cut Slope" of the Seward Report.
60. In areas where fill slopes will be constructed above natural ground, all topsoil and slopewash shall be removed and the fill keyed into firm earth a minimum of 2 feet, measured at the toe of the fill slope, and then benched, as shown on Figure 4, "Fill Slope over Natural Slope" of the Seward Report.
61. All landslide removals shall be completed under continuous observations by the Project Geologist.
62. Landslide VII is to be mitigated pursuant to measures identified in the Seward In-Progress Grading Plan Report for Revised Tract 49400.
63. Landslide VIII is to be completely removed during grading operations for VTT 52455 under the continuous observation of the Project Engineering Geologist. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.

64. Landslide IX shall be either removed, or a debris basin large enough to contain its volume shall be designed. Final recommendations relative to this landslide will be determined by the Geotechnical Engineer once the use of Lot 483 is known.
65. Landslide XI shall be completely removed during grading operations for VTT 52455 under the continuous observation of the Geotechnical Engineer. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.
66. Landslide XIII shall be completely removed under continuous observation of the Geotechnical Engineer to ensure that all of the landslide material is removed. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.
67. Landslide XV shall be removed under continuous observation of the Geotechnical Engineer to ensure that it is entirely removed. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.
68. Landslide XVI shall be removed under continuous observation of the Geotechnical Engineer to ensure that all of the landslide material is removed. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.
69. Landslide XVII shall be completely removed during grading operations for VTT 52455 under the continuous observation of the Geotechnical Engineer. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.
70. Landslide XVIII shall be removed under continuous observations of the Geotechnical Engineer to ensure that all of the landslide material is removed. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.
71. Landslide XIX shall be completely removed during grading operations for TT 52455 under the supervision of the Geotechnical Engineer.
72. Landslide XX shall be completely removed during grading operations for VTT 52455 under the continuous observation of the Geotechnical Engineer. In areas to receive fill the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.
73. Landslide XXI shall be completely removed under continuous observation of the Geotechnical Engineer to ensure that all of the landslide material is removed. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.
74. Landslide XXII shall be completely removed during grading operations for VTT 52455 under the continuous observation of the Geotechnical Engineer. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.
75. Landslide XXIII shall be completely removed during grading operations for TT 52455 under the continuous observations of the Geotechnical Engineer. In areas to receive fill,

the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.

76. Landslide XXIV shall be completely removed during grading operations for VTT 52455 under the continuous observation of the Geotechnical Engineer. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.
77. Landslide XXVII shall be completely removed during grading operations for Copper Hill Drive under continuous observation of the Geotechnical Engineer to ensure that all of the landslide material is removed. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.
78. Landslide XXX shall be completely removed during grading operations for Copper Hill Drive under continuous observations of the Geotechnical Engineer to ensure that all of the landslide material is removed. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.
79. Landslide XXXI shall be completely removed during grading operations for Copper Hill Drive under continuous observation of the Geotechnical Engineer to ensure that all of the landslide material is removed. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.
80. Landslide XXXIII shall be completely removed during grading operations for VTT 52455 under the continuous observation of the Geotechnical Engineer. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.
81. Landslide XXXIV shall be completely removed during grading operations for VTT 52455 under the continuous observation of the Geotechnical Engineer. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.
82. Any surficial failure material which remains below proposed grade shall be removed prior to the placement of certified fill.
83. Removal depths shown on the Seward's Removals Map (Sheet 1 of 4) shall be adhered to.
84. The large boulders (oversize material) in the terrace deposits shall be exported from the site or special handling (via Windrows) will be needed to mitigate the oversized material.
85. A detailed analysis of debris flow hazard shall be undertaken at the Grading Plan stage for the site. Should mitigation prove necessary, the following measures are available to reduce the potential debris flow hazard: (a) remove loose surficial material, (b) construct diverter slough walls, (c) construct impact walls, (d) construct debris basins, (e) control run-off, and/or (f) plant selective deep-rooted vegetation.
86. Artificial fill deposits shall be completely removed and replaced and recompacted, as necessary, prior to the placement of engineered fill.

87. Dump fill deposits shall be completely removed and replaced and recompacted, as necessary, prior to the placement of engineered fill.
88. Sewage sludge shall be incorporated only in fills beneath roadways.
89. The existing provisions in the Grading Ordinance for planting and irrigation of constructed slopes in conjunction with drainage recommendations provided in the section "Surface Drainage Control," shall be implemented to prevent potential erosion within the subject site.
90. Temporary construction cuts, such as stabilization keyway excavations, may be constructed at slopes steeper than 11/2:1. Actual geologic and ground water conditions identified for the grading plan stage of the project and also the expected duration of the open face shall govern the recommended slope stability of the cut slope.
91. Whenever seepage is observed, the condition must be evaluated by the Geotechnical Engineer prior to covering with fill material so that the necessary subdrain system is established. As a minimum, a subdrain shall be placed in all major swales or alluvial valleys below proposed major fills (see Figure 9 in the Seward Report).
92. Fill slopes shall be provided with subsurface drainage as necessary for stability. Geologically recommended canyon subdrain locations will be provided at the Grading Plan stage, when detailed 40-scale maps are available. The final location, spacing, and design of subdrains shall be determined by the Geotechnical Engineer from field observations during grading operations. A subdrain shall be placed beneath all major fills in any alluvial valley or swale where a fill is planned.
93. Backdrains shall be provided for Stability Fills and Buttresses.
94. A synthetic geomembrane (such as high-density polyethylene-HDPE) with a coefficient of permeability of 10-6 cm/sec. or less shall be placed beneath the proposed tank sites. The barrier shall extend a minimum of 5 feet beyond the edge of the tank. A leakage collection and removal system (LCRS) shall be provided between the tank bottom and the geomembrane. Specific design recommendations for the membrane and the drainage system shall be provided at the Grading Plan stage.
95. All finished pad surfaces shall be sloped to drain, with all depressions or ruts created during grading operations properly backfilled to eliminate ponding.
96. Drainage control design shall include provisions for positive surface gradients to ensure that surface runoff is not permitted to pond, particularly above slopes or adjacent to building foundations or slabs.
97. Surface runoff shall be directed away from slopes and foundations and collected in lined ditches or drainage swales, via non-erodible drainage devices, which shall discharge to paved roadways, or existing watercourses. If these facilities discharge onto natural ground, means shall be provided to control erosion and to create sheet flow.
98. Cut and fill slope terraces shall be provided with suitable drainage gradients and permanently lined ditches capable of collecting and transporting runoff water to suitable discharge points.
99. Inlets of any pipes shall be designed against clogging and for minimum maintenance.
100. Lateral discharge pipes shall be designed to accommodate some movement (slip joints) and underground conduits shall have cleanout facilities.

101. Terraces shall be provided with suitable access in order to permit periodic cleaning and maintenance.

102. Unless replaced by non-to-low-expansive soils to at least 4 feet below footing/slab bottoms, building foundations placed on expansive rock materials shall be constructed as follows: (a) Footing Depth: (1) Perimeter 24"; (2) Interior 18"; (b) Footing Reinforcement: one #4 top & bottom; (c) Floor Slab Thickness: 5 inches and provide footing/slab interface low friction joints at perimeter walls; (d) Floor Slab Reinforcement: #4 at 18" each way; (e) Provide Moisture Barrier: 2" sand and visqueen + 2" sand; and (f) Premoist (avoiding ponding) the subgrade 24 hours before pouring concrete.

103. The standard setbacks from ascending and descending slopes provided in Section 1806.4 of the 1996 Los Angeles County Uniform Building Code shall be followed, unless superseded by specific geologic and/or soils engineering evaluations.

104. The top of the ridge shall be cut to an elevation of 1382 feet or lower as shown in Figure 4.1-1.

105. In order to minimize the potential for ground lurching and shattered ridge effects on the proposed elevated water tank pads, it is recommended that the proposed water tanks be setback a minimum of 15 feet from the top of the adjacent descending slopes.

106. To mitigate seismically-induced settlements, existing earth materials shall be removed to 16 feet to 18 feet at the general location of CPT-6 and CPT-7, and then tapered to 4 foot removals to CPT-1 location. At the general location of CPT-8 and CPT-9A, existing earth materials shall be removed to 16 feet.

107. To mitigate seismically-induced settlements, a cap of 29 feet shall be placed at HS-1 location.

108. To mitigate seismically-induced settlements and based on currently proposed grades, the existing grade shall be raised about 17 feet at HS-1 location which, in conjunction with a 16 foot removal, will provide a cap of 33 feet at this location which is greater than the conservative required cap of 29 feet

109. To mitigate seismically-induced settlements, extra reinforcement in addition to structural requirements shall be provided for footings and slabs of buildings in the general locations of HS-1, CPT-7, CPT-6, CPT-8 and CPT-9A, and to the east of these locations.

110. The project shall implement one or more of the following corrosion control measures, as appropriate, to increase the life of metal construction materials that would be subject to significant corrosion: (a) Abrasive blast underground steel utilities and apply a high quality dielectric coating, such as extruded polyethylene, a tape coating system, hot applied coal tar enamel, or fusion bonded epoxy; (b) Bond underground steel pipe with rubber gasketed, mechanical, grooved end, or other non-conductive type joints for electrical continuity. Electrical continuity is necessary for corrosion monitoring and cathodic protection; (c) Electrically insulate each buried steel pipeline from dissimilar metals, cement-mortar coated and concrete encased steel, and above-ground steel pipe to prevent dissimilar metal corrosion cells and to facilitate the application of cathodic protection; (d) Apply cathodic protection to steel piping as per NACE International RP-0169-92; (e) As an alternative to dielectric coating and cathodic protection, apply a cement mortar coating or encase in cement-slurry or concrete 3 inches thick, using any

type of cement; (f) Coat hydraulic elevator cylinders as described above. Electrically insulate each cylinder from building metals by installing dielectric material between the piston platen and car, insulating the bolts, and installing an insulated joint in the oil line. Apply cathodic protection to hydraulic cylinders as per NACE International RP-0169-92. As an alternative to electrical insulation and cathodic protection, place each cylinder in a plastic casing with a plastic watertight seal at the bottom; (g) The elevator oil line should be placed above ground if possible but, if underground, should be protected as described above for steel utilities; (h) Encase cast and ductile iron piping in 8 mil thick low-density polyethylene or 4 mil thick high-density, cross-laminated polyethylene plastic tubes or wraps per AWWA Standard C105 or coat using polyurethane, extruded polyethylene, or hot applied coal tar enamel. However, do not use the low density polyethylene wrap on flange joints or any other sharp-edged items. As an alternative, encase iron piping with cement slurry or concrete at least 3 inches thick surrounding the pipe, using any type of cement. Electrically insulate underground iron pipe from dissimilar metals and above ground iron pipe with insulated joints; (i) No special precautions are necessary for bare copper tubing for cold water. Hot water tubing installed underground would be subject to a higher corrosion rate. The best corrosion control measure would be to place the hot copper tubing above ground. If buried, encase in plastic pipe to prevent soil contact, or apply cathodic protection; (j) On any type of pipe, coat bare steel appurtenances, such as bolts, joint harnesses, or flexible couplings, with a coal tar or elastomer based mastic, coal tar epoxy, moldable sealant, wax tape, or equivalent after assembly; (k) Where metallic pipelines penetrate concrete structures such as building floors or walls, use plastic sleeves, rubber seals, or other dielectric material to prevent pipe contact with the concrete and reinforcing steel; (l) any type of cement or standard concrete cover over reinforcing steel may be used for concrete structures and pipe in contact with these soils; (m) Pre-stressed concrete piles will contain at least eight sacks of type 2 pre-stress cement per cubic yard of concrete, a water/cement ratio not exceeding 0,45, and 1.5 inches of concrete cover. No further corrosion control measures are required for such piles. If ground water is present, solid steel lifting lugs are recommended to prevent ground water from wicking into the pile interior. If wire rope lifting lugs are used, they should be carefully drilled out 1.25 inches deep and the hole filled with epoxy or grout; (n) Steel piles are most susceptible to corrosion in disturbed soil where oxygen is available, further dissimilar environment corrosion cell would exist between the steel embedded in concrete, such as pile caps and the steel in the soil, in the cell, the steel in the soil is the anode (corroding electrode), and the steel in concrete is the cathode (protected electrode), so this cell should be minimized by coating the part of the steel piles that will be embedded in concrete to prevent contact with concrete and reinforcing steel; (o) Steel piles should be abrasive blasted and coated with coal tar epoxy 15 mils thick from the top to 10 feet below any disturbed soil or the water table is less than 30 feet below grade. Although this tough coating may be abraded or damaged somewhat during driving, it will provide a great deal of protection. After driving, cutoff, and welding any steel to be attached to the piles, coal all bare steel to be encased in concrete; (p) As an alternative, bare steel piles may be used with a corrosion allowance that will depend on disturbed soil and water table depth; (q) Steel pipe pile interiors may be protected by filling with concrete or hermetically sealing both ends.

(2) Flood

Potential Effect: Earthwork during development of the site would have the potential to increase erosion during periods of heavy rain. In the post developed condition, the presence of debris proposed as part of this project would reduce the deposition of debris in the drainages. No on-site, upstream, or downstream flooding would occur as a result of the proposed Project. Temporary erosion control measures would control construction phase runoff and operational runoff would be controlled by non-erosive materials such as, slope, storm and subsurface drains.

Finding: Conditions of approval and design features incorporated into the project design will reduce the identified potential impacts to an insignificant level.

Facts: The above finding is made in that the following measures will be made conditions of project approval so as to mitigate the identified impacts:

1. All on- and off-site flood and water quality control improvements to be designed and constructed in accordance with the policies and standards of the County of Los Angeles Department of Public Works, Flood Control Division.
2. The project applicant shall, as necessary, financially participate in the construction of that portion of PD2771 needed to adequately accommodate project generated runoff.
3. The applicant shall acquire appropriate permits from the U.S. Army Corps of Engineers (ACOE) and California Department of Fish and Game (CDFG) prior to the commencement of any work within the San Francisquito Creek.
4. The applicant shall adhere to the following conditions relative to development within and adjacent to the southerly-flowing blueline stream: If threatened or endangered species could be impacted by the work proposed, the project applicant shall obtain the required state and federal threatened and endangered species permits or have CDFG-approved measures in place to ensure no impacts occur, prior to proceeding with the project. If work has commenced and threatened or endangered species could be impacted, all work shall cease until the applicant obtains the required permits or has CDFG-approved measures in place to ensure no impacts occur; (a) If mature perennial trees (including oak, elderberry, sycamore, and willow) will be removed from the stream's bed and/or banks, they shall be replaced in-kind at a 1:1 ratio at a CDFG-approved site, if installed two years in advance of the removal of habitat from the construction site. If replacement cannot be installed two years in advance, the replacement ratio shall be 3:1. The replacement habitat shall be maintained until established, under the direction of a CDFG representative; (b) An inventory of native trees, including but not limited to, willows, cottonwoods, walnuts, oaks, elderberry, and sycamores, by species and Diameters at Breast Height (DBH), with DBHs in excess of four inches, which must be removed shall be submitted to the Department prior to construction. No vehicles shall be driven in, and no work shall be conducted in, ponded or flowing areas except as required for construction (e.g., Decoro Drive Bridge, bank stabilization, water quality filters, trails, and implementation of mitigation measures (e.g., ox-bow pond relocation); (c) Staging/storage areas for equipment and materials shall be located outside of the stream; (d) No equipment maintenance shall be done within or near any stream channel or lake margin where petroleum products or other pollutants from the equipment may enter these

areas under any flow; (e) No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete or washings thereof, oil or petroleum products or other organic or earthen material from any construction, or associated activity of whatever nature shall be allowed to enter into or placed where it may be washed by rainfall or runoff into, waters of the United States. When operations are completed, any excess materials or debris shall be removed from the work area. No rubbish leaks shall be deposited within 150 feet of the high water mark of any stream or lake. The applicant shall obtain a Streambed Alteration Agreement under Fish and Game Code 1600 et seq., or meet other requirements as deemed necessary by the CDFG.

5. If the construction of the proposed desilting inlets, and/or water quality filters along the site boundaries requires grading on adjacent properties, agreements from the affected adjacent property owner(s) shall be obtained prior to the recording of the final map.
6. Prior to the approval and recordation of final maps, a Final Drainage Plan and Final Grading Plan (including an Erosion Control Plan if required) must be prepared by the applicant to ensure that no significant erosion, sedimentation, or flooding impacts would occur during or after development of the project site and proposed off-site drainage facilities. These plans shall be prepared to the satisfaction of the Los Angeles County Department of Public Works. Temporary erosion control measures may include minimizing existing vegetation removal; using temporary soil covers, such as hydroseeding, to protect exposed soil from wind and rain; and installing silt fencing, berms (i.e., sandbagging), and dikes to protect storm drain inlets and drainage courses. Permanent erosion control measures may include drainage swales, slope drains, storm drain inlet/outlet protection, and sediment traps.
7. The applicant for any subdivision map permitting construction shall satisfy all applicable requirements of the NPDES Program in effect in Los Angeles County to the satisfaction of the Los Angeles County Department of Public Works (LACDPW). These requirements currently include preparation of an Urban Storm Water Mitigation Plan (USWMP) containing design features and Best Management Practices (BMPs) appropriate and applicable to the subdivision. In addition, the requirements currently include preparation of a Storm Water Pollution Prevention Plan (SWPPP) containing design features and BMPs appropriate and applicable to the subdivision. The SWPPP shall, at minimum, address material storage and handling procedures; equipment operation, storage, maintenance, and repair procedures; construction site cleanliness; and erosion control measures. The LACDPW shall monitor compliance with those NPDES requirements.

(3) Traffic/Access

Potential Effect: The project is estimated to produce approximately 34,400 average daily trips (ADT), of which 22,739 would be accounted for by residential land uses and the remainder by non-residential land uses. Project-generated traffic will impact intersections and road segments in the local area. Without mitigation to reduce those impacts, the intersections and road segments identified in the "Facts" below might potentially operate at an unacceptable level of service ("LOS").

Finding: Conditions of approval and design features incorporated into the project design will reduce the potential impacts identified in the FEIR to an insignificant level. The Traffic Study in the FEIR (Appendix E) and the professional evaluation of the Traffic Division of the County Department of Public Works support the conclusion that these mitigation measures will reduce impacts to a level of insignificance.

Facts: The above finding is made in that the following measures will be made conditions of project approval so as to mitigate the identified impacts:

1. The project applicant would construct all on-site local roadways and intersections to LACDPW standards.
2. The project would contribute its fair share towards the construction of the following five roadway links:
    1. Copper Hill Drive between McBean Parkway and Rye Canyon
    2. Newhall Ranch Road between Rye Canyon Road/Copper Hill Drive and Avenue Tibbitts/Dickason Drive, and Avenue Scott between Avenue Tibbitts and McBean Parkway.
3. Based on the Ambient Growth Scenario impact analysis, the following improvements, shown in Table 4.5-8 of the EIR, shall be in place prior to occupancy of the project, except that one or more of these mitigation measures may be modified or eliminated if: (1) the improvement has been constructed by others; or (2) an Ambient Growth Scenario traffic report approved by the LACDPW prior to recordation provides a modified list of improvements to be constructed for the project, or for an individual phase of the project:

<u>Roadways</u>

- Copper Hill Drive between McBean Parkway and Rye Canyon Road: Construct new four-lane roadway
- Newhall Ranch Road between Rye Canyon Road/Copper Hill Drive and Avenue Tibbits/Dickason Drive: Construct new four-lane roadway
- Avenue Scott between Avenue Tibbits and McBean Parkway: Construct new four-lane roadway

<u>Intersections - County jurisdiction</u>

- McBean Parkway/Decoro Drive: Add second northbound through lane
- McBean Parkway/Copper Hill Drive: new west leg - provide one northbound through lane, two northbound right turn lanes, two eastbound through lanes, two westbound left turn lanes, and two westbound through lanes
- The Old Road/I-5 southbound ramps: Convert northbound right turn lane to free right

<u>Intersections - City Jurisdiction</u>

- I-5 northbound ramp/Magic Mountain Parkway: Add one northbound right turn lane
- Bouquet Canyon Road/Newhall Ranch Road: Convert second eastbound through lane to second eastbound right turn lane
- Avenue Scott/Rye Canyon Road: signalize intersection
- Seco Boulevard/Bouquet Canyon Road: Convert second southbound right turn lane to shared southbound left and right turn lane

- Bouquet Canyon Road/Soledad Canyon Road intersection: Add third eastbound left turn lane and add overlap phasing for westbound right turn lane
- McBean Parkway/Magic Mountain Parkway: Add fourth northbound through lane and add overlap phasing for westbound right turn lane
- Avenue Tibbits/Avenue Scott: Convert eastbound right turn lane to second eastbound through lane
- Stanford/Rye Canyon Road: Convert second northbound through lane to second northbound left turn
- McBean Parkway/Avenue Scott: New intersection - provide two northbound left turn lanes, three northbound through lanes, three southbound through lanes, one eastbound left turn lane, and two eastbound right turn lanes with overlap phasing

Intersections - County/City Joint Jurisdiction

- Copper Hill Drive/Newhall Ranch Road: New intersection - provide two northbound through lanes, one northbound right turn lane, two southbound left turn lanes, two southbound through lanes, two westbound left turn lanes, two westbound right turn lanes
- McBean Parkway/Newhall Ranch Road: Add fourth eastbound through lane (not required using City methodology)

4. Based on the Interim Year Scenario, the project shall fund its fair share of the improvements or construct improvements to the highway network of equal value.
5. If a Bridge and Thoroughfare District is formed which includes the project area, the project developer shall pay the applicable Bridge and Thoroughfare fee, or shall provide highway and/or intersection/interchange improvements of an equal value in lieu of the Bridge and Thoroughfare fee.
6. To facilitate transit service to the site, the project applicant shall coordinate with the local transit agency provide to identify appropriate on-site bus stop/turnout locations.
7. For gated entrances, methodology to calculate queuing storage shall be calculated in conformance with the Queuing Analysis of the EIR.

(4) Noise

Potential Effect: Activity associated with construction of the project could generate both steady state and episodic noise that could expose on and off site residents, employees and visitors on the site to short-term noise impacts. The increased vehicle trips associated with occupancy of the project would increase ambient noise levels along local roadways. Increased human presence on the site would also result in increased noise levels.

Finding: Conditions of approval and design features incorporated into the project design will reduce the identified potential impacts to an insignificant level.

Facts: The above finding is made in that the following measures will be made conditions of project approval so as to mitigate the identified impacts:

1. All construction activity occurring on the project site shall adhere to the requirements of the "County of Los Angeles Construction Equipment Noise Standards," County of Los Angeles Ordinance No. 11743, Los Angeles County Code §12.08.440.

2. All construction activities near occupied on- and off-site residences shall be limited to between the hours of 6:30 A.M. and 8:00 P.M., and exclude all Sundays and legal holidays pursuant to County Department of Public Works, Construction Division standards.
3. Prior to the issuance of building permits, an acoustical study shall be conducted for residential uses planned along the following roadway segments:·(a) 550 foot segment of Copper Hill Drive located due south of the MWD Fee Property; (b) 800 foot segment of "OO" Street located due south of the MWD Fee Property. The acoustical study shall review the site specific uses proposed on these lots and provide design guidance so that interior noise levels resulting from outside sources will not exceed adopted County standards for the specified use. Design/mitigation features may include orientation and placement of buildings and windows, elevation changes, berms, the use of double-paned windows, sound walls, and noise insulation. Noise measurements shall be conducted prior to the issuance of the Certificate of Occupancy to ensure that the noise levels with proposed mitigation features are within adopted County standards.
4. All residential air conditioning equipment installed within the project site shall adhere to the requirements of the "County of Los Angeles Residential Air Conditioning and Refrigeration Noise Standards," County of Los Angeles Ordinance No. 11743, §12.08.530. Specifically, equipment installed shall not exceed the any of the following noise levels: 55 dB(A) at any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall; 50 dB(A) at center of neighboring patio, 5 feet above grade level, no closer than 3 feet from any wall; 50 dB(A) outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.
5. All stationary and point sources of noise occurring on the project site shall adhere to the requirements of the County of Los Angeles Ordinance No. 11743, Los Angeles County Code §12.08.390.
6. For the commercial centers and elementary school, loading, unloading, opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans or similar objects between the hours of 10:00 P.M. and 6:00 A.M. shall occur in a way that prevents a noise disturbance from impacting residences (County of Los Angeles Ordinance No. 11743, Los Angeles County Code §12.08.460).

(5) Water Service

Potential Effect: Based on the Final Additional Analysis and entire record, the proposed project would be served by the Valencia Water Company with no adverse impact to existing or future water supplies. The estimated water demand of the proposed project is 2,194 AFY in an average year. Project water demand increases by approximately ten percent in a dry year to a total of 2,413 AFY.

To meet this demand, water would be provided to the project by the Valencia Water Company. The project site is located within the Valencia Water Company service area. Water sources expected to be used by Valencia Water Company include a combination of SWP water delivered through CLWA and local groundwater supplies from the Alluvial aquifer and the Saugus Formation.

A summary of the water supply and demand available for the West Creek project in conjunction with the existing water demand in the Santa Clarita Valley, as well as future cumulative water demand in the Valley under near-term and long-term conditions, is presented above in Section II, Background, Subsection G, Water Supply and Demand Summary. The above summary is based on the Final Additional Analysis and the West Creek record of proceedings.

Based on the Final Additional Analysis and record, the Final Additional Analysis concludes that sufficient water supplies from the SWP can be reliably delivered through CLWA to serve the West Creek project. In addition, based on the Final Additional Analysis and record, the Final Additional Analysis applied DWR's reliability projections to CLWA's SWP Table A Amount, and noted that such an amount is affected by, and can be reduced due to, a number of factors, including hydrologic conditions, the status of SWP facilities' construction, environmental requirements, and evolving policies for the Sacramento-San Joaquin Delta. In addition, the Final Additional Analysis pointed out that SWP supplies vary from year-to-year depending on many identified factors. As a result, CLWA and the retail water purveyors in the Valley have emphasized developing SWP supplies in conjunction with local groundwater and other water supplies in order to meet the Valley's water demand under varying hydrologic conditions (*e.g.*, average year, dry year and critical dry year).

Based on the Final Additional Analysis and record, the Final Additional Analysis concludes that, in 2002, there were adequate and reliable water supplies available in the Santa Clarita Valley to serve the existing population and to also supply water needed for the West Creek project, if implemented at that time.

In addition, based on the Final Additional Analysis and record, the Final Additional Analysis concludes that adequate and reliable water supplies exist in the Santa Clarita Valley to serve the West Creek project and the existing and future population during future average, dry and critical-dry years. In conjunction with that analysis, the Final Additional Analysis used estimates of SWP supplies provided by the state DWR, as directed by the courts in the West Creek litigation. The Final Additional Analysis also calculated and analyzed the difference between SWP entitlements and actual available SWP water supplies, and made it clear that SWP entitlements are not equivalent to actual deliveries of SWP water.

Furthermore, based on the Final Additional Analysis and record, the Final Additional Analysis concludes that CLWA and the local retail water purveyors in the Santa Clarita Valley have the capability to deliver adequate and reliable supplies of water to their customers and that their delivery capability is not significantly impacted by the 1997 discovery of ammonium perchlorate in four Saugus Formation supply wells and the 2002 discovery of perchlorate in one Alluvial aquifer supply well.

Finally, the proposed project's on-site improvements to the water delivery system will be made and no significant impacts to the water delivery system of Valencia Water Company would be created. In addition, CLWA, the wholesale water purveyor to Valencia Water Company, maintains sufficient water treatment capacity to treat the potable water supply that would be needed for the proposed project.

Finding: Conditions of approval and design features incorporated into the project design will reduce the identified potential impacts to an insignificant level.

Facts: The above finding is made in that the following measures will be made conditions of project approval so as to mitigate any identified impacts:

1. Prior to recordation of the final tract map, the applicant shall provide to the Los Angeles County Department of Public Works a letter from Valencia Water Company ("VWC") which states that VWC will provide water service to the final map area; that the system will be operated by the purveyor; and that, under normal conditions, the system will meet the requirements for the land division.
2. A potable water system with appurtenant facilities to serve all potable water users shall be designed and constructed to the design standards and provisions of the Los Angeles County Department of Public Works to accommodate the total domestic and fire flows as determined by the Los Angeles County Forester and Fire Warden.
3. Prior to issuance of building permits, the project applicant shall pay the applicable connection fee charged to new development by the Castaic Lake Water Agency ("CLWA").
4. Water conservation measures, as required by the State of California, shall be incorporated into building plans for the project. These may include, but are not limited to, the following: (a) Health and Safety Code Section 17921.3 which requires low-flush toilets and urinals in all new construction; (b) Title 24, California Administrative Code Sections 2-5352(i) and (j) which require insulation of water-heating systems and pipe insulation to reduce water used before hot water reaches equipment or fixtures; and (c) Government Code Section 7800 which specifies that lavatories in all public facilities be equipped with self-closing faucets.
5. Landscape and irrigation plans for each lot/parcel in VTTM No 52455, with landscape areas greater than 2,500 square feet shall conform to the Los Angeles County Efficient Landscape Ordinance.
6. Major graded slopes adjacent to natural areas shall be landscaped with vegetation that will eventually naturalize and require minimal or no irrigation.

(6) Education

Potential Effect: The project site area is served by the Saugus Unified School District (elementary schools), the Castaic Union School District (elementary and middle schools) and the William S. Hart High School District (middle and high schools). Based on the current capacity at those schools and the number of additional students that the project may generate, the project could significantly impact these schools by causing enrollment to exceed capacity.

Finding: Conditions of project approval will reduce the above referenced impact to a level of insignificance.

Facts: The above finding is made in that the following measure will be made conditions of project approval in order to mitigate the identified impacts.

1. The applicant shall comply with the terms of the Saugus Funding Agreement dated February, 1997. The Agreement between the project applicant and the Saugus District will provide for full mitigation of the project's impact on schools in both the Saugus and Castaic Districts. The Agreement provides for school facilities meeting State standards to be constructed in time to serve the students generated by the project.
2. The applicant shall comply with the terms of the Hart Funding Agreements dated December 17, 1997 and October 15, 1998. The Agreement between the project applicant and the Hart District will provide for full mitigation of the project's impact on schools in the Hart District. The Agreement provides for school facilities meeting State standards to be constructed in time to serve the students generated by the project.

(7) Library Services

Potential Effect: The increased demands for library services from the project is considered a potentially significant impact unless mitigated.

Finding: The project will generate surplus general fund tax revenue of $4.8 million during the first five years and $1.7 million per year thereafter. This, and additional conditions of approval for the project will reduce the impacts identified in the FEIR to an insignificant level.

Facts: The above finding is made in that the following measures will mitigate the identified impact:

1. The applicant shall pay the permanent library fee ($569.87 per new residential unit) to the County Library to offset the demand for library items and building square footage generated by the proposed project. The library mitigation payment shall be made on a building permit by building permit basis. This per unit mitigation fee of $569.87 would generate a maximum total of $1,450,319.10 in library fees if all units proposed were built, and would fund new library space and materials which would be needed to serve the project.

(8) Wastewater Disposal

Potential Effect: The proposed project would generate approximately 0.66 million gallons of wastewater per day which would be treated at the Valencia Water Reclamation Plant (County Sanitation District No. 32). The site is fully located within District No. 32. Project wastewater treatment demands can be met by the unused capacity of the Santa Clarita Valley Joint Sewerage System Water Reclamation Plants 26 and 32.

No wastewater infrastructure currently exists on the project site and surrounding land uses are served by one existing 8-inch line along Dickason Drive. Other lines are planned which are intended to serve existing and planned uses in the vicinity of the project and a 21" relief main will be constructed along Dickason Drive to accommodate projected project flow.

Finding: Conditions of approval and design features incorporated into the project design will reduce the identified potential impacts to an insignificant level.

Facts: The above finding is made in that the following measures will be made conditions of project approval in order to mitigate the identified impacts:

1. Prior to recordation of the final tract map, a letter shall be obtained from the CSDLAC and provided to LACDPW verifying that there is sufficient capacity in the receiving trunklines and the Valencia WRP to serve the final map.
2. The applicant shall pay the applicable CSDLAC connection fees prior to issuance of connection permit(s).
3. The proposed 10-inch and 21-inch trunklines are to be designed, constructed, and dedicated to the CSDLAC in accordance with their standards and procedures.
4. All local sewer lines within the project boundaries are to be designed, constructed, and dedicated to the LACDPW in accordance with its standards and procedures.

(9) Fire/Sheriff Services

Potential Effect: Implementation of the project would result in an increase in calls for fire and sheriff services.

Finding: Conditions of approval and features incorporated into the project design will mitigate the impacts identified in the FEIR to an insignificant level.

Facts: The above finding is made in that the following measures will be made conditions of project approval in order to mitigate the identified impacts:

1. As final building plans are submitted to the County for approval in the future, County Sheriff's Department design requirements, which would reduce demands for service and ensure adequate public safety, shall be incorporated into building designs, including the following measures: (a) Lighting shall be provided in open areas and parking lots; (b) The required building address numbers shall be readily apparent from the street for emergency response agencies.
2. Concurrent with the issuance of building permits, the applicant shall pay the Los Angeles County Fire Department Developer Fee.
3. Prior to recordation of a final subdivision map in which urban uses will permanently adjoin a natural area, a Wildfire Fuel Modification Plan as required by Section 1117.2.1 of the County Fire Code shall be prepared and approved by the County Fire Department.
4. Each final subdivision map for the proposed project shall provide sufficient capacity for fire flows of 1,250 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for a two hour duration for single family residential units, and 5,000 gpm at 20 psi residual pressure for a five-hour duration for multi-family residential units and commercial/retail uses with a floor plan in excess of 35,000 square feet, or such other fire flow required by the County Fire Department.
5. Prior to framing, site access shall be provided to comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code which requires all weather access.
6. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.

7. Prior to issuance of occupancy permits, development shall comply with County Building and Safety and Fire Code requirements associated with the provision of adequate site vehicular access (County Fire Code 10.207), and fire prevention and suppression.
8. Prior to recordation of final subdivision map(s) the project shall satisfy all conditions of approval for Tentative Subdivision Map 52455 relating to the provision of vehicular and Fire Department access.
9. The applicant shall install Fire Department - approved street signs and building numbers prior to issuance of occupancy permits.

(10) Population/Housing/Employment

Potential Effect: At project build-out, the project would increase the number of residential dwelling units to 2,545, providing housing for 7,627 persons. Commercial retail space would be increased by 180,000 square feet, and generate approximately 497 jobs.

Finding: No significant impacts are anticipated as a result of project implementation.

Facts: The above finding is made for the following reasons:

1. The project is consistent with the Santa Clarita Valley Area Plan and the County General Plan.
2. The project represents 3.0 percent of the County projected housing for the year 2010 in the Santa Clarita Valley.
3. The project represents 3.0 percent of the County projected population for the year 2010 in the Santa Clarita Valley.
4. The proposed housing units will provide market rate housing opportunities for residents who may work in the project or in the vicinity of the Project. Employment opportunities located in the vicinity of the project site include the Valencia Industrial Center, the Valencia Commerce Center, and the Valencia Corporate Center, as well as other retail, commercial, and industrial work located in the Santa Clarita valley. The project will provide housing opportunities for the job force located within these centers. Consequently, the proposed project will not result in significant impacts related to employment opportunities.

(11) Cultural Resources (Archaeological/Historical/Palaeontological)

Potential Effect: The Saugus formation, which underlies the project site, has a record of producing important invertebrate and vertebrate remains at several localities within the Santa Clarita Valley, but there is no specific information to suggest the presence of culturally important resources on this site, and a Phase I study indicated a low probability of such resources being present.

Finding: No potentially significant impacts will occur, and conditions of approval of the project would reduce any potential impacts identified during development to an insignificant level.

Facts: The above finding is made in that the following measures will be made conditions of project approval:

A Los Angeles County Natural History Museum -- approved inspector is to be on site during an appropriate number of excavations into the Saugus Formation. Should the excavations yield significant palaeontological resources, excavation shall be stopped or redirected until the extent of the find is established and the resources are salvaged.

(12) Environmental and Man-Made Hazards

Potential Effect: There are 16 abandoned oil wells on the project site that were used for crude oil production which could have an impact on residential and non-residential development in areas previously occupied by the oil production facilities. There are also a series of high voltage, electrical transmission lines traversing the site.

Finding: Conditions of approval and design features incorporated into the project will reduce identified potential impacts to an insignificant level.

Facts: The above finding is made in that the following measures will be made conditions of project approval so as to mitigate the identified impacts:

1. Only non-habitable structures shall be located within Southern California Edison easements.
2. A disclosure statement shall be provided on the title to each residential lot informing prospective purchasers of the existence of electromagnetic fields.
3. Wells on the property shall be abandoned in compliance with the requirements of the California Department of Conservation, Division of Oil and Gas. If any undocumented oil wells are encountered during grading operations, the casing shall be immediately surveyed for locations and inspected by the Division of Oil and Gas, for leaks.
4. In accordance with provisions of the Los Angeles County Building Code, all buildings and enclosed structures that would be constructed within the site and located within 25 feet of oil or gas wells shall be provided with methane gas protection systems. Buildings located between 25 and 200 feet of oil or gas wells shall, prior to issuance of building permits by the County of Los Angeles, be evaluated in accordance with the current rules and regulations of the California Department of Conservation, Division of Oil and Gas.

(13) Utilities

Potential Effect: The project will generate additional demand for utility services such as electricity, gas or propane.

Finding: Conditions of approval for the project will reduce the identified potential impacts to an insignificant level.

Facts: The above finding is made in that the following measures will be made conditions of project approval so as to mitigate the identified impacts:

1. Prior to the recordation of the final tract map, the applicant shall provide to the Los Angeles County Department of Public Works a letter from both the Southern California Edison Company and the Southern California Gas Company indicating their ability to provide energy to the project.
2. Structures in the proposed development shall be required to meet the Energy Building Regulations adopted by the California Energy Commission (Title 24). Meeting these

specifications would conserve non-renewable natural resources to levels acceptable to the State of California.

3. The applicant shall comply with guidelines provided by the SCE in regard to easement restrictions, construction guidelines, and potential amendments to right-of-way in the areas of any existing Edison Company easements.

(14) Parks, Recreation & Trails

Potential Effect: The project in terms of its anticipated addition to the population, would generate a need for 22.89 acres of land or in-lieu fees equivalent to that acreage.

Finding: Conditions of approval and design features incorporated into the project design will reduce the identified potential impacts to an insignificant level.

Facts: The above finding is made in that the following measures will be made conditions of project approval so as to mitigate the identified impacts:

1. The project shall dedicate 8.97 acres of park land.
2. The applicant shall pay the in lieu parkland fee established by the County Parkland Dedication Ordinance in effect at the time of Map recordation. Payment of this fee will cover the projected 4.96 acre shortfall in parkland associated with the proposed project. Presently this fee stands at $129,000 per acre for Park Planning Area 35C, which equates to an in lieu fee of $639,840.
3. The applicant shall develop private community recreation areas as described in section 4.14.4.a (1) and Figure 14.23-2 of the FEIR. The applicant shall implement an approximately 12,000 linear foot segment of the proposed Los Angeles County San Francisquito Canyon Trial, as depicted on the Los Angeles County Biking and Hiking Trail Map. The applicant shall develop and dedicate to the County of Los Angeles Department of Parks and Recreation a 15.43 acre public park located on the MWD fee property.

Cumulative Impacts

(1) Potential Cumulative Geotechnical Impact: A number of development projects are pending or approved in the vicinity of the project site. The effects of those projects, in conjunction with the project, could have a significant cumulative impact on geotechnical resources.

Finding: Conditions of approval and features incorporated into the project design will avoid or substantially lessen the project's contribution to the potential geotechnical effects identified in the FEIR. With anticipated mitigation the cumulative impacts of related projects are not significant.

Facts: The above finding is made in that the measures set forth in Section 1 above will mitigate the Project-related onsite geotechnical resources impacts to a level that is considered less than significant. In addition, impacts to geotechnical resources from related projects are not cumulatively significant since site specific and site-specific mitigation measures similar to those imposed on the project and consistent with Los Angeles County requirements and the Uniform Building Code will be required of all such projects.

(2) Potential Cumulative Flood Impact: A number of development projects are pending or approved in the vicinity of the project site. The effects of those projects, in conjunction, with the project, could have a significant cumulative impact on flood/water quality.

Finding: Conditions of approval and features incorporated into the project design will avoid or substantially lessen the project's contribution to the potential flood/water quality effects identified in the FEIR. The cumulative impacts of related projects are not significant.

Facts: Of the related projects identified in the FEIR, several are proposed within the Santa Clara River watersheds as well as specifically within the watershed of San Francisquito Creek, a tributary of the Santa Clara River. Although related projects within the watersheds could affect the quality and velocity of flows within Santa Clara River, the project is subject to requirements of the Los Angeles County department of Public Works and Regional Water Quality Control Board – Los Angeles Region, and has been designed so that post-development flows will be less than pre-development flows. Since the project would not represent a significant change in the quantity or quality of flow in the river, its contribution to cumulative impacts would be negligible. Other projects can be expected to be similarly conditioned such that no significant cumulative impacts would occur.

(3) Potential Cumulative Traffic/Access Impact: A number of development projects are pending or approved in the vicinity of the project site. The effects of those projects, in conjunction with the project, could have a significant cumulative impact on traffic/access.

Finding: Conditions of approval and features incorporated into the project design will avoid or substantially lessen the project's contribution to the potential traffic/access effects identified in the FEIR. The cumulative impacts of related projects are not significant.

Facts: The County and City of Santa Clarita apply similar mitigation measures to cumulative projects as applied to this project, and the County will require fair-share participation of other development projects in the required mitigation. Therefore, no unavoidable significant cumulative impacts associated with traffic and access are anticipated.

(4) Potential Cumulative Noise Impact: A number of development projects are pending or approved in the vicinity of the project site. The effects of those projects, in conjunction with the project, could have a significant cumulative impact on noise.

Finding: Conditions of approval and features incorporated into the project design will avoid or substantially lessen the project's contribution to noise impacts identified in the EIR. The cumulative impacts of related projects are not significant.

Facts: Implementation of standard noise abatement measures on the project and other developments win the vicinity will mitigate potentially significant cumulative noise levels.

(5) Potential Cumulative Water Service Impact: A number of development projects are pending or approved in the vicinity of the project site. Based on the Final Additional Analysis and entire record, because available cumulative water supplies exceed demand, even assuming a "worst case" projection of future growth, cumulative development (including the

proposed project) would not result in significant unavoidable cumulative impacts on Santa Clarita Valley water resources.

In order to analyze the cumulative water impacts of the West Creek project in combination with other expected future growth, the amount and location of growth expected to occur in addition to the proposed project was predicted through the use of two separate cumulative development scenarios. The two cumulative development scenarios analyzed in the Final Additional Analysis are referred to as the "SB 610 Water Supply Assessment Scenario" and the "Santa Clarita Valley 2025 Build-Out Scenario."

Under the first cumulative scenario analyzed, based on the Final Additional Analysis and record, it was concluded that there will be sufficient water supply available to meet the project's demand in addition to existing and other planned future uses.

Under the second "worst case" cumulative scenario analyzed, based on the Final Additional Analysis and record, it was concluded that available cumulative water supplies exceed demand, even assuming a "worst case" projection of future growth (cumulative development, plus the proposed project). Because available cumulative water supplies exceed demand, the Final Additional Analysis found no significant unavoidable cumulative impacts on Santa Clarita Valley water resources.

In response to comments, the County also updated its General Plan Development Monitoring System ("DMS") water analysis. Under the updated DMS Buildout Scenario set forth in the Final Additional Analysis, Volume III (April 2004), **Response 6** to letter from Santa Clarita Organization for Planning the Environment (SCOPE), dated January 27, 2004, the Final Additional Analysis shows that a surplus of water would occur. Consequently, no significant cumulative water impacts would occur under the County's DMS water analysis.

Finding: Conditions of approval and features incorporated into the project design will avoid or substantially lessen the project's contribution to the potential water service effects identified in the Final Additional Analysis to the original West Creek Final EIR. The cumulative impacts of the West Creek project in conjunction with other related projects are not significant.

Facts: All future development projects in the Santa Clarita Valley Planning Area are required by the Los Angeles County Department of Public works to demonstrate that an adequate supply of water exists. Based on the West Creek Final Additional Analysis and entire record, no significant cumulative impacts would occur to Santa Clarita Valley's water resources.

(6) Potential Cumulative Wastewater Disposal Impacts: A number of development projects are pending or approved in the vicinity of the project site. The effects of those projects, in conjunction with the project, could have a significant cumulative impact on wastewater treatment services and facilities.

Finding: Conditions of approval and features incorporated into the project design will avoid or substantially lessen the project's contribution to the potential sewage treatment services and facilities effects identified in the FEIR. The cumulative impacts of related projects are not significant.

Facts: The above finding is made in that the features incorporated into the project design and the measures set forth in Section 1 above will mitigate the project-related wastewater impacts to a level that is less than significant. Future developments will be required to demonstrate adequate trunkline and treatment plant capacity which can be expanded through the payment of fees.

(7) Potential Cumulative Education Impact: A number of development projects are pending or approved in the vicinity of the project site. The effects of those projects, in conjunction with the project, could have a significant cumulative impact on education.

Finding: Conditions of approval will avoid or substantially lessen the project's contribution to the potential education effects identified in the FEIR. The cumulative impacts of related projects are not significant.

Facts: As developments provide their required share of school funding through payment of fees pursuant to conditions similar to those imposed on the project or through agreements with affected school districts, cumulative impacts will be less than significant.

(8) Potential Cumulative Library Services Impact: A number of development projects are pending or approved in the vicinity of the project site. The effects of those projects, in conjunction with the project, could have a significant cumulative impact on library services.

Finding: Conditions of approval will avoid or substantially lessen the project's contribution to the potential library servicing effects identified in the FEIR. The cumulative impacts of related projects are not significant.

Facts: Implementation of mitigation measures similar to those imposed on the project will reduce cumulative impacts on library services to a less than significant level.

(9) Potential Cumulative Fire/Sheriff Services Impact: A number of development projects are pending or approved in the vicinity of the project site. The effects of those projects, in conjunction with the project, could have a significant cumulative impact on fire/sheriff services.

Finding: Developer fees, revenues and conditions of approval and features incorporated into the project design will avoid or substantially lessen the project's contribution to the potential fire/sheriff services effects identified in the FEIR. The cumulative impacts of related projects are not significant.

Facts: Participation in developer fee programs and increases in taxes paid would reduce these potential cumulative impacts to less than significant levels.

(10) Potential Cumulative Population/Housing/Employment Impact: A number of development projects are pending or approved in the vicinity of the project site. The effects of those projects, in conjunction with the project, could have a significant cumulative impact on population/housing/employment.

Finding: Conditions of approval and features incorporated into the project design will avoid or substantially lessen the project's contribution to the potential population/housing/employment effects identified in the FEIR. The cumulative impacts of related projects are not significant.

Fact: Implementation of mitigation measures similar to those imposed on the project will reduce cumulative impacts in population/housing/employment to a less than significant level.

(11) Potential Cumulative Environmental and Man Made Hazards Impact: A number of development projects are pending or approved in the vicinity of the project site: The effects of those projects, in conjunction with the project, could have a significant cumulative impact on environmental and man made hazards.

Finding: Conditions of approval and features incorporated into the project design will avoid or substantially lessen the project's contribution to the potential effects on environmental and man-made hazards identified in the FEIR. The cumulative impacts of related projects are not significant

Facts: Implementation of mitigation measures similar to those imposed on the project will reduce cumulative impacts on environmental and man-made hazards to a less than significant level.

(12) Potential Cumulative Parks, Recreation and Trails Impact: A number of development projects are pending or approved in the vicinity of the project site: The effects of those projects, in conjunction with the project, could have a significant cumulative impact on parks, recreation and trails.

Finding: Conditions of approval and features incorporated into the project design will avoid or substantially lessen the project's contribution to the potential effects on parks, recreation and trails identified in the FEIR. With anticipated mitigation, the cumulative impacts of related projects are not significant.

Facts: Implementation of mitigation measures similar to those imposed on the project will reduce cumulative impacts on parks, recreation and trails to a less than significant level.

(13) Potential Cumulative Utilities Impact: A number of development projects are pending or approved in the vicinity of the project site: The effects of those projects, in conjunction with the project, could have a significant cumulative impact on utilities.

Finding: Conditions of approval and features incorporated into the project design will avoid or substantially lessen the project's contribution to the potential effects on utilities identified in the FEIR. The cumulative impacts of related projects are not significant.

Facts: Implementation of mitigation measures similar to those imposed on the project will reduce cumulative impacts on utilities to a less than significant level.

(14) Potential Cumulative Impact on Population/Housing/Employment: A number of development projects are pending or approved in the vicinity of the project site: The effects

of those projects, in conjunction with the project, could have a significant cumulative impact on population/housing/employment.

Finding: Features incorporated into the project design will avoid or substantially lessen the project's contribution to the potential population/housing/employment effects identified in the EIR. The cumulative impacts of related projects are not significant.

Facts: The population, housing and employment increases due to cumulative impacts are consistent with the Southern California Association of Governments (SCAG) regional growth projections. In addition, the placement of residential uses in proximity to planned existing employment centers is consistent with the intent of the jobs/housing balance to reduce vehicle mile traveled.

SECTION 2

UNAVOIDABLE SIGNIFICANT EFFECTS WHICH CANNOT BE MITIGATED TO A LEVEL OF INSIGNIFICANCE

The County has determined that, although FEIR mitigation measures, and design features included as part of the project and conditions of approval imposed on the project, will provide mitigation to the following effects, these effects cannot be feasibly or effectively mitigated to a level of insignificance. Consequently, in accordance with Section 15093 of the State CEQA Guidelines, a Statement of Overriding Considerations has been prepared (see Section 6) to substantiate the County's decision to accept these significant unavoidable adverse environmental effects because of the benefits afforded by the Project.

(1) Air Quality

Potential Construction-Related Effects: Implementation of the proposed project would generate construction-related pollutant emissions. Construction-related emissions would take the form of fugitive dust generated by grading activity and air pollutants generated by on-site stationary sources, heavy equipment, construction vehicle use and energy use.

Finding: The impacts identified in the FEIR cannot be mitigated to a level of insignificance. However, mitigation measures will reduce, to the extent feasible, the adverse environmental effect.

Facts: The above finding is made in conjunction with a Statement of Overriding Considerations which is simultaneously being adopted for the project (see Section 6) and in that the following measures will partially mitigate the identified impacts:

1. Construction parking should be configured to minimize traffic interference.
2. Temporary traffic controls will be provided to maintain traffic flow when construction activities have the potential to disrupt traffic (e.g., signage, flag person, detours).
3. Construction activities that affect traffic flow will be scheduled to off-peak hours to the degree practicable.
4. A construction traffic management plan will be developed for use when construction traffic has the potential to affect traffic on public streets. The plan should include

provisions for the following: (a) Rerouting construction traffic off congested streets to the degree practicable; (b) Consolidating truck deliveries when possible; and (c) Providing temporary dedicated turn lanes for movement of construction trucks and equipment on and off of the site.

5. Equipment and vehicle engines shall be maintained in good condition and in proper tune as per manufacturers' specifications and per SCAQMD rules, to minimize exhaust emissions.
6. Use of all construction equipment operations will be suspended during second stage smog alerts.
7. Electricity from power poles will be used when present, practicable, and cost effective rather than temporary diesel- or gasoline-powered generators.
8. Methanol- or natural gas-powered mobile equipment and pile drivers will be used instead of diesel if readily available at competitive prices.
9. Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.
10. The project shall comply with and implement the applicable provisions of the most recently adopted SCAQMD Rule 403 and Rule 403 Implementation Handbook.
11. The project shall comply with and implement the applicable provisions of the most recently adopted SCAQMD Rule 1113.

Potential Operation-Related Effect: Implementation of the proposed project would generate operation-related pollutant emissions by the use of motor vehicles, the use of energy on-site and off-site and the operation of on-site commercial activities. Despite implementation of feasible mitigation measures, operation-related emissions would still exceed SCAQMD significance thresholds; therefore, potentially significant long-term air quality impacts could occur as a result of this Project.

Finding: This impact cannot feasibly be mitigated to a level of insignificance. However, conditions of approval and features incorporated into the project design will reduce, to the extent feasible, the substantial, adverse environmental effects.

Facts: The above finding is made in conjunction with a Statement of Overriding Considerations which is simultaneously being adopted for the project (see Section 6) and in that the following measures will partially mitigate the identified impacts:

1. Low emission water heaters in residential uses will be used if readily available, practicable, and cost effective, to reduce natural gas consumption and emissions.
2. Residential uses are to utilize built-in energy-efficient appliances to reduce energy consumption and emissions.
3. Shade trees shall be provided in residential subdivisions to reduce building heating/cooling needs.
4. Residential uses are to utilize energy-efficient and automated controls for air conditioners to reduce energy consumption and emissions.

5. Special sunlight-filtering window coatings or double-paned windows shall be installed in residential uses to reduce thermal gain or loss.
6. Automatic lighting on/off controls and energy-efficient lighting in new residential construction (including parking areas) shall be utilized to reduce electricity consumption and associated emissions.
7. If possible, light-colored roofing materials in new residential construction shall be used as opposed to dark roofing materials. These materials would reflect, rather than absorb, sunlight and minimize heat gains in buildings. This measure would lessen the overall demand for mechanical air conditioning systems.
8. Low emission water heaters in commercial uses shall be utilized if readily available, practicable, and cost effective to reduce natural gas consumption and emissions.
9. Shade trees shall be provided adjacent to commercial buildings to reduce building heating/cooling needs.
10. Commercial uses are to utilize energy-efficient and automated controls for air conditioners to reduce energy consumption and emissions.
11. Automatic lighting on/off controls and energy-efficient lighting shall be utilized in new commercial and office construction (including parking areas) to reduce electricity consumption and associated emissions.
12. If possible, light-colored roofing materials shall be utilized in new commercial and office construction as opposed to dark roofing materials.
13. Bus stops shall be sited at locations to be determined in coordination with the bus transit service provider that will serve the project area
14. On-site circulation plans for commercial parking lots shall be designated and implemented to reduce vehicle queuing.
15. If fast-food restaurants are approved for development on the site, traffic flow shall be improved at restaurant drive-through windows by designing separate windows for different functions and by providing temporary parking for orders not immediately ready for pickup.
16. If allowed by the County's parking code, employee parking shall be reduced for those commercial businesses not subject to SCAQMD Rule 2202.
17. Bus stops at commercial locations will be sited as determined in coordination with the bus transit service provider that will serve the project area.
18. On-site truck loading zones shall be provided within commercial developments.
19. Commercial employers shall provide commuter information areas that contain displays providing information on bus routes and schedules, MetroLink schedules and routes, and the names and numbers for various commercial shuttle services.
20. The commercial centers, which would be greater than 25,000 gross square feet in size, shall comply with the County's Transportation Demand Management (TDM) Ordinance (Ordinance No. 93-0028M) in effect at the time the map application is deemed complete.

(2) Biota

Potential Effects: Implementation of the project would involve the loss of riparian vegetation created by the placement of abutments supporting Decoro Drive Bridge, loss of

upland habitat within the proposed setback buffer as a result of the trail system and Decoro Drive Bridge, partial obstruction of a wildlife corridor as a result of the bridge, potential impacts on unarmored threespine stickleback movement as a result of higher water velocities in the creek, net loss of wildlife habitat, and the increased presence of humans and domestic animals.

Finding: The impacts identified in the FEIR cannot be mitigated to a level of insignificance. However, conditions of approval will reduce, to the extent feasible, the adverse environmental effects.

Facts: The above finding is made in conjunction with a Statement of Overriding Considerations which is simultaneously being adopted for the project (see Section 6) and in that the following measures will partially mitigate the identified impacts:

1. The applicant shall prepare and implement a vegetation planting and maintenance plan acceptable to the County and appropriate resource agencies developed by a qualified habitat restoration specialist to address the above revegetation measures. The plan will specify, at a minimum, the following: (1) the location of the planting site; (2) the quantity and species of plants to be planted; (3) planting procedures, including the use of irrigation; (4) the amount and location of exotic species removed from riparian habitat areas, if appropriate; (5) a schedule and action plan to maintain and monitor the plantings for a minimum 5 year period; and (6) a list of criteria (e.g., growth, plant cover, survivorship) by which to measure success of the plantings, as well as contingency measures if the plantings are not successful. Guidelines for preserving remaining riparian habitat shall also be included in the planting and maintenance plan. This plan shall be submitted to and approved by the County Department of Regional Planning biologist, ACOE, and CDFG prior to issuance of project grading permits.
2. The permanent loss of cottonwood-willow riparian woodland, alluvial scrub, and riparian scrub vegetation as a result of development activities shall be mitigated through replacement of this habitat with habitat of similar functions and values to that being removed. The habitat shall be replaced by the applicant at a minimum of a 1:1 ratio installed two years in advance of the removal of habitat at the construction site. If replacement habitat cannot be installed two years in advance of the project, the replacement ratio shall be 3:1 for these communities. Replacement of this habitat shall be located in the creekbed, or at suitable locations outside the creekbed where there are appropriate hydrologic conditions to create a self-sustaining riparian habitat. Replacement shall not occur in areas already designated for mitigation of impacts as a result of other project activities along the river. First priority for revegetation location shall be given to other riparian areas located within the project site boundaries. After the completion of Decoro Drive Bridge, current "Arizona" crossings shall be removed and revegetated. If no suitable locations can be found, then revegetation shall occur in suitable locations immediately adjacent to the site, or in the immediate vicinity, within the San Francisquito Creek or Santa Clara River drainage and as approved by Los Angeles County and appropriate resource agencies and jurisdictions (CDFG, USFWS, and/or Army Corps). Native plant species similar to those being removed will serve as a basis for the vegetation replacement. Revegetation will occur in areas already containing similar vegetation and in such a way as to create large, contiguous blocks of habitat.

3. If enough locations cannot be found to fully mitigate lost riparian habitat at the ratios described above, then the removal of exotics (i.e., non-native, invasive plant or animal species) such as Arundo donax may be conducted by the applicant in lieu of the remaining revegetation that could not be completed, as determined by the County Department of Regional Planning, CDFG, and ACOE. Because the infestation of these species can dramatically decrease the biological values and functions of riparian habitats comprised of native plant species, the intent of this alternative is to enhance/increase the functions and values of already established riparian habitat that have been infested by exotic plant species. There are five major stands of Arundo within the project area, clustered within the riparian scrub habitats in the central portion of the reach, and within the margin of the alluvial scrub below Decoro Drive, wherein removal efforts may be concentrated. Clearing the species from these areas and revegetating them with cuttings from site stock would provide a rapid increase in natural scrub habitat values. The amount of exotic plants to be removed shall be determined by a qualified restoration biologist and approved by the County Department of Regional Planning biologist and appropriate resource agencies and jurisdictions (CDFG and/or Army Corps) with the overall goal being to increase riparian values and functions of established areas to the same level as that being removed as a result of project implementation. The removal program shall utilize methods and procedures approved by Fish and Game and Army Corps to remove exotics, including but not limited to, mechanical equipment in specific areas, hand cutting, and the application of herbicides to stumps. Removal areas shall be kept free of exotic plant species for five years after initial treatment. Plant removal methodologies, locations, and monitoring shall be included as part of the revegetation plan.
4. No earlier than 45 days and no later than 20 days prior to the removal of any wildlife habitat during the nesting/breeding season of native bird species potentially nesting on the site (February 1 through August 1), the applicant shall have a field survey be conducted by a qualified biologist to determine if active nests of special-status birds (including raptors) are present in the construction zone or within 300 feet of the construction zone. If construction is proposed during the breeding and nesting season, such surveys will be conducted at bi-weekly intervals during the months of April, May, and June. In the event that an active nest is spotted in the habitats to be disturbed, or in other habitats within 300 feet of construction boundaries, clearing and construction within 300 feet shall be postponed until the nest is vacated and juveniles have fledged (which typically takes 3-4 weeks for most small birds), as determined by the biologist, and there is no evidence of a second attempt at nesting. The field survey shall be conducted to the satisfaction of the County and monthly reports submitted by the biological monitor to the County during grading operations.
5. To avoid disturbance such as siltation and sedimentation into special-status fish and arroyo toad breeding areas and the potential loss of special-status fish species, including arroyo chub and Santa Ana sucker, the construction and maintenance of the bridge, water quality filters, entrapment and filtration features, as well as direct inflow structures shall not occur during water flows determined by a qualified biologist with experience with these fish and the toad to be adequate for these species to occur within the project site or immediately downstream from the project site (typically immediately after periods of heavy or consistent rain). These activities shall not alter or damage habitat values for

these species, nor place materials or structures in the habitat which have the potential to adversely affect these species.

6. Alternatively, if construction activities must occur during time periods when special-status fish species, other than UTS, are likely to be in the river systems, prior to initiating these activities, all construction sites and access roads within the creekbed, as well as all creekbed areas within 300 feet of the construction site and access roads, shall be inspected by a qualified biologist for the presence of the species listed above. If present, all construction sites and any temporary access roads within the creekbed shall be cleared of the species listed above immediately before the prescribed work is to be carried out, immediately before any equipment is moved into or through the stream or habitat areas, and immediately before diverting any stream water. State and federal agencies will be notified prior to any construction activities.
7. The removal of such species shall be conducted by a qualified biologist using procedures approved by the USFWS and CDFG, and with the appropriate endangered species permits. A plan to temporarily relocate these species shall be developed before the action in coordination with the USFWS and CDFG. The County shall be notified of any temporary relocation effort prior to construction and submit a follow-up report after the operation is completed.
8. The loss of 7.41 acres of riparian habitat that is expected to serve as migration foraging and resting habitat for least Bell's vireo will be mitigated through the replacement of this habitat as specified in Mitigation Measures 4.3-1 through 4.3-4. If habitat removal is conducted during the vireo breeding season, surveys shall be conducted prior to removal to ensure no nesting vireos are present.
9. For all grading and construction activities within 300 feet of riparian resources, a County-approved biologist shall be retained at the expense of the applicant as a construction environmental monitor to ensure that incidental construction impacts on biological resources are avoided or minimized, and to conduct pre-grading field surveys for special-status plant and wildlife species that may be destroyed as a result of construction and/or site preparation activities. The biological monitor will be given authorization to stop specific construction activities if violations of mitigation measures or any local, state, or federal laws are suspected. Responsibilities of the construction environmental monitor include the following:·(a) Attend all pre-grade meetings to ensure that timing/location of construction activities do not conflict with mitigation requirements (e.g., seasonal surveys for plants and wildlife); (b) Review/designate the construction area in the field with the contractor and the County inspector in accordance with the final approved grading plan. Haul roads and access roads should be sited within grading areas to minimize degradation of habitat adjacent to these areas. If activities outside these limits are necessary, they should be evaluated by the biologist to ensure no special-status species or habitat will be affected; (c) Supervise cordoning of preserved natural areas that lie outside grading areas identified in CEQA documentation (e.g., with temporary fence posts and colored rope); (d) Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity, and any construction activity areas immediately adjacent to riparian areas or other special-status resources (such as oak trees, rare plants, or bird nests) may be flagged or temporarily fenced by the monitor, at his/her discretion; (e) Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas, and the monitor should also discuss

procedures for minimizing harm/harassment of wildlife encountered during construction; and (f) Periodically visit the site during construction to coordinate and monitor compliance with the above provisions.

10. Construction personnel shall be prohibited from entry into areas outside the designated construction area, except for necessary construction related activities, such as surveying. All such construction activities shall be coordinated with the construction environmental monitor.
11. Equipment shall not be operated in areas of ponded or flowing water without approval of the Army Corps, Fish and Game, and/or USFWS. Requests for work in these areas must contain a biological evaluation demonstrating that no sensitive fish, amphibians, reptiles and/or birds are currently present, or likely to be present during construction, at the construction site, or along access roads. No construction activities within riparian resources shall be allowed without prior approval by the biological monitor in accordance with approved grading plans.
12. Temporary sediment retention ponds shall be constructed downstream of construction sites that are located in the creekbed when the following circumstances apply: (1) the construction site contains flowing or ponded water that drains off-site into the undisturbed streamflow or ponds; or (2) streamflow is diverted around the construction site, but the work is occurring in the period November 1st through April 15th, when storm flows could inundate the construction site. The sediment ponds shall be constructed of creekbed material. The ponds shall be maintained and repaired after flooding events, and shall be restored to pre-construction grades and substrate conditions within 30 days after construction has ended. Any disturbance to riparian vegetation resulting from construction of sediment ponds shall be documented by the biologist and a report submitted to the County, CDFG, and ACOE and any adverse effects will be mitigated as detailed in Measures 4.31-4.3-3.
13. If a stream channel has been altered during construction, the low flow channel shall be returned as nearly as practical to pre-project topographic conditions without creating a possible future bank erosion problem. The gradient of the streambed shall be returned to pre-project grade, to the extent practical, unless such operation is part of a restoration project, in which case, the change in grade must be approved by the Army Corps prior to project commencement unless it is specified as a restoration area. All disturbances to riparian resources from temporary stream channel alteration shall be documented by the biological monitor and reported to the County and ACOE and any adverse effects mitigated as detailed in Measures 4.3-1 - 4.3-3.
14. Staging/storage areas for construction equipment and materials shall be located outside of the creek and associated riparian habitat areas.
15. Construction activities shall be limited to the following areas of disturbance: (1) 60 feet on either side of the outer edge of the proposed Decoro Drive Bridge; and (2) 50-foot-wide corridor for all utility lines within or proximate to San Francisquito Creek. The locations of these temporary construction sites and the routes of all access roads shall be shown on construction maps. Any variation from these limits shall be noted, with a justification for a variation. The construction plans shall indicate what type of vegetation, if any, would be disturbed. Revegetation activities shall be in compliance with Measures 4.3-1 - 4.3-3.

16. Any equipment or vehicles driven and/or operated within or adjacent to the creek channel shall be checked and maintained daily, to prevent leaks of materials that if introduced to water could be deleterious to aquatic life. No equipment maintenance shall be conducted within the creek channel or within 50 feet of this channel. Maintenance of stationary equipment shall be allowed at the construction site within the creek channel provided that drip pans are utilized and measures are taken to ensure that no petroleum products spill from the drip pans. Stationary equipment such as motors, pumps, generators, and welders, located within the creekbed construction zone shall be positioned over drip pans. Any accidental spills of petroleum products shall be immediately reported to CDFG, ACOE, USFWS, and other appropriate agencies. Any necessary clean-up measures will be promptly initiated.
17. To reduce the impact of runoff into San Francisquito Creek during construction, Best Management Practices shall be implemented during construction activities to control erosion and sedimentation. When construction timing permits, grading should be conducted during the dry season months to minimize the potential of adverse impacts to downstream habitats. Grading during the rainy season months shall utilize erosion/siltation control devices which may include, but are not limited to, hay bales, sedimentation rolls, diversion barriers, and sandbags. To reduce the impacts of runoff during project operation, measures included as conditions of the NPDES permit shall be implemented.
18. Standard dust control measures shall be implemented to reduce impacts on nearby plants and wildlife. This includes watering active grading sites at least twice daily; suspending all excavating and grading operations when wind speeds exceed 25 mph; and restricting traffic speeds on all unpaved roads to 15 mph or less in areas within 200 feet of vegetation.
19. Upon completion of construction, the applicant shall restore all haul roads and access roads that are outside of approved grading limits. This restoration shall be done in consultation with the biologist construction monitor and reviewed and approved by the County.
20. To minimize direct and indirect disturbance to "waters of the U.S.," an Army Corps Section 404 permit, pursuant to the federal Clean Water Act, will be necessary for fill of jurisdictional habitat. This includes fill and other impacts associated with Decoro Drive Bridge, water treatment and filter facilities, and the proposed trail. In addition, a streambed alteration agreement shall be executed with Fish and Game pursuant to Section 1603 of the California Fish and Game Code for construction and maintenance activities that will disturb or alter the streambed or associated riparian vegetation. Mitigation measures identified by the agencies through these two permitting processes are expected to include all or portions of mitigation measures 4.3-1 through 4.3-24. These measures will include the creation of an oxbow pond similar to that being filled for the placement of abutments for Decoro Drive Bridge. Creation of another ox-bow pond is possible within existing marginal portions of the channel, either above or below the Decoro Drive Bridge crossing. Appropriate soils and hydrology studies shall be conducted to maximize the success of pond creation. The existing pond would be the model for the mitigation pond to be constructed in the creek. Creation of a similarly-aligned ox-bow channel, terminating at the margin of the main creek alluvium, should approximate the conditions

under which the existing pond has persisted. Riparian and wetland vegetation occurring at the existing pond shall be planted around the created pond.

21. Access to San Francisquito Creek, as well as within the preserved setback area, shall be prohibited with fencing, signage, planted materials, or other means for pedestrians, domestic pets, and all recreational vehicles including bicycles, motorcycles, and off-road vehicles. Specific actions to restrict access shall include, among other things, posting signs identifying an ecological sensitive area, promoting public education and awareness of such ecological sensitivities, coordinating with Los Angeles County on the placement of trails and public access routes to and along the creek to avoid conflicts with sensitive biological resources, and the maintenance of fences and barricades to prevent unauthorized or unrestricted access to the creekbed.
22. Exotic and non-native plant species planted as part of landscaping could potentially invade adjacent natural open space areas and displace native species, as such, the project applicant shall prepare landscape design guidelines that describe adverse ecological effects associated with non-native, invasive plants. These guidelines shall be used during the review and approval process by the County for all landscaping plans. Disposal of cuttings of any ornamental plants in on-site or off-site open space areas shall be strictly prohibited.
23. Removal of non-native species such as giant cane (Arundo donax), salt cedar, tamarisk (Tamarix sp.), tree tobacco (Nicotiana glauca), and castor bean (Ricinus communis) from preserved upland and riparian areas shall be included in a revegetation plan to be reviewed and approved by the County to mitigate impacts, and shall be subject to the following standards: (a) First priority shall be given to those habitat patches that support or have a high potential for supporting special-status species; (b) All non-native species removals shall be conducted according to a resource agency approved exotics removal program. Removal of non-native species in patches of native habitat shall be conducted in such a way as to minimize impacts to the existing native riparian plant species.
24. Upon completion of construction, the applicant shall be held responsible to restore any haul roads and access roads that are outside of approved grading limits. This restoration shall be done in consultation with the biologist construction monitor.
25. Non-native plants that are potentially invasive via airborne seeds, or that are particularly difficult to control once escaped, should be prohibited from all parts of the project. A list of the plants to be prohibited shall be prepared and reviewed by the County.
26. Where night lighting occurs on the project site, the following measures shall apply: (a) Night lighting shall be directed onto the property and shall be downcast luminaries with light patterns directed away from natural areas, as coordinated with the lighting engineer and the project biologist; (b) Exterior lighting shall not exceed a maximum of 0.5 horizontal foot candles at a distance of 25 feet beyond the property boundary. No exterior lighting shall exceed 30 feet in height and direct light and glare shall not be observable at an angle greater than 85 degrees from the nadir of the vertical axis of the light source.
27. Whenever practical, repairs to Decoro Drive Bridge shall be made from the bridge deck. If this is not practical, minimum encroachment upstream and/or downstream of the bridge will occur. The maintenance work area for structural repairs shall be limited to 30 feet on either side of the bridge and under the bridge itself. Equipment shall be introduced into

the creekbed by means of an earth ramp constructed on the sideslope in the immediate vicinity, or from an adjacent invert access ramp if within 1,000 feet of the bridge. If the equipment must access the creekbed, care will be taken to minimize impacts to vegetation and to avoid destruction of large trees, defined as trees with trunks in excess of four inches in diameter at breast height (dbh), measured at four and one-half feet above grade. Any loss of riparian vegetation shall be replaced as per Mitigation Measures 4.3-1 through 4.3-3. Vehicles and equipment shall be routed to avoid, to the extent feasible, riparian vegetation, live streams, and wetted areas. The boundaries of the maintenance site and any temporary access roads within the creekbed shall be surveyed and marked in the field with stakes and flagging. No maintenance activities, vehicular access, equipment storage, stockpiling, or human intrusion shall occur outside the work area and access roads. If flowing or ponded water is located within the maintenance site (including stream diversions and sediment retention ponds) and access roads, the procedures described above in measure 4.3-8 to identify and relocate special-status fish species from live streams or ponded water shall be followed. If maintenance work in these areas would occur during the riparian bird breeding and nesting season (February 1 through August 1), then appropriate bird nest surveys shall be conducted by a qualified biologist and as described under mitigation measure 4.3-5. A biological monitor shall be on the site during all maintenance activities that would occur within or adjacent to the creek and riparian resources. Reports shall be submitted to the Department of Regional Planning prior to and after each maintenance activity occurrence.

28. At least one month prior to initiation of grading activities, pre-construction trapping will be conducted to minimize the potential direct and indirect loss of special-status reptile species and fossorial mammation species of limited mobility. Methods of trapping can include use of drift fences, pitfall traps, and other similar trapping techniques as deemed appropriate by a qualified biologist. The trapping shall occur at a time of year deemed appropriate by a qualified biologist. All captured specimens shall be released into appropriate habitat adjacent to, but outside of, areas to be graded. Captured specimens of non-native fauna shall not be released back into the wild. All capture records shall be submitted to the Department of Fish and Game.
29. Prior to further grading or other site preparation activities, the applicant shall retain the services of a qualified biologist to prepare a plan for the creation of a habitat area on the southeast portion of the project site outside of the project's development footprint. The actual habitat area site design and location shall be approved by the County and CDFG and consist of a shallow excavated rainpool(s) utilizing a suitable pond liner as a base. The habitat area location shall be as far away as possible from any of the existing or future development areas, including roads and trails, and the location shall be at least the size of the largest occupied area observed on the site. The rainpool(s) shall be designed such that it only supports standing water for several weeks following seasonal rains such that aquatic predators (i.e., fish, bullfrog, crayfish, etc.) cannot become established.
30. The qualified biologist shall monitor said habitat area for a period of five years, or as otherwise directed by the County and CDFG. Specific monitoring requirements and success criteria shall be approved by the County and CDFG. It is expected that minimum requirements will include annual monitoring during and immediately following peak breeding season such that surveys can be conducted for calling adults as well as for egg masses, larval and post larval toads. Further, survey data will be provided to the

regulatory agencies by the monitoring biologist following each monitoring period and a written report summarizing the monitoring results will be provided to the regulatory agencies at the end of the monitoring effort. Success criteria for the monitoring program shall include verifiable evidence of toad reproduction at said habitat area.

(3) Visual Qualities

Potential Effects: The change in character of the project site would represent replacement of open space and agricultural uses with urban uses, but it is not an unavoidable significant impact because such uses already occur immediately surrounding the project site and because the project preserves the major landform features that characterize views of the site from surrounding lands. However, bridge construction and associated stabilization at the creek edge is a significant alteration to the usual character of the creek itself.

Finding: The impacts identified in the FEIR cannot be mitigated to a level of insignificance. However, conditions of approval and design features incorporated into the project will reduce, to the extent feasible, the adverse environmental effects.

Facts: The above finding is made in conjunction with a Statement of Overriding Considerations, which is simultaneously being adopted for the project (see Section 6) and in that the following measures will partially mitigate the identified impacts:

1. Where residential or commercial structures are sited along highways, building heights and rooflines shall be varied and trees and other landscaping shall be planted to soften the silhouette of buildings and to blend them into the natural terrain.
2. The project shall comply with the Los Angeles County Hillside Design Guidelines.
3. Graded slopes shall be landscaped, irrigated and permanently maintained.
4. Large graded slopes located along highways or visible from Interstate 5 shall be contoured by varying the slope increments.
5. Fencing or walls, where used, shall be designed to be compatible with the adjoining architectural theme, and shall be of a consistent design within the neighborhood or commercial site.

(4) Solid Waste Disposal

Potential Effects: Implementation of the proposed project would generate, under a worst case scenario which assumes no recycling, approximately 5,217 tons of solid waste per year. Alternative solid waste disposal technologies may reduce landfill disposal, but it has not been demonstrated that approved landfill space or other disposal alternatives will be adequate to serve existing and future uses for the foreseeable future.

Finding: The impacts identified in the FEIR cannot be mitigated to a level of insignificance. However, conditions of approval incorporated into the project will reduce, to the extent feasible, the adverse environmental effects.

Facts: The above finding is made in conjunction with a Statement of Overriding Considerations which is simultaneously being adopted for the project (see Section 6) and in that the following measures will partially mitigate the identified impacts:

6. Recycling bins for glass, metals, paper, wood, plastic, greenwastes, and cardboard shall be placed on construction sites for use by construction workers.
7. In construction specification and bid packages, building materials shall be required to be made of recycled materials, to the extent feasible and economically practical.
8. Recycling/separation areas shall be located in close proximity to dumpsters for non-recyclables, and in elevators, on loading docks, and at primary internal and external access points.
9. Recycling/separation areas shall be located so they are not in conflict with any applicable federal, state or local laws relating to fire, building, access, transportation, circulation, or safety.
10. Recycling/separation areas shall be located so they are convenient for those persons who deposit, collect, and load the recyclable materials.
11. Recycling containers/bins shall be placed so that they do not block access to each other.
12. Solid waste collection/recycling areas shall be compatible with nearby structures, secure, protected against adverse environmental conditions, clearly marked, adequate in capacity, number and distribution, and contain a sufficient number of bins, to serve the recycling needs of the development.
13. Collection/recycling areas shall be designed and constructed to accommodate front-loader packing trucks, including maneuvering room.
14. Driveways and/or travel aisles shall be designed and constructed with adequate width and maneuverability space for unobstructed garbage collection vehicle access and clearance.
15. Signs shall be posted at all access points of the recycling areas that clearly identify all recycling and solid waste collection and loading areas and the materials accepted therein.

(5) Agriculture

Potential Effects: Implementation of the proposed project would convert to urban use 77 acres of land exhibiting characteristics associated with prime farmland. None of the acreage is currently in cultivation.

Finding: The conversion of prime agricultural land is irreversible and is, therefore, generally considered an unavoidable significant impact. The impacts identified in the FEIR cannot be mitigated to a level of insignificance.

Facts: The above finding is made in conjunction with a Statement of Overriding Considerations (Section 6) which is simultaneously being adopted for the project.

Cumulative Impacts

(1) Potential Cumulative Effect on Air Quality: A number of development projects are pending or approved in the vicinity of the project site. The effects of those projects, in conjunction with the project, will have a significant cumulative impact upon air quality. The

related projects as identified in the FEIR, together with the project, will result in an increase in construction-related and operation-related emissions.

Finding: The significant cumulative impacts on air quality identified in the FEIR cannot be mitigated to a level of insignificance. However, conditions of approval and features incorporated into the project design will reduce, to the extent feasible, the project's contribution to the significant environmental effects.

Facts: The above finding is made in conjunction with a Statement of Overriding Considerations which is simultaneously being adopted for the project (see Section 6), in that the measures set forth in Section 2, above, will mitigate the identified project specific impacts and in that mitigation measures are or will be required for the related projects to reduce their individual contributions to the significant cumulative air quality impacts.

(2) Potential Cumulative Effect on Biota: A number of development projects are pending or approved in the vicinity of the project site. The effects of those projects, in conjunction with the project, will have a significant cumulative impact upon biological resources. The related projects as identified in the FEIR, together with the project, will result in a loss of riparian habitat as part of the San Francisquito Creek ecosystem, the increase in human and domestic animal use of riparian and upland habitat areas; the loss of upland/creek wildlife movement corridors and consequent habitat fragmentation; and the net loss of wildlife habitat.

Finding: The significant cumulative impacts on biological resources identified in the FEIR cannot be mitigated to a level of insignificance. However, conditions of approval and features incorporated into the project design will reduce, to the extent feasible, the project's contribution to the significant environmental effects.

Facts: The above finding is made in conjunction with a Statement of Overriding Considerations which is simultaneously being adopted for the project (see Section 6), in that the measures set forth in Section 2, above, will mitigate the identified project specific impacts and in that mitigation measures are or will be required for the related projects to reduce their individual contributions to the significant cumulative biological resource impacts.

(3) Potential Cumulative Effect on Visual Qualities: A number of development projects are pending or approved in the vicinity of the project site. The effects of those projects, in conjunction with the project, will have a significant cumulative impact upon visual qualities. The related projects, as identified in the FEIR, together with the project, will result in a change in visual character from rural/open space to one more urban.

Finding: The significant cumulative impacts on visual qualities identified in the FEIR cannot be mitigated to a level of insignificance. However, conditions of approval and features incorporated into the project design will reduce, to the extent feasible, the project's contribution to the significant environmental effects.

Facts: The above finding is made in conjunction with a Statement of Overriding Considerations which is simultaneously being adopted for the project (see Section 6), in that the measures set forth in Section 2, above, will mitigate the identified project specific impacts and in

that mitigation measures are or will be required for the related projects to reduce their individual contributions to the significant cumulative visual quality impacts.

(4) Potential Cumulative Effect on Solid Waste Disposal: A number of development projects are pending or approved in the vicinity of the project site. The effects of those projects, in conjunction with the project, will have a significant cumulative impact upon solid waste disposal. Even though there are several landfill expansion plans in various stages of the permit review process, the related projects as identified in the FEIR, together with the project, could result in an oversupply of solid waste until such time as the County can demonstrate that approved landfill space or other disposal alternates will be adequate to serve existing and future uses for the foreseeable future.

Finding: The significant cumulative impacts on solid waste disposal identified in the FEIR cannot be mitigated to a level of insignificance. However, conditions of approval and features incorporated into the project design will reduce, to the extent feasible, the project's contribution to the significant environmental effects.

Facts: The above finding is made in conjunction with a Statement of Overriding Considerations which is simultaneously being adopted for the project (see Section 6), in that the measures set forth in Section 2, above, will mitigate the identified project specific impacts and in that mitigation measures are or will be required for the related projects to reduce their individual contributions to the significant cumulative solid waste disposal impacts.

(5) Potential Cumulative Effect on Agricultural Resources: A number of development projects are pending or approved in the vicinity of the project site. The effects of those projects, in conjunction with the project, will have a significant cumulative impact upon agricultural resources. The related projects as identified in the FEIR, together with the project, will result in a conversion of agricultural land to urban uses.

Finding: The significant cumulative impacts on agricultural resources identified in the FEIR cannot be mitigated to a level of insignificance and no feasible mitigation exists.

Facts: The above finding is made in conjunction with a Statement of Overriding Considerations which is simultaneously being adopted for the project (see Section 6).

SECTION 3

GROWTH INDUCING IMPACTS OF THE PROJECT

CEQA identifies a project as growth-inducing (i.e., a project involving spatial, economic or population growth in a geographic area) if it could foster economic or population growth or construction of additional housing either directly or indirectly.

Finding: The proposed project meets a growth-inducing criterion specified under CEQA, and, therefore, the proposed project may be considered growth-inducing.

Facts: The following facts support the above finding:

(1) Removal of an Impediment to Growth

- Construction of water, sewer and energy-related infrastructure is required to support buildout of the project. The water distribution system includes improvements that are intended to complete the existing Zone I water service zone, which extends beyond the project boundaries. Similarly, development of the project would necessitate construction of a sewer trunk line that would establish sewer service not only to the project, but also to adjacent proposed development. This design and construction of water and sewer infrastructure needed to accommodate buildout of the project could potentially induce growth within undeveloped areas surrounding the project.
- An established transportation network presently exists in the project area which affords the property access to the community of Valencia and the City of Santa Clarita. Copper Hill Drive will help create a continuous regional alternative north-south access route to I-5. Copper Hill Drive has already been constructed. Moreover, none of the collector roadways planned on the project site are directed to vacant land which has not been approved for development and the construction of the Decoro Drive Bridge would not provide access to land that presently cannot be reached. Therefore, development of the project's circulation network would not induce growth on surrounding property as the project would not significantly improve access to undeveloped parcels.

(2) Economic Expansion or Growth

- The proposed project could potentially induce growth by introducing additional short-term employment opportunities from construction of the project site. Some of the new temporary employment opportunities provided by this project could induce a small number of people to move into the Santa Clarita Valley. It is, therefore, expected that this new population could induce incremental secondary growth in the local or regional area. However, given this project's relatively small size in relation to the area's regional population and work force, the economic condition of this project alone would not be considered significant. Also, the proposed project is consistent with the goals and objectives of the County General Plan, proposes a similar site population to that which would occur under current Santa Clarita Valley Area Plan designations and is, therefore, a component of the overall population growth already planned for the Santa Clarita Valley by both Los Angeles County and the Southern California Association of Governments. Nonetheless, despite such consistency, the small increase in economic activity potentially generated by the proposed project would be growth inducing.

(3) Precedent Setting Action

- Approval of this project will require an amendment to the Santa Clarita Valley Area Plan, a zone change, tract map and conditional use permits approvals. However, amending the existing Area Plan land use designations for the project site to permit development of the project as proposed would not foster similar amendment requests on properties located in

proximity to the project site because the Area Plan already permits a similar level of development on the site to that proposed as part of this project.

(4) Development of Open Space

- The proposed project site is situated in an area that is proximal to existing urbanized uses in the Santa Clarita Valley (i.e., Valencia Industrial Center, Valencia High School, the Lockheed industrial facility and other approved developments and a large intervening open space would not be created. The project site is also located in the vicinity of established and planned roadways. Given these factors, the project would not induce growth under this criterion as it would not result in the urbanization of land in an isolated locality.

SECTION 4

FINDINGS REGARDING ALTERNATIVES

Alternatives to the proposed project described in the Draft West Creek EIR were analyzed and considered. The alternatives discussed in the West Creek FEIR constitute a reasonable range of alternatives necessary to permit a reasoned choice. The West Creek FEIR concluded that the 60 percent Reduced Density/Modified Site Plan Alternative was the environmentally superior alternative. However, the Commission does not select this alternative, and instead recommends the proposed project with the FEIR mitigation measures. Consequently, in accordance with Section 15093 of the State CEQA Guidelines, a Statement of Overriding Considerations is hereby adopted (see Section 6) to substantiate the County's decision to reject the environmentally superior alternative because of the benefits afforded by the project as well as other reasons set forth in Section 6.

Alternative 1 - The "No Project" Alternative

Description of Alternative: This alternative is required by the CEQA *Guidelines*, and it discusses the existing conditions, without any development, as well as comparing the impacts which might occur if this particular project is not approved but the site otherwise develops based on present plans and infrastructure constraints, with those impacts that would be generated by the project as proposed. There are two no project alternatives; 1a, that which could reasonably be expected to occur under the current Santa Clarita Valley Area Plan; and 1b, that which could reasonably be expected to occur under the current A-2-5 zoning restrictions of the Los Angeles County Code.

"No Project - Santa Clarita Valley Area Plan" Comparison of Effects: The "No Project - Santa Clarita Valley Area Plan" alternative would eliminate some of the environmental impacts of the project. However, the "No Project - Santa Clarita Valley Area Plan" would not provide the beneficial effects of the project because there are various methods of grading, bank stabilization and development envelopes which could be used to develop the property. It would limit the range of housing opportunities provided and not meet the array of housing needs projected for the Santa Clarita Valley. In addition, peak hour traffic conditions would be

exacerbated along local roadways as other new development is constructed without the benefit of the construction of the Decoro Drive Bridge.

Buildout of the project under the alternative would result in higher density and environmental impacts than the proposed project.

Buildout of the project site under present plans would result in higher density and environmental impacts than the proposed project.

"No Project - Santa Clarita Valley Area Plan" Finding: The "No Project - Santa Clarita Valley Area Plan" alternative is not preferred because this alternative fails to meet many of the objectives of the proposed project as identified in the FEIR or to provide any of the benefits of the proposed project as set forth herein.

"No Project - Santa Clarita Valley Area Plan" Facts: The above finding is made in that the "No Project - Santa Clarita Valley Area Plan" alternative would not (1) create needed housing opportunities that are compatible with existing and planned residential developments adjacent to the project, (2) provide a range of housing types to meet the demand for additional housing, or (3) designate sites for needed public facilities, (4) provide for the construction of Decoro Drive Bridge, a transportation infrastructure improvement with regional significance, (5) provide for a range of recreational opportunities or (6) develop the project site in the manner proposed by the applicant. The project site is well suited to the proposed development.

"No Project - Los Angeles County Code" Comparison of Effects: The "No Project - Los Angeles County Code" alternative would eliminate many of the environmental impacts of the project . However, it would narrowly limit the range of housing opportunities provided on the site, would not meet the array of housing needs projected for the Santa Clarita Valley, and could have a greater impact on biotic resources.

"No Project - Los Angeles County Code" Findings: The "No Project - Los Angeles County Code" alternative is not preferred because this alternative fails to meet many of the objectives of the proposed project as identified in the FEIR or to provide any of the benefits of the proposed project as set forth herein.

"No Project - Los Angeles County Code" Facts: The "No Project - Los Angeles County Code" alternative would not (1) create needed housing opportunities that are compatible with existing and planned residential developments adjacent to the project, (2) provide a range of housing types to meet the demand for additional housing, or (3) designate sites for needed public facilities, (4) provide for the construction of Decoro Drive Bridge, a transportation infrastructure improvement with regional significance, (5) provide for a range of recreational opportunities, or (6) provide a tax base to support public services, (7) develop the project in the manner proposed by the Applicant. The project site is well suited to the proposed development.

Alternative 2 - 20 Percent Reduced Density Alternative

Description of Alternative: This alternative would introduce 1,325 single family residential units, 728 multi-family units, 145,000 square feet of commercial space and private

recreational facilities to the site. This alternative represents a development proposal similar in overall design and layout to the proposed project but reduced in scale from the project addressed in this EIR.

Comparison of Effects: Alternative 2 would generally result in less severe environmental impacts than the project. The alternative, though, would have a greater impact on population and housing, exacerbating a projected future jobs/housing imbalance. Decoro Drive Bridge would also not be included in the project because it would not be economically feasible.

Finding: This alternative was not selected because it would not meet either applicant's objectives or the County objectives regarding infrastructure/transportation.

Facts: While certain environmental impacts are avoided or lessened, several of the basic objectives of the proposed project are not fully met or are impeded, and some benefits associated with the project would not be maximized as follows:

1. Alternative 2 would not provide for construction of the Decoro Drive Bridge, a major transportation infrastructure improvement with regional significance.
2. Alternative 2 would not create as many construction-related jobs or generate as much real property tax revenues.
3. Alternative 2 would not allow the applicant to earn a reasonable return on investment and hence is not feasible.

Alternative 3 - 60 Percent Reduced Density/Modified Site Plan

Description of Alternative: This alternative would introduce 718 single family residential units, 300 multi-family units, 72,000 gross square feet of commercial space and private recreational facilities on the site. This alternative compares the impacts of a development proposal which is substantially reduced in scale and modified in design from the project addressed in the EIR. The Decoro Drive Bridge would not be built as part of this alternative.

Comparison of Effects: The magnitude of most of the environmental impacts of the project would be reduced with Alternative 3. The alternative, though, would have a greater impact on population and housing, reducing the range of residential opportunities and exacerbating a projected future jobs/housing imbalance. Decoro Drive Bridge would also not be included in the project because it would not be economically feasible.

Finding: This alternative was not selected because it would not meet either applicant's objectives or the County objectives regarding housing demands and transportation infrastructure, nor does it have several of the benefits associated with the project.

Facts: While many environmental impacts are avoided or lessened, several basic objectives of the proposed project are not fully met or are impeded, and some benefits associated with the project would not be maximized as follows:

1. Alternative 3 would impede or not full meet the objective of providing a range of housing types and housing prices to meet the demand for additional housing.

2. Alternative 3 would impede or not fully meet the objective of providing a tax base necessary to support public service.
3. Alternative 3 would not provide for construction of Decoro Drive Bridge, a major transportation infrastructure improvement with regional significance.
4. Alternative 3 would not allow the applicant to earn a reasonable return on investment and hence is not feasible.

Alternative 4 - Alternative Use Mix

Description of Alternative: This alternative would develop approximately 6 million square feet of industrial uses on the Property. The Decoro Drive Bridge would not be included in the project.

Comparison of Effects: Alternative 4 would result in a greater level of impact than the proposed project in traffic/access, noise, air quality, wastewater disposal, and solid waste disposal. Impacts would be less, however, in geotechnical resources, biota, and water resources. Because there is no residential use associated with this alternative, impacts generally more associated with the needs of residential development would also decrease: education, public safety services and libraries. Impacts in remaining areas would be similar to the proposed project. Decoro Drive Bridge would not be included as a part of this alternative because it would not be economically feasible.

Finding: This alternative was not selected because it would not be environmentally preferred over the project, nor does it have several of the benefits associated with the project.

Facts: The environmental impacts of this alternative are similar to or greater than those of the project in many respects, and this alternative does not have several of the benefits associated with the project, nor does it meet applicant objectives or County objectives as follows:

1. Alternative 4 would impede or not fully meet the objective of creating a community that allows for residential and commercial development while preserving significant natural resources and open space.
2. Alternative 4 would not meet the objective of providing a range of housing types and housing prices to meet the demand for additional housing.
3. Alternative 4 would impede or not fully meet the objective of providing for a range of recreational activities and the recreational use of open space in a manner compatible with protection of significant natural resources.
4. Alternative 4 would impede or not fully meet the objective of designating sites for public facilities.
5. Alternative 4 would not provide for construction of Decoro Drive Bridge, a major transportation infrastructure improvement with regional significance.

Alternative 5 - Widening Bridge Span

Description of Alternative: This alternative is identical to the proposed project in land use mix and intensity, but compares the impacts of a development proposal which pulls the Decoro Drive Bridge abutment 500 feet to the west of the current location.

Comparison of Effects: This alternative would reduce potentially significant biota-related impacts of the project since it would avoid the loss of some habitat and there would also be less constriction of water flow at this location as the footprint of the bridge abutments within the creek would be removed. However, widening of the bridge span would increase the cost of bridge construction to a point where it is no longer economically practical for the applicant to construct the bridge as part of the project. This alternative would also not be consistent with design requirements and environmental balancing at other bridges in the same area.

Finding: This alternative was not selected because it would not meet applicant objectives or County objectives and would not have some of the benefits associated with the project.

Facts: While the environmental impacts of the Alternative are similar to the proposed project, objectives of the proposed project are not fully met or are impeded and some of the benefits of the project would not be maximized as follows:

1. Alternative 5 would not feasibly provide for construction of Decoro Drive Bridge, a major transportation infrastructure improvement with regional significance, because the cost of the Bridge as designed in the Alternative would increase to the point where it would no longer be economically practical for the applicant to construct the bridge as part of the project.

Alternative 6 - SEA Compatible Alternative

Description of Alternative: This alternative would introduce 1,872 single family dwelling units, 216 multi-family units, 180,000 square feet of commercial space and private recreational facilities to the site. Site development under this alternative pulls development further away from the Creek and would involve the creation of a wildlife corridor through re-vegetation of the existing SCE easements and MWD fee property. This corridor would link habitat found within San Francisquito Creek to upland habitat in the interior of the project site. The Decoro Drive Bridge would not be included in the project.

Comparison of Effects: Because the intensity of development is somewhat less than that of the proposed project, this alternative would slightly reduce impacts in noise, air quality, biota, wastewater disposal, solid waste disposal, education, public safety services, libraries, recreation, utilities and population and housing. Biological benefits would be limited to the presence of existing or planned development surrounding the proposed project site.

Finding: This alternative was not selected because it would not meet applicant objectives or County objectives and would not have some of the benefits associated with the project.

Facts: While the environmental impacts of the Alternative are similar to the proposed project, objectives of the proposed project are not fully met or are impeded and some of the benefits of the project would not be maximized as follows:

1. Alternative 6 would not provide for construction of Decoro Drive Bridge, a transportation infrastructure improvement with regional significance.

SECTION 5

FINDINGS REGARDING MITIGATION MONITORING PROGRAM

Section 21081.6 of the Public Resources Code requires that when a public agency is making the findings required by CEQA Guidelines Section 15091(a)(1), codified as Section 2081(a) of the Public Resources Code, the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval, in order to mitigate or avoid significant effects on the environment.

The County hereby finds that the Mitigation Monitoring Plan, which is attached as Exhibit A to these Findings, and incorporated in the project's Conditional Use Permit, meets the requirements of Section 21081.6 of the Public Resources Code by providing for the implementation and monitoring of project conditions intended to mitigate potential environmental effects.

SECTION 6

STATEMENT OF OVERRIDING CONSIDERATIONS

The West Creek FEIR, as revised by the Final Additional Analysis (defined above), identified and discussed significant effects which will occur as a result of the project. With the implementation of the mitigation measures discussed in the FEIR, these effects can be mitigated to levels of insignificance except for significant unavoidable project impacts on air quality, biota, visual qualities, solid waste disposal and agriculture, and except for significant unavoidable cumulative impacts on air quality, biota, visual qualities, solid waste disposal and agriculture , as identified in Section 2 of these findings.

Having reduced the significant adverse environmental effects of the proposed project by approving the project and adopting the conditions of approval and the mitigation measures identified in the FEIR, and having balanced the benefits of the project against the project's potential significant unavoidable adverse impacts, the Commission hereby determines that the

benefits of the project outweigh the identified significant unavoidable impacts, and that such impacts are nonetheless acceptable, based on the following overriding considerations:

1. The project will provide a range of quality housing opportunities, including both single family units and multi-family units, as well as on site recreation areas and landscaped areas, that meet projected housing needs in the Santa Clarita Valley.
2. The project will provide commercial/retail space to meet commercial space needs in the Santa Clarita Valley and future residents of the project.
3. The project will provide for the construction of Decoro Drive Bridge, an important transportation infrastructure improvement with regional significance, which is shown on the Los Angeles County Master Plan of Highways.
4. The project will provide off-site roadway and intersection improvements to the arterial highway system in a manner consistent with the County Plan of Highways.
5. The project will provide paseos within the project site adjacent to Copper Hill Drive and along certain residential collector streets and easements that will link with and be a part of the much larger paseo network system planned for the North River area and Valencia.
6. The project will provide a public hiking/biking trail which will implement a 12,000 linear foot segment of the proposed Los Angeles County San Francisquito Canyon Trail, which will provide a regional benefit.
7. During construction of the project, construction related jobs will be created. Approximately 497 permanent jobs will also be created by the project.
8. The project will provide permanent erosion control measures which will reduce site sedimentation and debris volume generation resulting in a beneficial impact on water quality.

SECTION 7

SECTION 15091 AND 15092 FINDINGS

Based on the foregoing findings and the information contained in the record, the Commission has made one or more of the following findings with respect to each of the significant adverse effects of the West Creek project:

a. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid many of the significant environmental effects thereof as identified in the FEIR.

b. Some changes or alterations are within the responsibility and jurisdiction of another public agency and such changes have been adopted by such other agency, or can and should be adopted by such other agency.

c. Specific economic, legal, social, technological or other considerations make infeasible the mitigation measures or alternatives identified in the FEIR.

Based on the foregoing findings and the information contained in the record, and as conditioned by the foregoing.

a. All significant effects on the environment due to the project have been eliminated or substantially lessened where feasible.

b. Any remaining significant effects on the environment found to be unavoidable are acceptable due to the overriding considerations set forth in the foregoing Statement of Overriding Considerations.

SECTION 8

SECTION 21082.1(c)(3) FINDINGS

Pursuant to Public Resource Code § 21082.1(c)(3), the Commission hereby finds that the West Creek FEIR, as revised by the Final Additional Analysis, reflects the independent judgment of the lead agency.

WEST CREEK

Mitigation Monitoring and Reporting Program

SCH# 98021052

September 2004

WEST CREEK

Mitigation Monitoring and Reporting Program

SCH# 98021052

Prepared For:

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September 2004

MITIGATION MONITORING PROGRAM

INTRODUCTION The Mitigation Monitoring Program describes the procedures the applicant and others will use to implement the mitigation measures adopted in connection with the approval of the proposed project and the methods of monitoring such actions. A Monitoring Program is necessary only for impacts which would be significant if not mitigated. The following consists of a monitoring program table noting the responsible agency for mitigation monitoring, the schedule and a list of all project-related mitigation measures.

PURPOSE The Mitigation Monitoring Program (MMP) has been prepared in conformance with Section 21081.6 of the California Environmental Quality Act. It is the intent of this program to (1) verify satisfaction of the required mitigation measures of the EIR; (2) provide a methodology to document implementation of the required mitigation; (3) provide a record of the Monitoring Program; (4) identify monitoring responsibility; (5) establish administrative procedures for the clearance of mitigation measures; (6) establish the frequency and duration of monitoring; and (7) utilize existing review processes wherever feasible.

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1	**GEOTECHNICAL RESOURCES**				
4.1-1	The project would be graded in accordance with the Hillside Design Guidelines published by the Los Angeles County Department of Regional Planning (December 1987).	Applicant (Geotechnical Engineer, Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, and Building and Safety 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plans	Ongoing during grading activities. Mass grading underway for Area C.

CSDLAC - County Sanitation Districts of Los Angeles County
FCD - Flood Control Division
LACDPW - Los Angeles County Department of Public Works
LACFPD - Los Angeles County Fire Protection District
LAFCO - Local Agency Formation Commission
RWQCBLAR - Regional Water Quality Control Board, Los Angeles Region
SCAQMD - South Coast Air Quality Management District
WSHUHSD - William S. Hart Union High School District

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1	**GEOTECHNICAL RESOURCES (cont.)**				
4.1-2	The location and dimensions of the exploratory trenches and borings shall be noted relative to future building plans, unless the trenches and/or borings are removed by future grading operations. If future foundations do traverse the trenches or borings, they shall be evaluated by the Project Soils Engineer for mitigation measures relative to potential settlement.	Applicant (Geotechnical Engineer)	Building Plan Check	1. LACDPW, Building & Safety Division 2. LACDPW, Building & Safety Division 3. Prior to Approval of Final Building Plans	Los Angeles County approved a bulk grading plan (Permit No. 0820 0204160002) for VTTM 52455 on September 4, 2002.
4.1-3	Nine estate lots have been proposed on Lots 366 to 374. No grading has been proposed in the area of these lots. Any future development of these lots will require a geologic/geotechnical investigation and report.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plans	Los Angeles County approved a bulk grading plan (Permit No. 0820 0204160002) for VTTM 52455 on September 4, 2002.
4.1-4	An alternate (school pad) grading concept may occur in the vicinity of Lots 433-478, which would consist of lowering proposed grades (that range from 1385 to 1335) for Lots 433 to 478 to 1368 to 1330 for the school pad. If and when it is decided to convert Lots 433 to 478 into an elementary school, specific recommendations relative to slope stability will be addressed at that time.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Approval of Final Grading Plans	Los Angeles County approved a bulk grading plan (Permit No. 0820 0204160002) for VTTM 52455 on September 4, 2002.
4.1-5	Areas that are to receive compacted fill shall be observed by Allan E. Seward Engineering Geology, Inc. or another qualified geotechnical engineering firm prior to the placement of fill.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Approval of Final Grading Plans	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-6	All drainage devices shall be properly installed and observed by Allan E. Seward Engineering Geology, Inc. and/or owner's representative(s) prior to placement of backfill.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Approval of Final Grading Plans	Ongoing during grading and site preparation phases.

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1	**GEOTECHNICAL RESOURCES (cont.)**				
4.1-7	Fill shall be placed in controlled layers (lifts), the thickness of which is compatible with the type of compaction equipment used. The thickness of the compacted fill layer shall be adjusted to obtain proper compaction with the equipment used, and generally shall not exceed an allowable thickness of 8 inches. Each layer shall be compacted to a minimum compaction of 90 percent relative to the maximum dry density determined per the latest ASTM D1557 test. Density testing shall be performed by Allan E. Seward Engineering Geology, Inc. or another qualified geotechnical engineering firm to verify relative compaction. The Contractor shall provide proper access and level areas for testing.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Approval of Final Grading Plans	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-8	Where space limitations do not allow for conventional fill compaction operations, special backfill materials and procedures may be required. Pea gravel or other select fill can be used in areas of limited space. A sand and portland cement slurry (2 sacks per cubic-yard mix) shall be used in limited space areas for shallow backfill near final pad grade, and pea gravel shall be placed in deeper backfill near drainage systems.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Approval of Grading Plans	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1	**GEOTECHNICAL RESOURCES (cont.)**				
4.1-9	Fill soils shall consist of imported soils or on site soils free of organics, cobbles, and deleterious material and shall be approved by Allan E. Seward Engineering Geology, Inc. or another qualified geotechnical engineering firm. Rocks larger than 6 inches in diameter shall not be used unless they are sufficiently broken down. All imported soil shall be granular, non-expansive, with an Expansion Index (EI) less than 30. Allan E. Seward Engineering Geology, Inc. or another qualified geotechnical engineering firm shall evaluate and/or test the import material for its conformance with the specifications prior to its delivery to the site. The Contractor shall notify the geotechnical engineering firm 72 hours prior to importing material to the site.	Applicant (Geotechnical Engineer)	Building Plan Check Field Verification	1. LACDPW, Building & Safety Division 2. LACDPW, Building & Safety Division 3. Prior to Issuance of Building Permits	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-10	Allan E. Seward Engineering Geology, Inc. or another qualified geotechnical engineering firm shall observe the placement of compacted fill and conduct in-place field density tests on the compacted fill to check for adequate moisture content and the required relative compaction. Where less than specified relative compaction is indicated, additional compactive effort shall be applied and the soil moisture conditioned as necessary until adequate relative compaction is attained.	Applicant (Geotechnical Engineer)	Building Plan Check Field Verification	1. LACDPW, Building & Safety Division 2. LACDPW, Building & Safety Division 3. Prior to Issuance of Building Permits	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-11	The Contractor shall comply with the minimum relative compaction out to the finish slope face of fill slopes, buttresses, and stabilization fills as set forth in the specifications for compacted fill. This may be achieved by either overbuilding the slope and cutting back as necessary, or by direct compaction of the slope face with suitable equipment, or by any other procedure that produces the required result.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-12 Any abandoned underground structures, such as cesspools, cisterns, mining shafts, tunnels, septic tanks, wells, pipelines, or others not discovered prior to grading, are to be removed or treated to the satisfaction of the Soils Engineer and/or the controlling agency for the project.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-13 The Contractor shall have suitable and sufficient equipment during a particular operation to handle the volume of fill being placed. When necessary, fill placement equipment shall be shut down temporarily in order to permit proper compaction of fills, correction of deficient areas, or to facilitate required field testing.	Applicant (Civil Engineer)	Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-14 The Contractor shall be responsible for the satisfactory completion of all earthwork in accordance with the project plans and specifications.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. This issue will also be addressed at a later date prior to the issuance of building permits Mass grading in progress for Area C.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-15 Final reports shall be submitted after completion of earthwork and after the Soils Engineer and Engineering Geologist have finished their observations of the work. No additional excavation or filling shall be performed without prior notification to the Soils Engineer and/or Engineering Geologist.	Applicant (Geotechnical Engineer & Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. This issue will also be addressed at a later date prior to the issuance of building permits. Mass grading in progress for Area C.
4.1-16 Whenever the words "supervision," "inspection," or "control" are used, they shall mean **observation** of the work and/or testing of the compacted fill by Allan E. Seward Engineering Geology, Inc. or another qualified geotechnical engineering firm to assess whether substantial compliance with plans, specifications, and design concepts has been achieved, and does not include direction of the actual work of the Contractor or the Contractor's workmen.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-17 Trench excavations to receive backfill shall be free of trash, debris, or other unsatisfactory materials prior to backfill placement, and shall be observed by Allan E. Seward Engineering Geology, Inc. representative or another qualified geotechnical engineering firm.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-18 Trench backfills shall be compacted to at least a relative compaction of 90 percent. Trench backfills underlying pavements shall be compacted to a minimum relative compaction of 95 percent, to a depth of at least 24 inches below the pavement section. Relative compaction is defined as the ratio of the in-place soil dry density to the laboratory maximum dry density as determined by the ASTM D1557 test method.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1	**GEOTECHNICAL RESOURCES (cont.)**				
4.1-19	Except as stipulated herein, soils obtained from the excavation may be used as backfill if they are essentially free of organics and deleterious materials.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-20	Rocks generated from the trench excavation not exceeding 3 inches in largest dimension may be used as backfill material. However, such material may not be placed within 12 inches of the top of the pipeline. No more than 30 percent of the backfill volume shall contain particles larger than 1.5 inches in diameter, and rocks shall be well mixed with finer soil.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-21	Per County of Los Angeles Guidelines, soils (other than aggregates) with a Sand Equivalent (SE) greater than or equal to 20, as determined by ASTM D2419 Standard Test Method or at the discretion of the engineer or representative in the field, may be used for bedding and shading material in the pipe zone areas. These soils are considered satisfactory for compaction by jetting procedures.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-22	Trench backfill other than bedding and shading shall be compacted by mechanical methods as tamping sheepsfoot, vibrating or pneumatic rollers, or other mechanical tampers to achieve the density specified herein. The backfill materials shall be brought to within 3 percent of optimum moisture content, and then placed in horizontal layers with a thickness compatible to the material being placed and the type of equipment being used. Each layer shall be evenly spread, moistened or dried as necessary and then tamped or rolled until the specified density has been achieved.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1	**GEOTECHNICAL RESOURCES (cont.)**				
4.1-23	The Contractor shall select the equipment and process to be used to achieve the specified density without damage to the pipeline, the adjacent ground, existing improvements, or completed work.	Applicant (Civil Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-24	Observations and field tests shall be carried on during construction by Allan E. Seward Engineering Geology, Inc. or another qualified geotechnical engineering firm to confirm that the required degree of compaction has been obtained. Where compaction is less than that specified, additional compaction effort shall be made with adjustment of the moisture content as necessary until the specified compaction is obtained. Field density tests may be omitted at the discretion of the engineer or his representative in the field.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-25	Whenever, in the opinion of Allan E. Seward Engineering Geology, Inc. or the Owner's Representative(s), an unstable condition is being created by either cutting or filling, the work shall not proceed until an investigation has been made and the excavation plan revised, if deemed necessary.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-26	Fill material shall not be placed, spread, or rolled during unfavorable weather conditions. When the work is interrupted by heavy rain, fill operations shall not be resumed until field tests by Allan E. Seward Engineering Geology, Inc. or another qualified geotechnical engineering firm indicate the moisture content and density of the fill are as specified.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1	**GEOTECHNICAL RESOURCES (cont.)**				
4.1-27	The walls of temporary (construction) trenches for subdrains shall stand vertical provided the trench depth does not exceed 5 feet and heavy equipment is not allowed within 5 feet of the edge of the trench. Where trench alignments are in sloping terrain, vertical trench walls shall not be excavated to depths greater than 4 feet. Shoring of trench walls or flattening of slopes to a 1.5:1 (horizontal:vertical) slope or flatter will be required if deeper trenches are necessary or if the presence of gravel pockets, loose sands, weak material or adverse dipping beds indicate a potential for localized raveling or instability.	Applicant (Civil Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-28	All work associated with trench shoring shall conform to the State of California, Division of Industrial Safety Code (Cal OSHA).	Applicant (Civil Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-29	The maximum removals of alluvium required are down to 18 feet at CPT-6, CPT-7, and HS-1 and down to 16 feet at CPT-8, CPT-9, HS-2, and HS-3. Recommended removal depths in these areas range from 18 to 20 feet and 16 to 20 feet respectively on the Removal Depths Map (Sheet 1 of 4 of Figure 4.1-1 of the DEIR).	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-30	Recommended alluvial removals in the larger canyons on the site can range from 5 to 20 feet in the same general area.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-31 Alluvial removals shall be performed during the summer months since the deeper recommended removal depths coincide approximately with some of the ground water depths Allan E. Seward Engineering Geology, Inc. encountered in its exploratory borings, which were drilled in the late winter to early spring 1998.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-32 In proposed graded areas in the smaller canyons and on the slope flanks, all artificial fill, surficial soils, slopewash, loose alluvium, and weathered bedrock (TQs and Qt) shall be completely removed to flanks firm bedrock. Recommended removal depths in these narrower canyons typically range from 2 to 10 feet. Isolated "pockets" of deeper removals (greater than 10 feet) will be necessary where warranted. The recommended removal depths are shown on Sheet 1 of 4 of Figure 4.1-1 of the DEIR.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-33 A minimum 3-foot-thick cap fill shall be placed on level cut lots within the Saugus Formation to serve as a relatively impermeable blanket course for impeding seepage of surface runoff into exposed, adversely dipping beds of that formation. The cap fill shall be compacted to the same requirements as the engineered fill. Borrow sources would be from nearby areas of required excavation.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-34 Areas and conditions requiring capping shall be identified by the Geotechnical Engineer or the Engineering Geologist during construction, and the capping recommendation revised as warranted.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, LACFCD, Geology/Soils Section 2. LACDPW, LACFCD, Geology/Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-35 Excavated material to be used for the construction of site fills shall not contain organic matter, shall have no rock or similar irreducible material with a maximum dimension greater than 6 inches, and shall be approved by the Geotechnical Engineer before use. It will be permissible to selectively place large rock fragments over 6 inches in size within the fill. A description of such selective placement is shown on Figure 3 of the Allan E. Seward Engineering Geology, Inc. report. Imported material, if required, shall be nonexpansive and predominantly granular and shall be approved by the Geotechnical Engineer before use. Alluvial material may be used in earth fill operations provided that the material is relatively free of organic matter.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, LACFCD, Geology/Soils Section 2. LACDPW, LACFCD, Geology/Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-36 Any oversize boulders, if encountered, may be incorporated into the fill as rock fill in windrows after being reduced to the specified maximum rock fill size (see Figure 3 of the Allan E. Seward Engineering Geology, Inc. report).	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, LACFCD, Geology/Soils Section 2. LACDPW, LACFCD, Geology/Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-37 Depressions or ruts created in the process of grading operations shall be properly backfilled with suitable fill compacted to not less than 90 percent relative compaction. Where native soil remains, the upper 6 inches of the native soil subgrade exposed during stripping or excavation shall be scarified, moisture-conditioned, and properly compacted to at least 90 percent relative compaction prior to fill placement. All fill material shall be placed in uniform lifts not exceeding 8 inches in its loose state and compacted to a minimum of 90 percent relative compaction as determined based on the latest ASTM Test Designation D-1557.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-38 In areas to receive compacted fill, where the surface gradient is steeper than 5:1 (horizontal:vertical), the soil mantle shall be removed and such areas benched horizontally into competent material prior to or in conjunction with fill placement. This would also apply to all backfill placed on landslide excavations slopes. Keys would be required at the toes of embankments and observations shall be provided by the Engineering Geologist or Geotechnical Engineer to determine where these keys are needed. All keys shall be constructed to a minimum of 15 feet in width and 2 feet in depth below subgrade after topsoil removal. Key requirements are depicted in Figure 4, "Fill Slope Over Natural Slope" of the Allan E. Seward Engineering Geology, Inc. report.	Applicant (Geotechnical Engineer/ Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-39 Economic and engineering benefits may be derived from the selective use of the site materials. It is therefore considered to be desirable to perform the required grading in the following manner: • Material obtained from excavations in harder bedrock will probably be more granular and shall be placed in the lower portions of fills to minimize settlements and to improve subsurface drainage. These materials, however, shall not substitute for drain blankets and/or subdrains otherwise required. • Where practical, material that is principally clayey shall be placed on the outer portions of fill slopes to minimize erosion and to provide a suitable base to support plant growth. These clayey blankets shall not impede the drainage path of seepage water through the fill.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-39 (cont.) • No adversely inclined layering of clay soils shall be allowed in embankment fills or within sidehill fills over natural ground where ground slope is steeper than 5:1 (horizontal:vertical). • Use of material consisting of oversized rock fragments in fills throughout the site shall be avoided within the expected depth-of-trenching for utilities in street areas and generally in the upper 10 feet, as a minimum. • Materials suspected of being potentially highly expansive shall be placed in the lower portions of areal fills to minimize potential adverse effects on structures placed on the fills. • It shall be noted that all grading operations within MWD's right-of-way are to be reviewed and approved by MWD personnel. Following Grading Plan approval by the MWD, MWD staff shall require stringent conditions of approval and will also make periodic field inspections of the grading operations within MWD right-of-way.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-40 No specific building foundation designs are provided at this time. The following general foundation criteria are provided for future design and planning consideration. The proposed grading plan shall generally involve the following foundation support conditions: • Foundation support within bedrock in cut areas; • Foundation support within engineered fill; and • Foundation support within transition zones of cut and fill.	Applicant (Project Structural Engineer)	Building Plan Check	1. LACDPW, Building & Safety Division 2. LACDPW, Building & Safety Division 3. Prior to Issuance of Building Permits	Ongoing during grading and site preparation phases.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-41 Shallow spread footings for foundation support of up to two-story residential, commercial, or light industrial developments can adequately be derived from native soils, processed as necessary, and bedrock or engineered fill compacted as recommended herein. Heavier structural support, if applicable, shall be addressed at the Grading Plan stage. Bearing capacity data and lateral resistance of footing walls shall be provided at the Grading Plan stage.	Applicant (Civil Engineer	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. This issue will also be addressed at a later date prior to the issuance of building permits. Mass grading in progress for Area C.
4.1-42 Retaining wall geotechnical design parameters shall be provided at the Grading Plan stage.	Applicant (Civil Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.
4.1-43 Pavement design recommendations will be provided at the Grading Plan stages.	Applicant (Civil Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.
4.1-44 Figure 7, "Cut Lot (Transitional)" and "Cut-Fill Lot (Transitional)" of the Allan E. Seward Engineering Geology, Inc. report provides a foundation grading detail for locations where foundations will straddle transition zones of cut and fill. Figure 8 of that report provides overexcavation recommendations at lots where the building is placed over the crest of a natural slope and part of the building would be on compacted fill and part on bedrock. In addition, extra foundation slab reinforcement shall be provided in these cases.	Applicant (Civil Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-45 Temporary construction cuts, such as stabilization keyway excavations may be constructed at slopes steeper than 1-1/2:1. Actual geologic and ground water conditions identified for the grading plan stage of the project and also the expected duration of the open face will govern the recommended slope for stability of the cut slope.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Building & Safety Division 2. LACDPW, Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-46 An Engineering Geologist shall observe all cut slopes during grading and provide recommendations for necessary modifications.	Applicant (Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Building & Safety Division 2. LACDPW, Building & Safety Division 3. Prior to Issuance of Building Permits	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-47 The standard setbacks from ascending and descending slopes provided in Section 1806.4 of the 1996 Los Angeles County Uniform Building Code shall be followed, unless superseded by specific geologic and/or soils engineering evaluations.	Applicant (Civil Engineer, Geotechnical Engineer, Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils, Building & Safety Division 2. LACDPW, Building & Safety Division and Geology and Soils Section 3. Prior to Issuance of Building Permits	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-48 For proposed Cut-Slope CS-13, the top of the ridge shall be cut to an elevation of 1382 feet or lower, as shown on Cross Section 28-28'.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils, Building & Safety Division 2. LACDPW, Building & Safety Division and Geology/Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.
4.1-49 Cut-slopes and fill slopes at the site will be sloped at a 2:1 inclination or flatter. Sandy materials will be susceptible to erosion; therefore, cut and fill slopes shall be sodded or planted, if practicable, as soon as the grading work is completed in order to minimize erosion.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils, Building & Safety Division 2. LACDPW, Building & Safety Division and Geology/Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1	**GEOTECHNICAL RESOURCES (cont.)**				
4.1-50	Benches or terraces at least 8 feet in width shall be established at vertical intervals of not more than 25 feet on all cut or fill slopes to control surface drainage and collect debris. Where only one bench is required, it shall be at mid-height. For cut or fill slopes greater than 100 feet the terrace near mid-height shall not be less than 20 feet in width.	Applicant (Geotechnical Engineer & Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Building & Safety Division, Geology/Soils Section 2. LACDPW, Building & Safety Division and Geology/Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-51	Swales or ditches on all terraces shall have a minimum gradient of 5 percent and shall be paved with gunite, or approved equal. They shall have a minimum depth at the deepest point of 12 inches and a minimum paved width of 8 feet.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Building & Safety Division 2. LACDPW, Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-52	Mitigation for cut slopes shall comply with the requirements identified in the Cut-Slope Summary - Table 2 of the Allan E. Seward Engineering Geology, Inc. report.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Building & Safety Division 2. LACDPW, Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-53	Cut-slopes less than 25 feet in height with adverse geologic or grading configurations (fill over cut) shall be, if necessary, with a standard 15-foot wide stability fill. A typical stability fill detail is shown on Figure 5 of the Allan E. Seward Engineering Geology, Inc. report.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Building & Safety Division Geology/Soils Section 2. LACDPW, Building & Safety Division and Geology/Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-54 All permanent cut-slopes in both alluvium and bedrock shall be constructed at a slope ratio not steeper than 2:1 (horizontal:vertical).	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-55 An Engineering Geologist shall observe all cut slopes during grading and provide recommendations for necessary modifications.	Applicant (Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-56 All cut slopes along Copper Hill Drive shall be constructed pursuant to the Grading Plan for the extension of Copper Hill Drive by Allan E. Seward Engineering Geology, Inc. and R.T. Frankian & Associates, Inc. (see Ref. Nos. 25, 26, 39, 40, and 41 of the Allan E. Seward Engineering Geology, Inc. report).	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-57 To minimize significant settlements, upper soils in areas to receive fills shall be removed and recompacted to competent materials. No specific foundation design loads are available at this time. The design grades, to be achieved by highest fills, may be placed sufficiently ahead of building construction to induce potential settlements ahead of time.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Building & Safety Division, Geology/ Soils Section 2. LACDPW Building & Safety Division and Geology/Soils Section 3. Prior to Issuance of Building Permits	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1	**GEOTECHNICAL RESOURCES (cont.)**				
4.1-58	Fill slopes shall be constructed at a slope ratio not steeper than 2:1 (horizontal:vertical). To minimize the probability of slumping and/or erosion of fill slopes, the faces of such slopes shall be properly treated. Proper compaction of the face shall be accomplished by constructing the fill at least 6 feet (horizontally) beyond the planned final face plane, and compacting to not less than 90 percent relative compaction throughout. The slope face shall then be trimmed back to the final face plane. This operation shall expose properly compacted material on the finished face of the slope.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Building & Safety Division, Geology/Soils Section 2. LACDPW, Building & Safety Division and Geology/Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-59	In areas where a fill slope will be constructed immediately above a cut slope, the cut slope shall be constructed prior to placement of fill. A setback of at least 6 feet shall be provided between the top of the cut and the toe of the fill. Details of typical fill over cut slope conditions are shown on Figure 6, "Typical Fill Above Cut Slope" of the Allan E. Seward Engineering Geology, Inc. report.	Applicant (Civil Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-60	In areas where fill slopes will be constructed above natural ground, all topsoil and slopewash shall be removed and the fill keyed into firm earth a minimum of 2 feet, measured at the toe of the fill slope, and then benched, as shown on Figure 4, "Fill Slope over Natural Slope" of the Allan E. Seward Engineering Geology, Inc. report.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-61 All landslide removals shall be completed under continuous observations by the Project Geologist.	Applicant (Geotechnical Engineer & Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.
4.1-62 Landslide VII is to be mitigated pursuant to measures identified in Allan E. Seward Engineering Geology, Inc.'s In-Progress Grading Plan Report for Revised Tract 49400.	Applicant (Geotechnical Engineer & Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.
4.1-63 Landslide VIII is to be **completely removed** during grading operations for VTT 52455 under the continuous observation of the Project Engineering Geologist. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.	Applicant (Geotechnical Engineer & Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.
4.1-64 Landslide IX shall be either removed, or a debris basin large enough to contain its volume shall be designed. Final recommendations relative to this landslide will be determined once the use of Lot 483 is known.	Applicant (Geotechnical Engineer & Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-65 Landslide XI shall be **completely removed** during grading operations for VTT 52455 under the continuous observation of the Project Engineering Geologist. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.	Applicant (Geotechnical Engineer & Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.
4.1-66 Landslide XIII shall be completely removed under continuous observation of the Project Engineering Geologist to ensure that all of the landslide material is removed. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.	Applicant (Geotechnical Engineer & Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.
4.1-67 Landslide XV shall be **removed** under continuous observation of the Project Engineering Geologist to ensure that it is entirely removed. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.	Applicant (Geotechnical Engineer & Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.
4.1-68 Landslide XVI shall be **removed** under continuous observation of the Project Engineering Geologist to ensure that all of the landslide material is removed. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.	Applicant (Geotechnical Engineer & Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-69 Landslide XVII shall be **completely removed** during grading operations for VTT 52455 under the continuous observation of the Project Engineering Geologist. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.	Applicant (Geotechnical Engineer & Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.
4.1-70 Landslide XVIII shall be **removed** under continuous observations of the Project Engineering Geologist to ensure that all of the landslide material is removed. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.	Applicant (Geotechnical Engineer & Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.
4.1-71 Landslide XIX shall be **completely removed** during grading operations for TT 52455 under the supervision of the Project Engineering Geologist.	Applicant (Geotechnical Engineer & Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.
4.1-72 Landslide XX shall be **completely removed** during grading operations for VTT 52455 under the continuous observation of the Project Engineering Geologist. In areas to receive fill the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.	Applicant (Geotechnical Engineer & Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-73 Landslide XXI shall be **completely removed** under continuous observation of the Project Engineering Geologist to ensure that all of the landslide material is removed. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.	Applicant (Geotechnical Engineer & Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.
4.1-74 Landslide XXII shall be **completely removed** during grading operations for VTT 52455 under the continuous observation of the Project Engineering Geologist. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.	Applicant (Geotechnical Engineer & Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.
4.1-75 Landslide XXIII shall be **completely removed** during grading operations for TT 52455 under the continuous observations of the Project Engineering Geologist. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.	Applicant (Geotechnical Engineer & Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.
4.1-76 Landslide XXIV shall be **completely removed** during grading operations for VTT 52455 under the continuous observation of the Project Engineering Geologist. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.	Applicant (Geotechnical Engineer & Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-77 Landslide XXVII shall be **completely removed** during grading operations for Copper Hill Drive under continuous observation of the Project Engineering Geologist to ensure that all of the landslide material is removed. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.	Applicant (Geotechnical Engineer & Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.
4.1-78 Landslide XXX shall be **completely removed** during grading operations for Copper Hill Drive under continuous observations of the Project Engineering Geologist to ensure that all of the landslide material is removed. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.	Applicant (Geotechnical Engineer & Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.
4.1-79 Landslide XXXI shall be **completely removed** during grading operations for Copper Hill Drive under continuous observation of the Project Engineering Geologist to ensure that all of the landslide material is removed. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.	Applicant (Geotechnical Engineer & Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.
4.1-80 Landslide XXXIII shall be **completely removed** during grading operations for VTT 52455 under the continuous observation of the Project Engineering Geologist. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.	Applicant (Geotechnical Engineer & Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-81 Landslide XXXIV shall be **completely removed** during grading operations for VTT 52455 under the continuous observation of the Project Engineering Geologist. In areas to receive fill, the removal bottoms shall be surveyed in order to document the removal for future reference and/or later additional grading.	Applicant (Geotechnical Engineer & Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.
4.1-82 Any surficial failure material that remains below proposed grade shall be removed prior to the placement of certified fill.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-83 Removal depths shown on the Allan E. Seward Engineering Geology, Inc. Removals Map (Sheet 1 of 4 of Figure 4.1-1 of the DEIR) shall be adhered to.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-84 The large boulders (oversize material) in the terrace deposits shall be exported from the site or special handling (via Windrows) will be needed to mitigate the oversized material.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-85 A detailed analysis of debris flow hazard shall be undertaken at the Grading Plan stage for the site. Should mitigation prove necessary, the following measures are available to reduce the potential debris flow hazard: • remove loose surficial material, • construct diverter slough walls, • construct impact walls, • construct debris basins, • control run-off, and/or • plant selective deep-rooted vegetation.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-86 Artificial fill deposits shall be completely removed and replaced and recompacted, as necessary, prior to the placement of engineered fill.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-87 Dump fill deposits shall be **completely removed and replaced and recompacted**, as necessary, prior to the placement of engineered fill.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-88 Sewage sludge shall be incorporated **only in fills beneath roadways.**	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-89 The existing provisions in the Grading Ordinance for planting and irrigation of constructed slopes in conjunction with drainage recommendations provided in the section "Surface Drainage Control," shall be implemented to prevent potential erosion within the subject site.	Applicant (Civil Engineer)	Field Verification	1. LACDPW, Building & Safety 2. LACDPW, Building & Safety 3. Prior to Issuance of Occupancy Permits	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-90 Temporary construction cuts, such as stabilization keyway excavations, may be constructed at slopes steeper than 1 1/2:1. Actual geologic and ground water conditions identified for the grading plan stage of the project and also the expected duration of the open face shall govern the recommended slope stability of the cut slope.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-91 Whenever seepage is observed, the condition must be evaluated by the Engineering Geologist and Geotechnical Engineer prior to covering with fill material so that the necessary subdrain system is established. As a minimum, a subdrain shall be placed in **all** major swales or alluvial valleys below proposed major fills (see Figure 9 in the Allan E. Seward Engineering Geology, Inc. report).	Applicant (Geotechnical Engineer & Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-92 Fill slopes shall be provided with subsurface drainage, as necessary, for stability. Geologically recommended canyon subdrain locations will be provided at the Grading Plan stage, when detailed 40-scale maps are available. The final location, spacing, and design of subdrains shall be determined by the Engineering Geologist or Geotechnical Engineer from field observations during grading operations. A subdrain shall be placed beneath all major fills in any alluvial valley or swale where a fill is planned.	Applicant (Geotechnical Engineer & Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-93 Backdrains shall be provided for Stability Fills and Buttresses.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-94 A synthetic geomembrane (such as high-density polyethylene-HDPE) with a coefficient of permeability of 10^{-6} cm/sec. or less shall be placed beneath the proposed tank sites. The barrier shall extend a minimum of 5 feet beyond the edge of the tank. A leakage collection and removal system (LCRS) shall be provided between the tank bottom and the geomembrane. Specific design recommendations for the membrane and the drainage system shall be provided at the Grading Plan stage.	Applicant (Civil Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-95 All finished pad surfaces shall be sloped to drain, with all depressions or ruts created during grading operations properly backfilled to eliminate ponding.	Applicant (Civil Engineer and Construction Superintendent)	Include this Measure in Specifications Field Verification	1. LACDPW, Geology/ Soils Section, Building and Safety 2. LACDPW, Geology/ Soils Section, Building and Safety 3. During Grading	Ongoing during grading and site preparation phases.
4.1-96 Drainage control design shall include provisions for positive surface gradients to ensure that surface runoff is not permitted to pond, particularly above slopes or adjacent to building foundations or slabs.	Applicant (Civil Engineer and Construction Superintendent)	Include this Measure in Specifications Field Verification	1. LACDPW, Geology/ Soils Section, Building and Safety 2. LACDPW, Geology/ Soils Section, Building and Safety 3. During Grading	Ongoing during grading and site preparation phases.
4.1-97 Surface runoff shall be directed away from slopes and foundations and collected in lined ditches or drainage swales, via non-erodible drainage devices, which shall discharge to paved roadways, or existing watercourses. If these facilities discharge onto natural ground, means shall be provided to control erosion and to create sheet flow.	Applicant (Civil Engineer and Construction Superintendent)	Include this Measure in Specifications Field Verification	1. LACDPW, Geology/ Soils Section, Building and Safety 2. LACDPW, Geology/ Soils Section, Building and Safety 3. During Grading	Ongoing during grading and site preparation phases.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-98 Cut and fill slope terraces shall be provided with suitable drainage gradients and permanently lined ditches capable of collecting and transporting runoff water to suitable discharge points.	Applicant (Civil Engineer and Construction Superintendent)	Include this Measure in Specifications Field Verification	1. LACDPW, Geology/ Soils Section, Building and Safety 2. LACDPW, Geology/ Soils Section, Building and Safety 3. During Grading	Ongoing during grading and site preparation phases.
4.1-99 Inlets of any pipes shall be designed against clogging and for minimum maintenance.	Applicant (Civil Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-100 Lateral discharge pipes shall be designed to accommodate some movement (slip joints) and underground conduits shall have cleanout facilities.	Applicant (Civil Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section, Building & Safety Division 2. LACDPW, Geology/ Soils Section and Building & Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-101 Terraces shall be provided with suitable access in order to permit periodic cleaning and maintenance.	Applicant (Civil Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-102 Unless replaced by non-to-low-expansive soils to at least 4 feet below footing/slab bottoms, building foundations placed on expansive rock materials shall be constructed as follows: • Footing Depth: – Perimeter 24 inches; – Interior 18 inches; • Footing Reinforcement: one #4 top & bottom; • Floor Slab Thickness: 5 inches and provide footing/slab interface low friction joints at perimeter walls; • Floor Slab Reinforcement: #4 at 18 inches each way; • Provide Moisture Barrier: 2-inch sand and visqueen + 2-inch sand; and • Premoist (avoiding ponding) the subgrade 24 hours before pouring concrete.	Applicant (Civil Engineer)	Building Plan Check Field Verification	1. LACDPW, Building & Safety Division 2. LACDPW Building & Safety Division 3. Prior to Issuance of Building Permits	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-103 The standard setbacks from ascending and descending slopes provided in Section 1806.4 of the 1996 Los Angeles County Uniform Building Code shall be followed, unless superseded by specific geologic and/or soils engineering evaluations.	Applicant (Civil Engineer, Geotechnical Engineer, Engineering Geologist)	Building and Grading Plan Check	1. LACDPW, Geology/ Soils Section and Building & Safety Division 2. LACDPW Building & Safety Division and Geology/Soils Section 3. Prior to Issuance of Building Permits	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-104 The top of the ridge shall be cut to an elevation of 1382 feet or lower as shown in Figure 4.1-1.	Applicant (Civil Engineer	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-105 In order to minimize the potential for ground lurching and shattered ridge effects on the proposed elevated water tank pads, it is recommended that the proposed water tanks be setback a minimum of 15 feet from the top of the adjacent descending slopes.	Applicant (Engineering Geologist)	Setback Zones Identified on Tract Maps/Site Plans	1. LACDPW, Geology Section, and Building and Safety 2. LACDPW, Geology Section, and Building and Safety 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases.
4.1-106 To mitigate seismically-induced settlements, existing earth materials shall be removed to 16 feet to 18 feet at the general location of CPT-6 and CPT-7, and then tapered to 4-foot removals to CPT-1 location. At the general location of CPT-8 and CPT-9A, existing earth materials shall be removed to 16 feet.	Applicant (Geotechnical Engineer	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-107 To mitigate seismically-induced settlements, a cap of 29 feet shall be placed at HS-1 location.	Applicant (Geotechnical Engineer	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-108 To mitigate seismically-induced settlements and based on currently proposed grades, the existing grade shall be raised about 17 feet at HS-1 location which, in conjunction with a 16-foot removal, will provide a cap of 33 feet at this location which is greater than the conservative required cap of 29 feet.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
4.1-109 To mitigate seismically-induced settlements, extra reinforcement in addition to structural requirements shall be provided for footings and slabs of buildings in the general locations of HS-1, CPT-7, CPT-6, CPT-8 and CPT-9A, and to the east of these locations.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Issuance of Grading Permits and Verify During Grading	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-110 Implement one or more of the following corrosion control measures, as appropriate, to increase the life of metal construction materials that would be subject to significant corrosion: a. Abrasive blast underground steel utilities and apply a high quality dielectric coating, such as extruded polyethylene, a tape coating system, hot applied coal tar enamel, or fusion bonded epoxy. b. Bond underground steel pipe with rubber gasketed, mechanical, grooved end, or other non-conductive type joints for electrical continuity. Electrical continuity is necessary for corrosion monitoring and cathodic protection. c. Electrically insulate each buried steel pipeline from dissimilar metals, cement-mortar coated and concrete encased steel, and above-ground steel pipe to prevent dissimilar metal corrosion cells and to facilitate the application of cathodic protection. d. Apply cathodic protection to steel piping as per NACE International RP-0169-92. e. As an alternative to dielectric coating and cathodic protection, apply a cement mortar coating or encase in cement-slurry or concrete 3 inches thick, using any type of cement.	Applicant (Civil Engineer)	Building Plan Check Field Verification	1. LACDPW, Building & Safety Division 2. LACDPW Building & Safety Division 3. Prior to Issuance of Building Permits	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-110 (cont.)				
f. Coat hydraulic elevator cylinders as described above. Electrically insulate each cylinder from building metals by installing dielectric material between the piston platen and car, insulating the bolts, and installing an insulated joint in the oil line. Apply cathodic protection to hydraulic cylinders as per NACE International RP-0169-92. As an alternative to electrical insulation and cathodic protection, place each cylinder in a plastic casing with a plastic watertight seal at the bottom.	Applicant (Civil Engineer)	Building Plan Check Field Verification	1. LACDPW, Building & Safety Division 2. LACDPW Building & Safety Division 3. Prior to Issuance of Building Permits	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
g. The elevator oil line should be placed above ground if possible but, if underground, should be protected as described above for steel utilities.				
h. Encase cast and ductile iron piping in 8 mil thick low-density polyethylene or 4 mil thick high-density, cross-laminated polyethylene plastic tubes or wraps per AWWA Standard C105 or coat using polyurethane, extruded polyethylene, or hot applied coal tar enamel. However, do not use the low-density polyethylene wrap on flange joints or any other sharp-edged items. As an alternative, encase iron piping with cement slurry or concrete at least 3 inches thick surrounding the pipe, using any type of cement. Electrically insulate underground iron pipe from dissimilar metals and above ground iron pipe with insulated joints.				

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-110 (cont.)				
i. No special precautions are necessary for bare copper tubing for cold water. Hot water tubing installed underground would be subject to a higher corrosion rate. The best corrosion control measure would be to place the hot copper tubing above ground. If buried, encase in plastic pipe to prevent soil contact, or apply cathodic protection.	Applicant (Civil Engineer)	Building Plan Check Field Verification	1. LACDPW, Building & Safety Division 2. LACDPW Building & Safety Division 3. Prior to Issuance of Building Permits	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
j. On any type of pipe, coat bare steel appurtenances, such as bolts, joint harnesses, or flexible couplings, with a coal tar or elastomer based mastic, coal tar epoxy, moldable sealant, wax tape, or equivalent after assembly.				
k. Where metallic pipelines penetrate concrete structures such as building floors or walls, use plastic sleeves, rubber seals, or other dielectric material to prevent pipe contact with the concrete and reinforcing steel.				
l. Any type of cement or standard concrete cover over reinforcing steel may be used for concrete structures and pipe in contact with these soils.				

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-110 (cont.)				
m It is assumed that prestressed concrete piles will contain at least eight sacks of type 2 prestressed cement per cubic yard of concrete, a water/cement ratio not exceeding 0.45, and 1.5 inches of concrete cover. No further corrosion control measures are required for such piles. If ground water is present, solid steel lifting lugs are recommended to prevent ground water from wicking into the pile interior. If wire rope lifting lugs are used, they should be carefully drilled out 1.25 inches deep and the hole filled with epoxy or grout.	Applicant (Civil Engineer)	Building Plan Check Field Verification	1. LACDPW, Building & Safety Division 2. LACDPW Building & Safety Division 3. Prior to Issuance of Building Permits	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
n. Steel piles are most susceptible to corrosion in disturbed soil where oxygen is available. Further dissimilar environment corrosion cell would exist between the steel embedded in concrete, such as pile caps and the steel in the soil. In the cell, the steel in the soil is the anode (corroding electrode), and the steel in concrete is the cathode (protected electrode). This cell can be minimized by coating the part of the steel piles that will be embedded in concrete to prevent contact with concrete and reinforcing steel.				

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1 GEOTECHNICAL RESOURCES (cont.)				
4.1-110 (cont.)				
o. Steel piles should be abrasive blasted and coated with coal tar epoxy 15 mils thick from the top to 10 feet below any disturbed soil or the water table is less than 30 feet below grade. Although this tough coating may be abraded or damaged somewhat during driving, it will provide a great deal of protection. After driving, cutoff, and welding any steel to be attached to the piles, coal all bare steel to be encased in concrete.	Applicant (Civil Engineer)	Building Plan Check Field Verification	1. LACDPW, Building & Safety Division 2. LACDPW Building & Safety Division 3. Prior to Issuance of Building Permits	Ongoing during grading and site preparation phases. Mass grading in progress for Area C.
p. As an alternative, bare steel piles may be used with a corrosion allowance that will depend on disturbed soil and water table depth.				
q. Steel pipe pile interiors may be protected by filling with concrete or hermetically sealing both ends.				

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.2	**FLOOD/WATER QUALITY**				
4.2-1	All on- and off-site flood and water quality control improvements, as shown on Figure 4.2-2, Drainage Concept Plan, and necessary to serve the project are to be designed and constructed in accordance with the policies and standards of the County of Los Angeles Department of Public Works Flood Control Division.	Applicant (Civil Engineer)	Approval of Drainage Plans Field Verification	1. LACDPW, LACFCD 2. LACDPW, LACFCD 3. Prior to Issuance of Occupancy Permits	Master Hydrology Report for Area B, C &D of VTTM 52455 approved 9/25/2000. Hydrology Study for Parcel Map 25802 in Area C of VTTM 52455 approved 10/23/01.
4.2-2	The project applicant shall, as necessary, financially participate in the construction of that portion of PD2771 needed to adequately accommodate project-generated runoff.	Applicant	Approval of Drainage Plans	1. LACDPW, LACFCD 2. LACDPW, LACFCD 3. Prior to Issuance of Grading Permits	Master Hydrology Report for Area B, C &D of VTTM 52455 approved 9/25/2000. Hydrology Study for Parcel Map 25802 in Area C of VTTM 52455 approved 10/23/01.
4.2-3	The applicant shall acquire permits from the U.S. Army Corps of Engineers (ACOE) and California Department of Fish and Game (CDFG) prior to the commencement of any work within the San Francisquito Creek.	Applicant	Receipt of Streambed Agreements	1. ACOE, CDFG, LACDPW, LACFCD 2. ACOE, CDFG, LACDPW, LACFCD 3. Prior to Grading	All construction activities will be consistent with the Natural Resources Management Plan Permits CDFG 5-502-97 and ACOE 404 2000 00998 AOA.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.2 FLOOD/WATER QUALITY (cont.)				
4.2-4 The applicant shall adhere to the following conditions relative to development within and adjacent to the southerly-flowing blueline stream: • If threatened or endangered species could be impacted by the work proposed, the project applicant shall obtain the required state and federal threatened and endangered species permits or have CDFG-approved measures in place to ensure no impacts occur, prior to proceeding with the project. If work has commenced and threatened or endangered species could be impacted, all work shall cease until the applicant obtains the required permits or has CDFG-approved measures in place to ensure no impacts occur. • If mature perennial trees (including oak, elderberry, sycamore, and willow) will be removed from the stream's bed and/or banks, they shall be replaced in-kind at a 1:1 ratio at a CDFG-approved site, if installed two years in advance of the removal of habitat from the construction site. If replacement cannot be installed two years in advance, the replacement ratio shall be 3:1. The replacement habitat shall be maintained until established, under the direction of a CDFG representative. • An inventory of native trees, including but not limited to, willows, cottonwoods, walnuts, oaks, elderberry, and sycamores, by species and diameter breast height (dbh), with dbhs in excess of 4 inches, which must be removed shall be submitted to the Department prior to construction. No vehicles shall be driven in, and no work shall be conducted in ponded or flowing areas.	Applicant	Confirmation that 1600 Permit not required	1. CDFG 2. LACDPW, FCD 3. Prior to Grading Permit	Ongoing during grading and site preparation phases.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.2 FLOOD/WATER QUALITY (cont.)				
4.2-4 (cont.) • Staging/storage areas for equipment and materials shall be located outside of the stream. • No equipment maintenance shall be done within or near any stream channel or lake margin where petroleum products or other pollutants from the equipment may enter these areas under any flow. • No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete or washings thereof, oil or petroleum products or other organic or earthen material from any construction, or associated activity of whatever nature shall be allowed to enter into or placed where it may be washed by rainfall or runoff into, waters of the State. When operations are completed, any excess materials or debris shall be removed from the work area. No rubbish leaks shall be deposited within 150 feet of the high water mark of any stream or lake. If it is found that impacts may occur to species of special concern, threatened, and/or endangered species, the applicant shall obtain a Streambed Alteration Agreement under Fish and Game Code 1600 et seq., or meet other requirements as deemed necessary by the CDFG.	Applicant	Confirmation that 1600 Permit not required	1. CDFG 2. LACDPW, FCD 3. Prior to Grading Permit	Ongoing during grading and site preparation phases.
4.2-5 If the construction of the proposed desilting inlets, and/or water quality filters along the site boundaries requires grading on adjacent properties, agreements from the affected adjacent property owner(s) shall be obtained prior to the recording of the final map.	Applicant (Project Engineer)	Receipt of all Necessary Agreements	1. ACOE, CDFG, LACDPW, LACFCD 2. ACOE, CDFG, LACDPW, LACFCD 3. Prior to Issuance of Grading Permits	To be determined at a later date.

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.2	**FLOOD/WATER QUALITY (cont.)**				
4.2-6	Prior to the approval and recordation of final maps, a Final Drainage Plan and Final Grading Plan (including an Erosion Control Plan if required) must be prepared by the applicant to ensure that no significant erosion, sedimentation, or flooding impacts would occur during or after development of the project site and proposed off-site drainage facilities. These plans shall be prepared to the satisfaction of the Los Angeles County Department of Public Works. Temporary erosion control measures may include minimizing existing vegetation removal; using temporary soil covers, such as hydroseeding, to protect exposed soil from wind and rain; and installing silt fencing, berms (i.e., sandbagging), and dikes to protect storm drain inlets and drainage courses. Permanent erosion control measures may include drainage swales, slope drains, storm drain inlet/outlet protection, and sediment traps.	Applicant (Project Engineer)	Approval of Final Hydrology Plan, Final Drainage Plan, and Final Grading Plan	1. LACDPW, FCD and Geology/Soils Section 2. LACDPW, FCD and Geology/Soils Section 3. Prior to Recording of Each Subdivision Map	Master Hydrology Report for Area B, C &D of VTTM 52455 approved 9/25/2000. Bulk Grading Interim Hydrology Study approved 8/28/2002. Mass Grading in progress for Area C.
4.2-7	The applicant for any subdivision map permitting construction shall satisfy all applicable requirements of the NPDES Program in effect in Los Angeles County to the satisfaction of the Los Angeles County Department of Public Works (LACDPW). These requirements currently include preparation of an Urban Storm Water Mitigation Plan (USWMP) containing design features and Best Management Practices (BMPs) appropriate and applicable to the subdivision. In addition, the requirements currently include preparation of a Storm Water Pollution Prevention Plan (SWPPP) containing design features and BMPs appropriate and applicable to the subdivision. The SWPPP shall, at minimum, address material storage and handling procedures; equipment operation, storage, maintenance, and repair procedures; construction site cleanliness; and erosion control measures. The LACDPW shall monitor compliance with those NPDES requirements.	Applicant (Construction Superintendent)	Submittal of a USWMP and SWPPP to RWQCBLAR Field Verification	1. RWQCBLAR 2. LACDPW, Building and Safety RWQCBLAR 3. Prior to Grading and During Grading Operations	See **Appendix A** for a copy of the Stormwater Pollution Prevention Plan for VTTM 52455.

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.3	**BIOTA**				
4.3-1	The applicant shall have a vegetation planting and maintenance plan acceptable to the County and appropriate resource agencies be developed by a qualified habitat restoration specialist to address the above revegetation measures. The plan will specify, at a minimum, the following: (1) the location of the planting site; (2) the quantity and species of plants to be planted; (3) planting procedures, including the use of irrigation; (4) the amount and location of exotic species removal from riparian habitat areas, if appropriate; (5) a schedule and action plan to maintain and monitor the plantings for a minimum 5 year period; and (6) a list of criteria (e.g., growth, plant cover, survivorship) by which to measure success of the plantings, as well as contingency measures if the plantings are not successful. Guidelines for preserving remaining riparian habitat shall also be included in the planting and maintenance plan. This plan shall be submitted to and approved by the County Department of Regional Planning biologist, ACOE, and CDFG prior to issuance of project grading permits.	Applicant (Project Biologist)		1. LA County Department of Regional Planning, ACOE, CDFG 2. LA County Department of Regional Planning, ACOE, CDFG 3. Prior to Approval of Revegetation Plan	The River Trail and upland preserve zone landscaping and revegetation plans will be submitted to the County prior to the issuance of Grading Permit(s) within the upland preserve zone or for the River Trail. Landscape and revegetation plans shall be reviewed consistent with the Natural Resource Management Plan approved permits.

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.3	**BIOTA (cont.)**				
4.3-2	The permanent loss of cottonwood-willow riparian woodland, alluvial scrub, and riparian scrub vegetation as a result of development activities shall be mitigated through replacement of this habitat with habitat of similar functions and values to that being removed. The habitat shall be replaced by the applicant at a minimum of a 1:1 ratio installed two years in advance of the removal of habitat at the construction site. If replacement habitat cannot be installed two years in advance of the project, the replacement ratio shall be 3:1 for these communities. Replacement of this habitat shall be located in the creekbed, or at suitable locations outside the creekbed where there are appropriate hydrologic conditions to create a self-sustaining riparian habitat. Replacement shall not occur in areas already designated for mitigation for impacts as a result of other project activities along the river. First priority for revegetation location shall be given to other riparian areas located within the project site boundaries. After the completion of Decoro Bridge, current "Arizona" crossings shall be removed and revegetated. If no suitable locations can be found, then revegetation shall occur in suitable locations immediately adjacent to the site, or in the immediate vicinity, within the San Francisquito Creek or Santa Clara River drainage and as approved by Los Angeles County and appropriate resource agencies and jurisdictions (CDFG, USFWS, and/or ACOE). Native plant species similar to those being removed will serve as a basis for the vegetation replacement. Revegetation will occur in areas already containing similar vegetation and in such a way as to create large, contiguous blocks of habitat.	Applicant (Project Biologist)		1. LA County Department of Regional Planning, ACOE, CDFG. 2. LA County Department of Regional Planning, ACOE, CDFG 3. Prior to Approval of Revegetation Plans and Monitor During Restoration Effort	The River Trail and upland preserve zone landscaping and revegetation plans will be submitted to the County prior to the issuance of Grading Permit(s) within the upland preserve zone or for the River Trail. Landscape and revegetation plans shall be reviewed consistent with the Natural Resource Management Plan approved permits.

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.3	**BIOTA (cont.)**				
4.3-3	If enough locations cannot be found to fully mitigate lost riparian habitat at the ratios described above, then the removal of exotics (i.e., non-native, invasive plant or animal species) such as *Arundo donax* may be conducted by the applicant in lieu of the remaining revegetation that could not be completed, as determined by the County Department of Regional Planning, CDFG, and ACOE. Because the infestation of these species can dramatically decrease the biological values and functions of riparian habitats comprised of native plant species, the intent of this alternative is to enhance/increase the functions and values of already established riparian habitat that have been infested by exotic plant species. There are five major stands of *Arundo* within the project area, clustered within the riparian scrub habitats in the central portion of the reach, and within the margin of the alluvial scrub below Decoro Drive, wherein removal efforts may be concentrated. Clearing the species from these areas and revegetating them with cuttings from site stock would provide a rapid increase in natural scrub habitat values. The amount of exotic plants to be removed shall be determined by a qualified restoration biologist and approved by the County Department of Regional Planning biologist and appropriate resource agencies and jurisdictions (CDFG and/or ACOE) with the overall goal being to increase riparian values and functions of established areas to the same level as that being removed as a result of project implementation. The removal program shall utilize methods and procedures approved by CDFG and ACOE to remove exotics, including but not limited to, mechanical equipment in specific areas, hand cutting, and the application of herbicides to stumps. Removal areas shall be kept free of exotic plant species for five years after initial treatment. Plant removal methodologies, locations, and monitoring shall be included as part of the revegetation plan.	Applicant (Project Biologist)	Revegetation Plan Comments and Documentation of Restoration Monitoring from Qualified Biologist Field Verification	1. LA County Department of Regional Planning, ACOE, CDFG. 2. LA County Department of Regional Planning, ACOE, CDFG 3. Prior to Approval of Revegetation Plans and Monitor During Restoration Effort	As mitigation, the project applicant has cleared all of the *Arundo* along San Francisquito Creek to the confluence of the Santa Clara River (December 2000).

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.3	**BIOTA (cont.)**				
4.3-4	No earlier than 45 days and no later than 20 days prior to the removal of any wildlife habitat during the nesting/breeding season of native bird species potentially nesting on the site (February 1 through August 1), the applicant shall have a field survey be conducted by a qualified biologist to determine if active nests of special-status birds (including raptors) are present in the construction zone or within 300 feet of the construction zone. If construction is proposed during the breeding and nesting season, such surveys will be conducted at bi-weekly intervals during the months of April, May, and June. In the event that an active nest is spotted in the habitats to be disturbed, or in other habitats within 300 feet of construction boundaries, clearing and construction within 300 feet shall be postponed until the nest is vacated and juveniles have fledged (which typically takes 3–4 weeks for most small birds), as determined by the biologist, and there is no evidence of a second attempt at nesting. The field survey shall be conducted to the satisfaction of the County and monthly reports submitted by the biological monitor to the County during grading operations.	Applicant (Project Biologist)	Review of Survey Results	1. LA County Department of Regional Planning, County 2. LA County Department of Regional Planning 3. Prior to Issuance of Grading Permit	The project biologist has conducted on-going surveys of the project area (See **Appendix B**).

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.3	**BIOTA (cont.)**				
4.3-5	To avoid disturbance such as siltation and sedimentation into special-status fish and arroyo toad breeding areas and the potential loss of special-status fish species, including arroyo chub and Santa Ana sucker, the construction and maintenance of the bridge, water quality filters, entrapment and filtration features, as well as direct inflow structures shall not occur during water flows determined by a qualified biologist with experience with these fish and the toad to be adequate for these species to occur within the project site or immediately downstream from the project site (typically immediately after periods of heavy or consistent rain). These activities shall not alter or damage habitat values for these species, nor place materials or structures in the habitat that have the potential to adversely affect these species.	Applicant (Civil Engineer)	Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Grading	The project biologist has conducted on-going surveys of the project area (See **Appendix B**). See **Appendix A** for copy of the Stormwater Pollution Prevention Plans prepared for VTTM 52455. All construction activities will also be conducted consistent with Natural Resource Management Plan Permits CDFG 5-502-97 and ACOE 404 2000 00998 AOA.

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.3	**BIOTA (cont.)**				
4.3-6	Alternatively, if construction activities must occur during time periods when special-status fish species, other than UTS, are likely to be in the river systems, prior to initiating these activities, all construction sites and access roads within the creekbed, as well as all creekbed areas within 300 feet of the construction site and access roads, shall be inspected by a qualified biologist for the presence of the species listed above. If present, all construction sites and any temporary access roads within the creekbed shall be cleared of the species listed above immediately before the prescribed work is to be carried out, immediately before any equipment is moved into or through the stream or habitat areas, and immediately before diverting any stream water. State and federal agencies will be notified prior to any construction activities.	Applicant (Project Biologist)	Review of Survey Results	1. LA County Department of Regional Planning, County 2. LA County Department of Regional Planning 3. Prior to Issuance of Grading Permit	The project biologist has conducted on-going surveys of the project area (See **Appendix B**). All construction activities will also be conducted consistent with Natural Resource Management Plan Permits CDFG 5-502-97 and ACOE 404 2000 00998 AOA.
4.3-7	The removal of such species shall be conducted by a qualified biologist using procedures approved by the USFWS and CDFG, and with the appropriate endangered species permits. A plan to temporarily relocate these species shall be developed before the action in coordination with the USFWS and CDFG. The County shall be notified of any temporary relocation effort prior to construction and submit a follow-up report after the operation is completed.	Applicant (Project Biologist)	Review of Relocation Plan	1. LA County Department of Regional Planning, USFWS, CDFG 2. LA County Department of Regional Planning, USFWS, CDFG 3. Prior to Grading	All construction activities will be conducted consistent with Natural Resource Management Plan Permits CDFG 5-502-97 and ACOE 404 2000 00998 AOA.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.3 BIOTA (cont.)				
4.3-8 The loss of 7.41 acres of riparian habitat that is expected to serve as migration foraging and resting habitat for least Bell's vireo will be mitigated through the replacement of this habitat as specified in **Mitigation Measures 4.3-1** through **4.3-4**. If habitat removal is conducted during the vireo breeding season, surveys shall be conducted prior to removal to ensure no nesting vireos are present.	Applicant (Project Biologist)	None Needed	1. LA County Department of Regional Planning, USFWS, CDFG 2. LA County Department of Regional Planning, USFWS, CDFG 3. Prior to Grading	The river trail and upland preserve zone landscaping and revegetation plan will be submitted to the County prior to the issuance of Grading Permit(s) within the upland preserve zone or for the River Trail.

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.3	**BIOTA (cont.)**				
4.3-9	For all grading and construction activities within 300 feet of riparian resources, a County-approved biologist shall be retained at the expense of the applicant as a construction environmental monitor to ensure that incidental construction impacts on biological resources are avoided or minimized, and to conduct pre-grading field surveys for special-status plant and wildlife species that may be destroyed as a result of construction and/or site preparation activities. The biological monitor will be given authorization to stop specific construction activities if violations of mitigation measures or any local, state, or federal laws are suspected. Responsibilities of the construction environmental monitor include the following: • Attend all pre-grade meetings to ensure that timing/location of construction activities do not conflict with mitigation requirements (e.g., seasonal surveys for plants and wildlife). • Review/designate the construction area in the field with the Contractor and the County inspector in accordance with the final approved grading plan. Haul roads and access roads should be sited within grading areas to minimize degradation of habitat adjacent to these areas. If activities outside these limits are necessary, they should be evaluated by the biologist to ensure no special-status species or habitat will be affected. • Supervise cordoning of preserved natural areas that lie outside grading areas identified in CEQA documentation (e.g., with temporary fence posts and colored rope).	Applicant (Project Biologist)	Revegetation Plan Review Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to and during Grading	The project biologist has conducted on-going surveys of the project area (See **Appendix B**). All construction activities will also be conducted consistent with Natural Resource Management Plan Permits CDFG 5-502-97 and ACOE 404 2000 00998 AOA.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.3 BIOTA (cont.)				
4.3-9 (cont.) • Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity. Any construction activity areas immediately adjacent to riparian areas or other special-status resources (such as oak trees, rare plants, or bird nests) may be flagged or temporarily fenced by the monitor, at his/her discretion. • Conduct meetings with the Contractor and other key construction personnel describing the importance of restricting work to designated areas. The monitor should also discuss procedures for minimizing harm/harassment of wildlife encountered during construction. Periodically visit the site during construction to coordinate and monitor compliance with the above provisions.	Applicant (Project Biologist)	Revegetation Plan Review Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to and during Grading	The project biologist has conducted on-going surveys of the project area (See **Appendix B**). All construction activities will also be conducted consistent with Natural Resource Management Plan Permits CDFG 5-502-97 and ACOE 404 2000 00998 AOA.
4.3-10 Construction personnel shall be prohibited from entry into areas outside the designated construction area, except for necessary construction related activities, such as surveying. All such construction activities shall be coordinated with the construction environmental monitor.	Applicant (Construction Site Manager)		1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to and during Grading and Construction activity	Pre-grading conferences were conducted in August 2002.
4.3-11 Equipment shall not be operated in areas of ponded or flowing water without approval of the ACOE, CDFG, and/or USFWS. Requests for work in these areas must contain a biological evaluation demonstrating that no sensitive fish, amphibians, reptiles, and/or birds are currently present, or likely to be present during construction, at the construction site, or along access roads. No construction activities within riparian resources shall be allowed without prior approval by the biological monitor in accordance with approved grading plans.	Applicant (Construction Site Manager)		1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to and during Grading and Construction activity	Pre-grading conferences were conducted in August 2002.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.3 BIOTA (cont.)				
4.3-12 Temporary sediment retention ponds shall be constructed downstream of construction sites that are located in the creekbed when the following circumstances apply: (1) the construction site contains flowing or ponded water that drains off-site into the undisturbed streamflow or ponds; or (2) streamflow is diverted around the construction site, but the work is occurring in the period November 1st through April 15th, when storm flows could inundate the construction site. The sediment ponds shall be constructed of creekbed material. The ponds shall be maintained and repaired after flooding events, and shall be restored to pre-construction grades and substrate conditions within 30 days after construction has ended. Any disturbance to riparian vegetation resulting from construction of sediment ponds shall be documented by the biologist and a report submitted to the County, CDFG, and ACOE and any adverse effects will be mitigated as detailed in **Mitigation Measures 4.31** through **4.3-3**.	Applicant (Construction Site Manager)	Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to and during Grading and Construction activity	The project biologist has conducted on-going surveys of the project area (See **Appendix B**). All construction activities will also be conducted consistent with Natural Resource Management Plan Permits CDFG 5-502-97 and ACOE 404 2000 00998 AOA.
4.3-13 If a stream channel has been altered during construction, the low flow channel shall be returned as nearly as practical to pre-project topographic conditions without creating a possible future bank erosion problem. The gradient of the streambed shall be returned to pre-project grade, to the extent practical, unless such operation is part of a restoration project, in which case, the change in grade must be approved by the ACOE prior to project commencement unless it is specified as a restoration area. All disturbances to riparian resources from temporary stream channel alteration shall be documented by the biological monitor and reported to the County and ACOE and any adverse effects mitigated as detailed in **Mitigation Measures 4.3-1** through **4.3-3**.	Applicant (Construction Site Manager)	Field Verification	1. LA County Department of Regional Planning, ACOE 2. LA County Department of Regional Planning, ACOE 3. Prior to and during Grading and Construction activity	The project biologist has conducted on-going surveys of the project area (See **Appendix B**). All construction activities will also be conducted consistent with Natural Resource Management Plan Permits CDFG 5-502-97 and ACOE 404 2000 00998 AOA.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.3 BIOTA (cont.)				
4.3-14 Staging/storage areas for construction equipment and materials shall be located outside of the creek and associated riparian habitat areas.	Applicant (Construction Site Manager)	Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to and during Grading and Construction activity	The project biologist has conducted on-going surveys of the project area (See **Appendix B**). Mass grading ongoing within Area C.
4.3-15 Construction activities shall be limited to the following areas of disturbance: (1) 60 feet on either side of the outer edge of the proposed Decoro Bridge; and (2) 50-foot-wide corridor for all utility lines within or proximate to San Francisquito Creek. The locations of these temporary construction sites and the routes of all access roads shall be shown on construction maps. Any variation from these limits shall be noted, with a justification for a variation. The construction plans shall indicate what type of vegetation, if any, would be disturbed. Revegetation activities shall be in compliance with **Mitigation Measures 4.3-1** through **4.3-3**.	Applicant (Construction Site Manager)	Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to and during Grading and Construction activity	The project biologist has conducted on-going surveys of the project area (See **Appendix B**). All construction activities will also be conducted consistent with Natural Resource Management Plan Permits CDFG 5-502-97 and ACOE 404 2000 00998 AOA.

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.3	**BIOTA (cont.)**				
4.3-16	Any equipment or vehicles driven and/or operated within or adjacent to the creek channel shall be checked and maintained daily, to prevent leaks of materials that if introduced to water could be deleterious to aquatic life. No equipment maintenance shall be conducted within the creek channel or within 50 feet of this channel. Maintenance of stationary equipment shall be allowed at the construction site within the creek channel provided that drip pans are utilized and measures are taken to ensure that no petroleum products spill from the drip pans. Stationary equipment such as motors, pumps, generators, and welders, located within the creekbed construction zone shall be positioned over drip pans. Any accidental spills of petroleum products shall be immediately reported to CDFG, ACOE, USFWS, and other appropriate agencies. Any necessary clean-up measures will be promptly initiated.	Applicant (Construction Site Manager)	Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to and during Grading and Construction activity	See **Appendix A** for a copy of the Stormwater Pollution Prevention Plan for VTTM 52455.
4.3-17	To reduce the impact of runoff into San Francisquito Creek during construction, Best Management Practices shall be implemented during construction activities to control erosion and sedimentation. When construction timing permits, grading should be conducted during the dry season months to minimize the potential of adverse impacts to downstream habitats. Grading during the rainy season months shall utilize erosion/siltation control devices that may include, but are not limited to, hay bales, sedimentation rolls, diversion barriers, and sandbags. To reduce the impacts of runoff during project operation, measures included as conditions of the NPDES permit shall be implemented.	Applicant (Construction Site Manager)	Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to and during Grading and Construction activity	See **Appendix A** for a copy of the Stormwater Pollution Prevention Plan for VTTM 52455.

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.3	**BIOTA (cont.)**				
4.3-18	Standard dust control measures shall be implemented to reduce impacts on nearby plants and wildlife. This includes watering active grading sites at least twice daily; suspending all excavating and grading operations when wind speeds exceed 25 mph; and restricting traffic speeds on all unpaved roads to 15 mph or less in areas within 200 feet of vegetation.	Applicant (Construction Site Manager)	Field Verification	1. LA County Department of Regional Planning, ACOE 2. LA County Department of Regional Planning, ACOE 3. Prior to and during Grading and Construction activity	Dust Control Plan for VTTM 52455 found in **Appendix C.**
4.3-19	Upon completion of construction, the applicant shall restore all haul roads and access roads that are outside of approved grading limits. This restoration shall be done in consultation with the biologist construction monitor and reviewed and approved by the County.	Applicant (Construction Site Manager)	Revegetation Plan Review Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to and after Grading and Construction activity	Ongoing during grading and site preparation phases.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.3 BIOTA (cont.)				
4.3-20 To minimize direct and indirect disturbance to "waters of the U.S.," an ACOE Section 404 permit, pursuant to the federal Clean Water Act, will be necessary for fill of jurisdictional habitat. This includes fill and other impacts associated with Decoro Bridge, water treatment and filter facilities, and the proposed trail. In addition, a streambed alteration agreement shall be executed with Fish and Game pursuant to Section 1603 of the California Fish and Game Code for construction and maintenance activities that will disturb or alter the streambed or associated riparian vegetation. Mitigation measures identified by the agencies through these two permitting processes are expected to include all or portions of **Mitigation Measures 4.3-1** through **4.3-24**. These measures will include the creation of an oxbow pond similar to that being filled for the placement of abutments for Decoro Bridge. Creation of another ox-bow pond is possible within existing marginal portions of the channel, either above or below the Decoro Bridge crossing. Appropriate soils and hydrology studies shall be conducted to maximize the success of pond creation. The existing pond would be the model for the mitigation pond to be constructed in the creek. Creation of a similarly aligned ox-bow channel, terminating at the margin of the main creek alluvium, should approximate the conditions under which the existing pond has persisted. Riparian and wetland vegetation occurring at the existing pond shall be planted around the created pond.	Applicant (Construction Site Manager)	Grading Plan Check Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Grading Permits	The project biologist has conducted on-going surveys of the project area (See **Appendix B**). All construction activities will also be conducted consistent with Natural Resource Management Plan Permits CDFG 5-502-97 and ACOE 404 2000 00998 AOA.

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.3	**BIOTA (cont.)**				
4.3-21	Access to San Francisquito Creek, as well as within the preserved setback area, shall be prohibited with fencing, signage, planted materials, or other means for pedestrians, domestic pets, and all recreational vehicles including bicycles, motorcycles, and off-road vehicles. Specific actions to restrict access shall include, among other things, posting signs identifying an ecological sensitive area, promoting public education and awareness of such ecological sensitivities, coordinating with Los Angeles County on the placement of trails and public access routes to and along the creek to avoid conflicts with sensitive biological resources, and the maintenance of fences and barricades to prevent unauthorized or unrestricted access to the creekbed.	Applicant (Civil Engineer)	Final Plan Check Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Approval of Final Plans	Ongoing during grading and site preparation phases.
4.3-22	Exotic and non-native plant species planted as part of landscaping could potentially invade adjacent natural open space areas and displace native species. As such, the project applicant shall prepare landscape design guidelines that describe adverse ecological effects associated with non-native, invasive plants. These guidelines shall be used during the review and approval process by the County for all landscaping plans. Disposal of cuttings of any ornamental plants in on-site or off-site open space areas shall be strictly prohibited.	Applicant	Review of Landscape Design Guidelines	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Approval of Landscape Plans	The river trail and upland preserve zone landscaping and revegetation plan will be submitted to the County prior to the construction of residential units.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.3 BIOTA (cont.)				
4.3-23 Removal of non-native species such as giant cane (*Arundo donax*), salt cedar, tamarisk (*Tamarix* sp.), tree tobacco (*Nicotiana glauca*), and castor bean (*Ricinus communis*) from preserved upland and riparian areas shall be included in a revegetation plan to be reviewed and approved by the County to mitigate impacts, and shall be subject to the following standards: • First priority shall be given to those habitat patches that support or have a high potential for supporting special-status species. • All non-native species removals shall be conducted according to a resource agency approved exotics removal program. Removal of non-native species in patches of native habitat shall be conducted in such a way as to minimize impacts to the existing native riparian plant species.	Applicant (Construction Site Manager)	Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to and during Grading and Construction activity	As mitigation, the project applicant has cleared all of the *Arundo* along San Francisquito Creek to the confluence of the Santa Clara River (December 2000).
4.3-24 Upon completion of construction, the applicant shall be held responsible to restore any haul roads and access roads that are outside of approved grading limits. This restoration shall be done in consultation with the biologist construction monitor.	Applicant (Project Biologist)	Review of Revegetation Plan	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Approval of Revegetation Plans and Monitor During Restoration Effort	Following grading and site preparation phases.
4.3-25 Non-native plants that are potentially invasive via airborne seeds, or that are particularly difficult to control once escaped, should be prohibited from all parts of the project. A list of the plants to be prohibited shall be prepared and reviewed by the County.	Applicant (Project Biologist)	Review of Revegetation Plan Landscape Design Guidelines	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Approval of Revegetation Plan and Landscape Design Guidelines Monitor During Restoration Effort	Ongoing during grading and site preparation phases.

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.3	**BIOTA (cont.)**				
4.3-26	Where night lighting occurs on the project site, the following measures shall apply: Night lighting shall be directed onto the property and shall be downcast luminaries with light patterns directed away from natural areas, as coordinated with the lighting engineer and the project biologist. Exterior lighting shall not exceed a maximum of 0.5 horizontal foot candles at a distance of 25 feet beyond the property boundary. No exterior lighting shall exceed 30 feet in height and direct light and glare shall not be observable at an angle greater than 85 degrees from the nadir of the vertical axis of the light source.	Applicant (Civil Engineer)	Final Plan Check	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Approval of Final Plans	During and following site construction activities.
4.3-27	Whenever practical, repairs to Decoro Bridge shall be made from the bridge deck. If this is not practical, minimum encroachment upstream and/or downstream of the bridge will occur. The maintenance work area for structural repairs shall be limited to 30 feet on either side of the bridge and under the bridge itself. Equipment shall be introduced into the creekbed by means of an earth ramp constructed on the sideslope in the immediate vicinity, or from an adjacent invert access ramp if within 1,000 feet of the bridge. If the equipment must access the creekbed, care will be taken to minimize impacts to vegetation and to avoid destruction of large trees, defined as trees with trunks in excess of 4 inches in dbh, measured at 4.5 feet above grade. Any loss of riparian vegetation shall be replaced as per **Mitigation Measures 4.3-1** through **4.3-3**.	Applicant (Construction Site Manager)	Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to and During Grading and Construction Activity	Decoro Bridge has been constructed.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.3 BIOTA (cont.)				
4.3-27 (cont.) Vehicles and equipment shall be routed to avoid, to the extent feasible, riparian vegetation, live streams, and wetted areas. The boundaries of the maintenance site and any temporary access roads within the creekbed shall be surveyed and marked in the field with stakes and flagging. No maintenance activities, vehicular access, equipment storage, stockpiling, or human intrusion shall occur outside the work area and access roads. If flowing or ponded water is located within the maintenance site (including stream diversions and sediment retention ponds) and access roads, the procedures described above in **Mitigation Measure 4.3-8** to identify and relocate special-status fish species from live streams or ponded water shall be followed. If maintenance work in these areas would occur during the riparian bird breeding and nesting season (February 1 through August 1), then appropriate bird nest surveys shall be conducted by a qualified biologist and as described under **Mitigation Measure 4.3-5.** A biological monitor shall be on the site during all maintenance activities that would occur within or adjacent to the creek and riparian resources. Reports shall be submitted to the Department of Regional Planning prior to and after each maintenance activity occurrence.	Applicant (Construction Site Manager)	Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to and During Grading and Construction Activity	Decoro Bridge has been constructed.

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.3	**BIOTA (cont.)**				
4.3-28	At least one month prior to initiation of grading activities, pre-construction trapping will be conducted to minimize the potential direct and indirect loss of special-status reptile species and fossorial mammalian species of limited mobility. Methods of trapping can include use of drift fences, pitfall traps, and other similar trapping techniques as deemed appropriate by a qualified biologist. The trapping shall occur at a time of year deemed appropriate by a qualified biologist. All captured specimens shall be released into appropriate habitat adjacent to, but outside of, areas to be graded. Captured specimens of non-native fauna shall not be released back into the wild. All capture records shall be submitted to the CDFG.	Applicant (Construction Site Manager)	Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to and During Grading and Construction Activity	Trapping to be conducted one month prior to initiation of grading activities on the site.
4.3-29	Prior to further grading or other site preparation activities, the applicant shall retain the services of a qualified biologist to prepare a plan for the creation of a habitat area on the southeast portion of the project site outside of the project's development footprint. The actual habitat area site design and location shall be approved by the County and CDFG and consist of a shallow excavated rainpool(s) utilizing a suitable pond liner as a base. The habitat area location shall be as far away as possible from any of the existing or future development areas, including roads and trails, and the location shall be at least the size of the largest occupied area observed on the site. The rainpool(s) shall be designed such that it only supports standing water for several weeks following seasonal rains such that aquatic predators (i.e., fish, bullfrog, crayfish, etc.) cannot become established.	Applicant (Construction Site Manager)	Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to and During Grading and Construction Activity	Plan to be completed prior to initiation of grading activities on the designated habitat site.

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.3	**BIOTA (cont.)**				
4.3-30	The qualified biologist shall monitor said habitat area for a period of five years, or as otherwise directed by the County and CDFG. Specific monitoring requirements and success criteria shall be approved by the County and CDFG. It is expected that minimum requirements will include annual monitoring during and immediately following peak breeding season such that surveys can be conducted for calling adults as well as for egg masses, larval and post larval toads. Further, survey data will be provided to the regulatory agencies by the monitoring biologist following each monitoring period and a written report summarizing the monitoring results will be provided to the regulatory agencies at the end of the monitoring effort. Success criteria for the monitoring program shall include verifiable evidence of toad reproduction at said habitat area.	Applicant (Construction Site Manager)	Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Following Grading and Construction Activity	Habitat area to be monitored for five years, or as otherwise directed by the County and CDFG, following grading and construction.

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.4	**VISUAL QUALITIES**				
4.4-1	Where residential or commercial structures are sited along highways, building heights and rooflines shall be varied and trees and other landscaping shall be planted to soften the silhouette of buildings and to blend them into the natural terrain.	Applicant (Project Landscape Architect)	Final Plan Check Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Grading Permits	During and following site construction activities.
4.4-2	The project shall comply with the Los Angeles County Hillside Design Guidelines.	Applicant (Civil Engineer)	Grading Plan Check	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Approval of Grading Permits	Los Angeles County approved a bulk grading plan (Permit No. 0820 0204160002) for VTTM 52455 on September 4, 2002.
4.4-3	Graded slopes shall be landscaped, irrigated, and permanently maintained.	Applicant (Project Landscape Architect)	Grading Plan Check Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Grading Permits	See the SWPPP contained in **Appendix A.**
4.4-4	Large graded slopes located along highways or visible from Interstate 5 shall be contoured by varying the slope increments.	Applicant (Civil Engineer)	Grading Plan Check	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Approval of Grading Permits	Los Angeles County approved a bulk grading plan (Permit No. 0820 0204160002) for VTTM 52455 on September 4, 2002.
4.4-5	Fencing or walls, where used, shall be designed to be compatible with the adjoining architectural theme, and shall be of a consistent design within the neighborhood or commercial site.	Applicant (Civil Engineer)	Building Plan Check Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Building Permits	Landscape Plan for VTTM 52455 to be submitted to the County prior to the issuance of building permits.

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.5	**TRAFFIC/ACCESS**				
4.5-1	The project applicant would construct all on-site local roadways and intersections to LACDPW standards.	Applicant (Traffic Engineer)	Final Plan Check	1. LACDPW, Traffic & Lighting Division 2. LACDPW, Traffic & Lighting Division 3. Prior to Approval of Final Plans	During and following site construction activities.
4.5-2	The project would contribute its fair share towards the construction of the following roadway links: 1. Copper Hill Drive between McBean Parkway and Rye Canyon. 2. Newhall Ranch Road between Rye Canyon Road/Copper Hill Drive and Avenue Tibbitts/Dickason Drive, and Avenue Scott between Avenue Tibbitts and McBean Parkway.	Applicant	Field Verification of Construction or Receipt of Fair Share Funding	1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permits	Ongoing during grading and site preparation phases.
4.5-3	Based on the Ambient Growth Scenario impact analysis, the improvements shown in Table 4.5-8, Mitigation Measures - Existing Plus Ambient Growth Plus Project Conditions shall be in place prior to occupancy of the project, except that one or more of these mitigation measures may be modified or eliminated if (1) the improvement has been constructed by others; or (2) an Ambient Growth Scenario traffic report approved by the LACDPW prior to recordation provides a modified list of improvements to be constructed for the project, or for an individual phase of the project.	Applicant	Field Verification of Construction or Receipt of Fair Share Funding	1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permits	Prior to Issuance of Building Permits.
4.5-4	Based on the Interim Year Scenario, the project shall fund its fair share of the improvements (Tables 4.5-10, Interim Year Roadway Improvements and 4.5-12, Project Traffic Shares), or construct improvements to the highway network of equal value.	Applicant	Field Verification of Construction or Receipt of Fair Share Funding	1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permits	Prior to Issuance of Building Permits.

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.5	**TRAFFIC/ACCESS (cont.)**				
4.5-5	If a Bridge and Thoroughfare District is formed that includes the project area, the project developer shall pay the applicable Bridge and Thoroughfare fee, or shall provide highway and/or intersection/interchange improvements of an equal value in lieu of the Bridge and Thoroughfare fee.	Applicant	Field Verification of Construction or Receipt of Fair Share Funding	1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permits	Prior to Issuance of Building Permits.
4.5-6	To facilitate transit service to the site, the project applicant shall coordinate with the local transit agency provide to identify appropriate on-site bus stop/turnout locations.	Applicant	Building Plan Check	1. LACDPW, Traffic & Lighting Division 2. LACDPW, Traffic & Lighting Division 3. Prior to Issuance of Building Permits	Prior to Issuance of Building Permits.
4.5-7	For gated entrances, methodology to calculate queuing storage shall be calculated in conformance with the Queuing Analysis presented in Table 4.5-6, Queuing Analysis.	Applicant (Traffic Engineer)	Building Plan Check	1. LACDPW, Traffic & Lighting Division 2. LACDPW, Traffic & Lighting Division 3. Prior to Issuance of Building Permits	Prior to Issuance of Building Permits.

Mitigation Measures/Conditions of Approval		Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.6	**NOISE**				
4.6-1	All construction activity occurring on the project site shall adhere to the requirements of the County of Los Angeles Construction Equipment Noise Standards, County of Los Angeles Ordinance No. 11743, §12.08.440 as identified in Table 4.6-3.	Applicant (Construction Contractor)		1. LACDPW, Building & Safety Division 2. LACDPW, Building & Safety Division 3. Prior to Issuance of Building Permits	All grading and construction activity must adhere to provisions and requirements of County Noise Ordinance. Mass grading underway for Area C.
4.6-2	Limit all construction activities near occupied on- and off-site residences to between the hours of 6:30 AM and 8:00 PM, and exclude all Sundays and legal holidays pursuant to County Department of Public Works, Construction Division standards.	Applicant (Construction Contractor)		1. LACDPW, Building & Safety Division 2. LACDPW, Building & Safety Division 3. Prior to Issuance of Building Permits and Verify During Project Construction	All grading and construction activity must adhere to provisions and requirements of County Noise Ordinance. Mass grading underway for Area C.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.6 NOISE (cont.)				
4.6-3 Prior to the issuance of building permits, an acoustical study shall be conducted for residential uses planned along the following roadway segments: • 550-foot segment of Copper Hill Drive located due south of the MWD Fee Property. • 800-foot segment of "OO" Street located due south of the MWD Fee Property. The acoustical study shall review the site-specific uses proposed on these lots and provide design guidance so that interior noise levels resulting from outside sources will not exceed adopted County standards for the specified use. Design/mitigation features may include orientation and placement of buildings and windows, elevation changes, berms, the use of double-paned windows, sound walls, and noise insulation. Noise measurements shall be conducted prior to the issuance of the Certificate of Occupancy to ensure that the noise levels with proposed mitigation features are within adopted County standards.	Applicant (Civil Engineer)		1. LACDPW, Building & Safety Division 2. LACDPW, Building & Safety Division 3. Prior to Issuance of Certificate of Occupancy	Ongoing during grading and site preparation phases.

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.6	**NOISE (cont.)**				
4.6-4	All residential air conditioning equipment installed within the project site shall adhere to the requirements of the "County of Los Angeles Residential Air Conditioning and Refrigeration Noise Standards," County of Los Angeles Ordinance No. 11743, §12.08.530. Specifically, equipment installed shall not exceed the any of the following noise levels: 55 dB(A) at any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall; 50 dB(A) at center of neighboring patio, 5 feet above grade level, no closer than 3 feet from any wall; 50 dB(A) outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.	Building Contractor	Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to the Issuance of Occupancy Permits	Ongoing during site construction activities.
4.6-5	All stationary and point sources of noise occurring on the project site shall adhere to the requirements of the County of Los Angeles Ordinance No. 11743, §12.08.390 as identified in Table 4.6-2, County of Los Angeles Exterior Noise Standards for Stationary and Point Noise Sources.	Future Owners/ Operators within project	Field Verification	1. LA County Department of Health Services 2. LA County Department of Building and Safety 3. During Life of Project	During Life of Project.
4.6-6	For the commercial centers, and elementary school, loading, unloading, opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans or similar objects between the hours of 10:00 PM and 6:00 AM shall occur in a way that prevents a noise disturbance from impacting residences (County of Los Angeles Ordinance No. 11743, §12.08.460).	Future Owners/ Operators within project	Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to the Issuance of Occupancy Permits and Verify During Life of Project	During Life of Project.

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.7	**AIR QUALITY**				
4.7-1	Configure construction parking to minimize traffic interference.	Applicant		1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During Grading and Construction	See the Dust Control Plan (**Appendix C**) and Stormwater Pollution Prevention Plan (**Appendix A**) for VTTM 52455.
4.7-2	Provide temporary traffic controls to maintain traffic flow when construction activities have the potential to disrupt traffic (e.g., signage, flag person, detours).	Applicant		1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During Grading and Construction	Ongoing during grading and site preparation.
4.7-3	Schedule construction activities that affect traffic flow to off-peak hours to the degree practicable.	Applicant		1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During Grading and Construction	Ongoing during site construction.
4.7-4	Develop a construction traffic management plan for use when construction traffic has the potential to affect traffic on public streets. The plan should include provisions for the following: • Rerouting construction traffic off congested streets to the degree practicable; • Consolidating truck deliveries when possible; and • Providing temporary dedicated turn lanes for movement of construction trucks and equipment on and off of the site.	Applicant	Plan Check	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During Grading and Construction	Ongoing during site construction.

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.7	**AIR QUALITY (cont.)**				
4.7-5	Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturers' specifications and per SCAQMD rules, to minimize exhaust emissions.	Applicant		1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During Grading and Construction	See the Dust Control Plan (**Appendix C**) and Stormwater Pollution Prevention Plan (**Appendix A**) for VTTM 52455.
4.7-6	Suspend use of all construction equipment operations during second stage smog alerts.	Applicant		1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During Grading and Construction	See the Dust Control Plan (**Appendix C**) and Stormwater Pollution Prevention Plan (**Appendix A**) for VTTM 52455.
4.7-7	Use electricity from power poles when present, practicable, and cost effective rather than temporary diesel- or gasoline-powered generators.	Applicant		1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During Grading and Construction	See the Dust Control Plan (**Appendix C**) and Stormwater Pollution Prevention Plan (**Appendix A**) for VTTM 52455.
4.7-8	Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices.	Applicant	Final Plan Check Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During Grading and Construction	See the Dust Control Plan (**Appendix C**) and Stormwater Pollution Prevention Plan (**Appendix A**) for VTTM 52455.

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.7	**AIR QUALITY (cont.)**				
4.7-9	Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.	Applicant		1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During Grading and Construction	See the Dust Control Plan (**Appendix C**) and Stormwater Pollution Prevention Plan (**Appendix A**) for VTTM 52455.
4.7-10	The project shall comply with and implement the applicable provisions of the most recently adopted SCAQMD Rule 403 and Rule 403 Implementation Handbook.	Applicant		1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During Grading and Construction	See the Dust Control Plan (**Appendix C**) and Stormwater Pollution Prevention Plan (**Appendix A**) for VTTM 52455.
4.7-11	The project shall comply with and implement the applicable provisions of the most recently adopted SCAQMD Rule 1113.	Applicant		1. SCAQMD, LA County Department of Regional Planning 2. SCAQMD, LA County Department of Regional Planning 3. During Grading and Construction	During Grading and Construction.
4.7-12	Utilize low emission water heaters in residential uses if readily available, practicable, and cost effective, to reduce natural gas consumption and emissions.	Applicant	Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Occupancy Permits and Verify During Project Operation	Prior to Occupancy.
4.7-13	Residential uses are to utilize built-in energy-efficient appliances to reduce energy consumption and emissions.	Applicant		1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Occupancy Permits and Verify During Project Operation	Prior to Occupancy.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.7 AIR QUALITY (cont.)				
4.7-14 Provide shade trees in residential subdivisions to reduce building heating/cooling needs.	Applicant		1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Occupancy Permits and Verify During Project Operation	Prior to Occupancy.
4.7-15 Residential uses are to utilize energy-efficient and automated controls for air conditioners to reduce energy consumption and emissions.	Applicant		1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Occupancy Permits and Verify During Project Operation	Prior to Occupancy.
4.7-16 Install special sunlight-filtering window coatings or double-paned windows in residential uses to reduce thermal gain or loss.	Applicant	Final Plan Check Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Occupancy Permits and Verify During Project Operation	Prior to Occupancy.
4.7-17 Utilize automatic lighting on/off controls and energy-efficient lighting in new residential construction (including parking areas) to reduce electricity consumption and associated emissions.	Applicant		1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Occupancy Permits and Verify During Project Operation	Prior to Occupancy.
4.7-18 If possible, use light-colored roofing materials in new residential construction as opposed to dark roofing materials. These materials would reflect, rather than absorb, sunlight and minimize heat gains in buildings. This measure would lessen the overall demand for mechanical air conditioning systems.	Applicant		1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Occupancy Permits and Verify During Project Operation	Prior to Occupancy.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.7 AIR QUALITY (cont.)				
4.7-19 Utilize low emission water heaters in commercial uses if readily available, practicable, and cost effective to reduce natural gas consumption and emissions.	Applicant		1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Occupancy Permits and Verify During Project Operation	Prior to Occupancy.
4.7-20 Provide shade trees adjacent to commercial buildings to reduce building heating/cooling needs.	Applicant	Final Plan Check Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Occupancy Permits and Verify During Project Operation	Prior to Occupancy.
4.7-21 Commercial uses are to utilize energy-efficient and automated controls for air conditioners to reduce energy consumption and emissions.	Applicant		1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Occupancy Permits and Verify During Project Operation	Prior to Occupancy.
4.7-22 Utilize automatic lighting on/off controls and energy-efficient lighting in new commercial and office construction (including parking areas) to reduce electricity consumption and associated emissions.	Applicant		1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Occupancy Permits and Verify During Project Operation	Prior to Occupancy.
4.7-23 If possible, use light-colored roofing materials in new commercial and office construction as opposed to dark roofing materials.	Applicant		1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Occupancy Permits and Verify During Project Operation	Prior to Occupancy.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.7 AIR QUALITY (cont.)				
4.7-24 Site bus stops at locations to be determined in coordination with the bus transit service provider that will serve the project area.	Applicant	Final Plan Check Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Occupancy Permits and Verify During Project Operation	Prior to Occupancy.
4.7-25 Design and implement on-site circulation plans for commercial parking lots to reduce vehicle queuing.	Applicant		1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Occupancy Permits and Verify During Project Operation	Prior to Occupancy.
4.7-26 If fast-food restaurants are approved for development on the site, improve traffic flow at restaurant drive-through windows by designing separate windows for different functions and by providing temporary parking for orders not immediately ready for pickup.	Applicant		1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Occupancy Permits and Verify During Project Operation	Prior to Occupancy.
4.7-27 If allowed by the County's Parking Code, reduce employee parking for those commercial businesses not subject to SCAQMD Rule 2202.	Applicant		1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Occupancy Permits and Verify During Project Operation	Prior to Occupancy.
4.7-28 Site bus stops at commercial locations to be determined in coordination with the bus transit service provider that will serve the project area.	Applicant	Final Plan Check Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Occupancy Permits and Verify During Project Operation	Prior to Occupancy.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.7 AIR QUALITY (cont.)				
4.7-29 Provide on-site truck loading zones within commercial developments.	Applicant		1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Occupancy Permits and Verify During Project Operation	Prior to Occupancy.
4.7-30 Commercial employers shall provide commuter information areas that contain displays providing information on bus routes and schedules, Metrolink schedules and routes, and the names and numbers for various commercial shuttle services.	Applicant		1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Occupancy Permits and Verify During Project Operation	Prior to Occupancy.
4.7-31 The commercial centers, which would be greater than 25,000 gross square feet in size, shall comply with the County's Transportation Demand Management (TDM) Ordinance (Ordinance No. 93-0028M) in effect at the time the map application is deemed complete.	Applicant		1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Occupancy Permits and Verify During Project Operation	Prior to Occupancy.

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.8	**WATER RESOURCES**				
4.8-1	Prior to recordation of the final tract map, the applicant shall provide to the Los Angeles County Department of Public Works a letter from Valencia Water Company which states that VWC will provide water service to the final map area; that the system will be operated by the purveyor; and that, under normal conditions, the system will meet the requirements for the land division.	Applicant	Written Demonstration of Water Availability	1. LACDPW 2. LACDPW 3. Prior to Recordation of Final Subdivision Maps	Prior to Map Recordation.
4.8-2	A potable water system with appurtenant facilities to serve all potable water users shall be designed and constructed to the design standards and provisions of the Los Angeles County Department of Public Works to accommodate the total domestic and fire flows as determined by the Los Angeles County Forester and Fire Warden.	Applicant	Landscape Plan Review Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permit(s) for the Subdivision	Prior to Occupancy.
4.8-3	Prior to issuance of building permits, the project applicant shall pay the applicable connection fee charged to new development by CLWA.	Applicant	Payment of Connection Fees	1. CLWA/VWC 2. LACDPW, Building and Safety CLWA/VWC 3. Prior to Issuance of Building Permits	Prior to Issuance of Building Permits.
4.8-4	Water conservation measures, as required by the State of California, shall be incorporated into building plans for the project. These may include, but are not limited to, the following: • Health and Safety Code Section 17921.3 which requires low-flush toilets and urinals in all new construction; • Title 24, California Administrative Code Sections 2-5352(I) and (j) which require insulation of water-heating systems and pipe insulation to reduce water used before hot water reaches equipment or fixtures; and • Government Code Section 7800 which specifies that lavatories in all public facilities be equipped with self-closing faucets.	Applicant	Architectural Plans	1. California Department of Conservation 2. LACDPW, Building and Safety 3. Prior to Issuance of Building Permits	Prior to Issuance of Building Permits.

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.8	**WATER RESOURCES (cont.)**				
4.8-5	Landscape and irrigation plans for each lot/parcel in VTTM No 52455, with landscape areas greater than 2,500 square feet shall conform to the Los Angeles County Efficient Landscape Ordinance.	Applicant	Landscape Plan Review Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permit(s) for the Subdivision	Landscaping plans to be submitted to LA County prior to the issuance of Occupancy Permit(s) for the Subdivision
4.8-6	Major graded slopes adjacent to natural areas shall be landscaped with vegetation that will eventually naturalize and require minimal or no irrigation.	Applicant	Landscape Plan Review Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permit(s) for the Subdivision	Landscaping plans to be submitted to LA County by prior to the issuance of Occupancy Permit(s) for the Subdivision.

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.9	**WASTE WATER**				
4.9-1	Prior to recordation of the final tract map, a letter shall be obtained from the CSDLAC and provided to LACDPW verifying that there is sufficient capacity in the receiving trunk lines and the Valencia WRP to serve the final map.	Applicant	Final Plan Check	1. CSDLAC, 2. LACDPW 3. Prior to Recordation of Final Maps	Prior to Recordation of Final Map(s).
4.9-2	The applicant shall pay the applicable CSDLAC connection fees prior to issuance of connection permit(s).	Applicant	Final Plan Check Receipt of Letter Verifying Payment of Fees	1. CSDLAC, LACDPW 2. CSDLAC, LACDPW 3. Prior to Recordation of Final Maps	Prior to Recordation of Final Map(s).
4.9-3	The proposed 10-inch and 21-inch trunk lines are to be designed, constructed, and dedicated to the CSDLAC in accordance with their standards and procedures.	Applicant	Final Plan Check Field Verification	1. CSDLAC, LACDPW 2. CSDLAC, LACDPW 3. Prior to Recordation of Final Maps	Prior to Recordation of Final Map(s).
4.9-4	All local sewer lines within the project boundaries are to be designed, constructed, and dedicated to the LACDPW in accordance with its standards and procedures.	Applicant (Project Engineer)	Final Plan Check Field Verification	1. CSDLAC, LACDPW 2. CSDLAC, LACDPW 3. Prior to Recordation of Final Maps	Prior to Recordation of Final Map(s).

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.10 SOLIDWASTE DISPOSAL				
4.10-1 Place recycling bins for glass, metals, paper, wood, plastic, greenwastes, and cardboard on construction sites for use by construction workers.	Applicant	Final Plan Check	1. LACDPW, Waste Management Division 2. LACDPW, Waste Management Division 3. Prior to Recordation of Final Maps	Prior to Recordation of Final Map(s).
4.10-2 In construction specification and bid packages, require building materials made of recycled materials, to the extent feasible and economically practical.	Applicant	Final Plan Check	1. LACDPW, Waste Management Division 2. LACDPW, Waste Management Division 3. Prior to Recordation of Final Maps	Prior to Recordation of Final Map(s).
4.10-3 Locate recycling/separation areas in close proximity to dumpsters for non-recyclables, and in elevators, on loading docks, and at primary internal and external access points. (Model Ordinance see discussion under Plans and Policies section)	Applicant	Final Plan Check	1. LACDPW, Waste Management Division 2. LACDPW, Waste Management Division 3. Prior to Recordation of Final Maps	Prior to Recordation of Final Map(s).
4.10-4 Locate recycling/separation areas so they are not in conflict with any applicable federal, state, or local laws relating to fire, building, access, transportation, circulation, or safety.	Applicant	Final Plan Check	1. LACDPW, Waste Management Division 2. LACDPW, Waste Management Division 3. Prior to Recordation of Final Maps	Prior to Recordation of Final Map(s).
4.10-5 Locate recycling/separation areas so they are convenient for those persons who deposit, collect, and load the recyclable materials. (Model Ordinance see discussion under Plans and Policies section)	Applicant	Final Plan Check	1. LACDPW, Waste Management Division 2. LACDPW, Waste Management Division 3. Prior to Recordation of Final Maps	Prior to Recordation of Final Map(s).
4.10-6 Place recycling containers/bins so that they do not block access to each other.	Applicant	Final Plan Check	1. LACDPW, Waste Management Division 2. LACDPW, Waste Management Division 3. Prior to Recordation of Final Maps	Prior to Recordation of Final Map(s).

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.10 SOLIDWASTE DISPOSAL (cont.)				
4.10-7 Solid waste collection/recycling areas are to be compatible with nearby structures, secure, protected against adverse environmental conditions, clearly marked, adequate in capacity, number and distribution, and contain a sufficient number of bins, to serve the recycling needs of the development. (Model Ordinance see discussion under Plans and Policies section)	Applicant	Final Plan Check	1. LACDPW, Waste Management Division 2. LACDPW, Waste Management Division 3. Prior to Recordation of Final Maps	Prior to Recordation of Final Map(s).
4.10-8 Design and construct collection/recycling areas to accommodate front-loader packing trucks, including maneuvering room. (Model Ordinance see discussion under Plans and Policies section)	Applicant	Final Plan Check	1. LACDPW, Waste Management Division 2. LACDPW, Waste Management Division 3. Prior to Recordation of Final Maps	Prior to Recordation of Final Map(s).
4.10-9 Design and construct driveways and/or travel aisles with adequate width and maneuverability space for unobstructed garbage collection vehicle access and clearance. (Model Ordinance see discussion under Plans and Policies section)	Applicant	Final Plan Check	1. LACDPW, Waste Management Division 2. LACDPW, Waste Management Division 3. Prior to Recordation of Final Maps	Prior to Recordation of Final Map(s).
4.10-10 Post signs at all access points of the recycling areas that clearly identify all recycling and solid waste collection and loading areas and the materials accepted therein. (Model Ordinance see discussion under Plans and Policies section)	Applicant	Final Plan Check	1. LACDPW, Waste Management Division 2. LACDPW, Waste Management Division 3. Prior to Recordation of Final Maps	Prior to Recordation of Final Map(s).

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.11 POLICE SERVICES				
4.11-1 As final building plans are submitted to the County for approval in the future, County Sheriff's Department design requirements, which would reduce demands for service and ensure adequate public safety, shall be incorporated into building designs, including the following measures: • Lighting shall be provided in open areas and parking lots; and • The required building address numbers shall be readily apparent from the street for emergency response agencies.	Applicant	Building Plan Check Field Verification	1. LA County Sheriff's Department, LACDPW 2. LA County Sheriff's Department, LACDPW 3. Prior to Final Map Approvals and Verify Prior to Issuance of Occupancy Permits	Prior to Final Map approval and prior to Issuance of Occupancy Permits.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.12 FIRE SERVICES AND HAZARDS				
4.12-1 Concurrent with the issuance of building permits, the applicant shall pay the Los Angeles County Fire Department Developer Fee in effect at that time.	Applicant	Receipt of Letter Verifying Payment of Fees	1. LA County Department of Regional Planning, LA County Fire Department 2. LA County Department of Regional Planning, LA County Fire Department 3. Prior to Issuance of Building Permits	Prior to Issuance of Building Permits.
4.12-2 Prior to recordation of a final subdivision map in which urban uses will permanently adjoin a natural area, a Wildfire Fuel Modification Plan as required by Section 1117.2.1 of the County Fire Code shall be prepared and approved by the County Fire Department.	Applicant	Receipt and Review of Wildfire Fuel Modification Plan	1. LA County Fire Department, LACDPW 2. LA County Fire Department, LACDPW 3. Prior to Approval of Final Maps	Prior to approval of Final Maps.
4.12-3 Each final subdivision map for the proposed project shall provide sufficient capacity for fire flows of 1,250 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for a two hour duration for single family residential units, and 5,000 gpm at 20 psi residual pressure for a 5-hour duration for multi-family residential units and commercial/retail uses with a floor plan in excess of 35,000 square feet, or such other fire flow required by the County Fire Department.	Applicant	Field Verification of Required Fire Flows	1. LA County Fire Department, LACDPW 2. LA County Fire Department, LACDPW 3. Prior to Issuance of Occupancy Permits	Prior to Issuance of Occupancy Permits.
4.12-4 Prior to framing, site access shall be provided to comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code that requires all weather access.	Applicant	Field Verification	1. LA County Fire Department, LACDPW 2. LA County Fire Department, LACDPW 3. Prior to Issuance of Building Permits	Prior to the Issuance of Building Permits.
4.12-5 Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.	Applicant	Field Verification	1. LA County Fire Department, LACDPW 2. LA County Fire Department, LACDPW 3. Prior to Issuance of Building Permits	Prior to the Issuance of Building Permits.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.12 FIRE SERVICES AND HAZARDS (cont.)				
4.12-6 Prior to issuance of occupancy permits, development shall comply with County Building and Safety and Fire Code requirements associated with the provision of adequate site vehicular access (County Fire Code 10.207), and fire prevention and suppression.	Applicant	Receipt of Wildfire Fuel Modification Plan Field Verification	1. LA County Fire Department, LACDPW 2. LA County Fire Department, LACDPW 3. Prior to Issuance of Occupancy Permits	Prior to Issuance of Occupancy Permits.
4.12-7 Prior to recordation of final subdivision map(s) the project shall satisfy all conditions of approval for Tentative Subdivision Map 52455 relating to the provision of vehicular and Fire Department access.	Applicant	Receipt of Wildfire Fuel Modification Plan Field Verification	1. LA County Fire Department, LACDPW 2. LA County Fire Department, LACDPW 3. Prior to Map Recordation	Prior to Map Recordation.
4.12-8 The applicant shall install Fire Department-approved street signs and building numbers prior to issuance of occupancy permits.	Applicant	Field Verification	1. LA County Fire Department, LACDPW 2. LA County Fire Department, LACDPW 3. Prior to Issuance of Occupancy Permits	Prior to Issuance of Occupancy Permits.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.13 LIBRARY SERVICES				
4.13-1 The applicant shall pay the permanent library fee ($569.87 per new residential unit) to the County Library to offset the demand for library items and building square-footage generated by the proposed project. The library mitigation payment shall be made on a building permit by building permit basis. This per unit mitigation fee of $569.87.00 would generate a maximum total of $1,450,319.10 in library fees if all units proposed were built, and would fund new library space and materials that would be needed to serve the project.	Applicant	Letter Verifying Payment of Fees	1. LA County Department of Regional Planning, LA County Department of Libraries, LACDPW 2. LA County Department of Regional Planning, LA County Department of Libraries, LACDPW 3. Prior to Issuance of Building Permits	Prior to the Issuance of Building Permits.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.14 PARKS, RECREATION AND TRAILS				
4.14-1 The applicant shall pay the in lieu parkland fee established by the County Parkland Dedication Ordinance in effect at the time of Map recordation. Payment of this fee will cover the projected 1.47-acre shortfall in parkland associated with the proposed project. Presently this fee stands at $129,000.00 for Park Planning Area 35C, which equates to an in lieu fee of $189,630.00.	Applicant	Letter Verifying Payment of Fees	1. LA County Department of Regional Planning, LA County Department of Parks and Recreation 2. LA County Department of Regional Planning, LA County Department of Parks and Recreation 3. Prior to Issuance of Building Permits	Prior to the Issuance of Building Permits.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.17 ENVIRONMENTAL AND MANMADE HAZARDS				
4.17-1 Only non-habitable structures shall be located within SCE easements.	Applicant (Project Engineer)	Final Plan Check	1. LA County Department of Regional Planning, LACDPW 2. LA County Department of Regional Planning, LACDPW 3. Prior to Recordation of Final Maps	Prior to Map Recordation.
4.17-2 Provide a disclosure statement on the title to each residential lot informing prospective purchasers of the existence of EMFs.	Applicant	Final Plan Check	1. LA County Building and Safety Department, 2. LA County Building and Safety Department 3. Prior to Issuance of Building Permit	Prior to the Issuance of Building Permits.
4.17-3 Wells on the property shall be abandoned in compliance with the requirements of the California Department of Conservation, Division of Oil and Gas. If any undocumented oil wells are encountered during grading operations, the casing shall be immediately surveyed for locations and inspected by the Division of Oil and Gas, for leaks.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Grading Plans	All known wells have been properly abandoned. Refer to **Appendix D**. Ongoing during grading and site preparation phases.
4.17-4 In accordance with provisions of the Los Angeles County Building Code, all buildings and enclosed structures that would be constructed within the site and located within 25 feet of oil or gas wells shall be provided with methane gas protection systems. Buildings located between 25 and 200 feet of oil or gas wells shall, prior to issuance of building permits by the County of Los Angeles, be evaluated in accordance with the current rules and regulations of the California Department of Conservation, Division of Oil and Gas.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Grading Plans	All known wells have been properly abandoned. Refer to **Appendix D**.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.18 UTILITIES SERVICES				
4.18-1 Prior to the recordation of the final tract map, the applicant shall provide to the Los Angeles County Department of Public Works a letter from both the Southern California Edison Company and the Southern California Gas Company indicating their ability to provide energy to the project.	Applicant	Final Plan Check	1. LACDPW, LA County Department of Regional Planning 2. LACDPW, LA County Department of Regional Planning 3. Prior to Recordation of Final Maps	Prior to Map Recordation.
4.18-2 Structures in the proposed development shall be required to meet the Energy Building Regulations adopted by the California Energy Commission (Title 24). Meeting these specifications would conserve non-renewable natural resources to levels acceptable to the State of California.	Applicant	Building Plan Check	1. LA County Department of Regional Planning, LACDPW 2. LA County Department of Regional Planning, LACDPW 3. Prior to Issuance of Building Permits	Prior to the Issuance of Building Permits.
4.18-3 The applicant shall comply with guidelines provided by the SCE in regard to easement restrictions, construction guidelines, and potential amendments to right-of-way in the areas of any existing Edison Company easements.	Applicant	Building Plan Check	1. LA County Department of Regional Planning, LACDPW 2. LA County Department of Regional Planning, LACDPW 3. Prior to Issuance of Building Permits	Prior to the Issuance of Building Permits.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.19 EDUCATION				
4.19-1 The applicant shall comply with the terms of the Saugus Funding Agreement. As stated above, the Agreement between the project applicant and the Saugus District will provide for full mitigation of the project's impact on schools in both the Saugus and Castaic Districts. The Agreement provides for school facilities meeting State standards to be constructed in time to serve the students generated by the project. Therefore, adoption of a mitigation measure requiring compliance with the Saugus Funding Agreement would reduce such impacts to a level of insignificance.	Applicant	Receipt of Executed Agreement and Letter Verifying Payment of Fees	1. Saugus Union School District 2. LA County Department of Regional Planning 3. Prior to Issuance of Residential Building Permits	Prior to the Issuance of Residential Building Permits.
4.19-2 The applicant shall comply with the terms of the Hart Funding Agreement. As stated above, the Agreement between the project applicant and the Hart District will provide for full mitigation of the project's impact on schools in the Hart District. The Agreement provides for school facilities meeting State standards to be constructed in time to serve the students generated by the project. Therefore, adoption of a mitigation measure requiring compliance with the Hart Funding Agreement would reduce such impacts to a level of insignificance.	Applicant	Receipt of Executed Agreement and Letter Verifying Payment of Fees	1. William S. Hart Union High School District 2. LA County Department of Regional Planning 3. Prior to Issuance of Residential Building Permits	Prior to the Issuance of Residential Building Permits.
INITIAL STUDY CHECKLIST RESOURCES A Los Angeles County Natural History Museum-approved inspector is to be on site during an appropriate number of excavations into the Saugus formation. Should the excavations yield significant paleontological resources, excavation shall be stopped or redirected until the extent of this find is established and the resources salvaged.	Applicant (Construction Superintendent)	Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During Grading Activity	During Site Grading.

ADDITIONAL ENVIRONMENTAL ANALYSIS

The West Creek project was approved by the Board of Supervisors on December 19, 2000. Subsequently, the project approval and the certification of the Environmental Impact Report (EIR) and the project approvals were challenged in an action in Santa Barbara Superior Court. The Second District Court of Appeals found that the West Creek EIR's cumulative impact analysis of water resources did not adequately disclose the actual amount of water that the State Water Project can deliver to the Castaic Lake Water Agency and failed to discuss or analyze whether there were any differences between entitlement to State Water Project water and actual availability of supplies of that water. The Santa Barbara Superior Court issued a Writ of Mandate ordering the County to void its certification of the EIR and prepare revisions to the EIR that comply with the California Environmental Quality Act and Court of Appeals decision. In response to the Writ of Mandate, a Draft Additional Analysis to the EIR was prepared, circulated as required and the Regional Planning Commission (RPC) conducted a public hearing. On February 4, 2004, the RPC opened the public hearing and heard limited testimony. On April 14, 2004, extensive testimony was heard concerning water supply and demand in the Santa Clarita Valley from the project applicant, water company representatives and community members. The RPC closed the public hearing, indicated its intention to approve the Draft Additional Analysis and directed staff to return with the final environmental documentation.

The Final Additional Analysis was scheduled on the RPC's consent calendar for approval on May 12, 2004. However, action was continued due to the confirmed discovery of the western spadefoot toad on the project site. The western spadefoot has been designated by the California Department of Fish and Game and the U.S. Fish and Wildlife Service as a special status species. To analyze project impacts on this species, a Western Spadefoot Toad Analysis was prepared as an added component of the previously considered West Creek Draft Additional Analysis. The Western Spadefoot Toad Analysis describes the project site and previously approved development activities and includes recommended mitigation measures. The analysis was circulated for a 45 day review and public comment period and the Regional Planning Commission conducted a public hearing on August 11, 2004. At the conclusion of testimony, the RPC indicated its intention to approve the Western Spadefoot Toad Analysis and directed staff to prepare the final findings and environmental documents.

On September 15, 2004, the RPC voted 5-0 to approve the Final Additional Analysis to the West Creek EIR, including the additional water supply analysis and western spadefoot toad analysis

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

STAFF CONTACT PERSON Ellen Fitzgerald, Land Division Section (213) 974-6433		
RPC HEARING DATE(S) February 4, 2004, April 14, 2004, May 12, 2004, August 11, 2004	RPC ACTION DATE September 15, 2004	RPC RECOMMENDATION Approval
MEMBERS VOTING AYE Helsley, Valadez, Bellamy, Modugno, Rew	MEMBERS VOTING NO None	MEMBERS ABSTAINING None
STAFF RECOMMENDATION (PRIOR TO HEARING) Approval		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

RPC/HO MEETING DATE	CONTINUE TO
May 24, 2000 September 15, 2004	

AGENDA ITEM

PUBLIC HEARING DATE
June 16, 1999, August 23, 1999, October 4, 1999

ADDITIONAL ENVIRONMENTAL ANALYSIS PUBLIC HEARING DATE:

February 4, 2004, April 14, 2004, May 12, 2004, August 11, 2004

Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT No. 98-008
Countywide & Santa Clarita Valley Area Plan Amendments, Zone Change, Conditional Use Permit, Oak Tree Permit, Parking Permit and Vesting Tentative Tract 52455-(5)

APPLICANT	OWNER	REPRESENTATIVE
Valencia Company	Newhall Land and Farming	Psomas Engineering

REQUEST
Amendment to the Countywide and Santa Clarita Valley Area Plans, Zone Change, Conditional Use Permit, Oak Tree Permit, Parking Permit, and Vesting Tentative Tract Map 52455-(5) (See attachment for details)

LOCATION/ADDRESS
Along the west bank of San Francisquito Creek in the Santa Clarita Valley. Located north of the Valencia Industrial Center and Valencia High School. Copperhill Drive bisects the property.

ACCESS From Dickason Drive and Copper Hill Drive

ZONED DISTRICT Newhall

COMMUNITY Valencia

EXISTING ZONING A-2-5

SIZE	EXISTING LAND USE	SHAPE	TOPOGRAPHY
966.6 acres	Vacant	Irregular	Level to hilly

SURROUNDING LAND USES & ZONING

North: Vacant/Approved Tesoro del Valle residential and commercial project

East: Residential development

South: Valencia High School and approved residential development

West: Vacant/Approved Industrial development

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
COUNTYWIDE	Urban, Hillside Management, Significant Ecological Area, Industrial		
SCV AREA PLAN	U1, U2, U4, C, M, HM, W/SEA	The existing SCVAP land use categories would permit a maximum density of 2,749 dwelling units on the project site. (See attachment for details)	Plan Amendent request is to amend the boundaries of the SEA as determined by field investigation and to reconfigure land use categories (See attachment for details)

ENVIRONMENTAL STATUS
EIR. (See attachments)
Impacts to the following cannot be fully mitigated and are considered significant: Agricultural Resources, Air Quality, Biota, Solid Waste Disposal, and Visual Qualities.

DESCRIPTION OF SITE PLAN
Tentative Tract Map 52455 shows the 966.6 acre site divided into 4 areas (A,B,C,D). Area A to the north is characterized by single family residential development with lower densities and a more rural feeling. Development in Area B is more typically suburban with single family residences on standard (5,000 square foot) and smaller lots. Area C is more urbanized, with higher density and a variety of housing unit types from single family residences on smaller lots, to detached condominiums, attached units and multiple family apartments. Commercial and recreation areas are located in Area C. Area D, at the southern end of the site, is located along San Francisquito Creek and includes SEA 19.

KEY ISSUES

-Development of the Decoro Drive Bridge within Significant Ecological Area(SEA) 19.

-Appropriateness of amending Area Plan to remove Industrial designation and reconfigure land use density.

-Removal of 13 on-site oak trees.

-Change in visual character of site.

(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 Ellen Fitzgerald, Land Division Section (213) 974-6433		
RPC HEARING DATE(S) June 16, 1999, August 23, 1999, October 4, 1999. Additional discussion held on March 8, 2000 and April 3, 2000.	RPC ACTION DATE May 24, 2000	RPC RECOMMENDATION Approval
MEMBERS VOTING AYE Pederson, Toy, Feldman, Vargo	MEMBERS VOTING NO None	MEMBERS ABSTAINING None
STAFF RECOMMENDATION (PRIOR TO HEARING) Approval		
SPEAKERS* (O) 3 (F) 4	PETITIONS (O) 2 (F) 0	LETTERS (O) 14 (F) 3

(O) = Opponents (F) = In Favor

The applicant is requesting:

- An amendment to the Countywide General Plan and the Santa Clarita Valley Area Plan to amend the boundaries of SEA 19 to reflect biological resources as determined by field investigation and to reconfigure land use categories by decreasing the acreage in the Urban 1 and Urban 2 categories, adding acreage in the Urban 3 and Urban 4 categories, increasing the amount of Hillside Management area, removing the industrial classification, and changing the General Development Policy, Housing Development and Neighborhood Conservation, Special Management Areas Maps..

- Conditional Use Permit to: permit development within a Significant Ecological Area, ensure compliance with the provisions of the RPD and C-2-DP zones, and allow development within a Hillside Management area.
- An Oak Tree Permit to permit the removal of 13 oak trees and to grade within the protected zone of 3 trees. Removed trees will be replaced on at least a 2:1 basis.

- A Parking Permit to permit off-site parking facilities for proposed commercial uses.

- A Zone Change from the existing A-2-5 (Heavy Agriculture-5 acre required area) to C-2-DP (Neighborhood Business-Development Program), OS (Open Space) and RPD (Residential Planned Development)-5,000-2U, 10U, 12U, 19U, 25U and 27U (from 2-27 units per net acre). A minimum of 30% of the net area is required to be maintained as open space.

- Subdivision of the site into 1521 lots with a variety of housing types (total of 2,545 units), commercial lots, recreational lots, open space lots, private streets, drives and alleys, water quality basins, water tank lots, the Decoro Drive Bridge, and a paseo system throughout the development. The subdivision request would provide flexible options for 9 development areas in planning Area C which would allow flexibility in the type of units permitted, without further discretionary review, while not increasing the maximum number of units overall.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

August 11, 2004

TO: Leslie G. Bellamy, Chair
Harold Helsley, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner
Esther L. Valadez, Commissioner

FROM: Ellen Fitzgerald
Land Divisions Section

SUBJECT: WESTERN SPADEFOOT TOAD ANALYSIS – COMPONENT OF THE DRAFT ADDITIONAL ENVIRONMENTAL ANALYSIS CONCERNING:
WEST CREEK PROJECT NO. 98-008-(5)
GENERAL PLAN AND SUB-PLAN AMENDMENT NO. 98-008-(5)
ZONE CHANGE NO. 98-008-(5)
CONDITIONAL USE PERMIT NO. 98-008-(5)
OAK TREE PERMIT NO. 98-008-(5)
PARKING PERMIT NO. 98-008-(5)
VESTING TENTATIVE TRACT MAP NO. 52455

Background

A public hearing on the West Creek Draft Additional Analysis (DAA) related to water supply and demand prepared in response to a court decision was conducted on April 14, 2004, continued from February 4, 2004, and your Commission indicated its intention to approve the document on that date. The project was scheduled as a consent item for approval on the May 12, 2004 Commission agenda; however the action was continued due to the confirmed discovery of the western spadefoot toad on the project site. The western spadefoot was discovered in two temporary man-made retention basins constructed in association with previously approved development activities. The California Department of Fish and Game and the U.S. Fish and Wildlife Service have designated the western spadefoot as a special status species; however, the species has not been identified as an endangered, threatened or candidate species by either the Department or the Service.

At the direction of County staff, a "Western Spadefoot Toad Analysis" was prepared as an added component of the previously considered West Creek DAA. This analysis was circulated for a 45-day review and public comment period, from June 28, 2004 to August 11, 2004 and is included with this report.

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Proposed Project and Site Location

The West Creek project consists of 2,545 residential units, along with 180,000 square feet of neighborhood serving commercial uses, an elementary school and public and private recreational facilties and a network of hiking and biking trails. Circulation will be provided by a series of internal collector roadways that connect to the previously approved extension of Copper Hill Drive, a public street that represents the primary roadway providing ingress and egress to the West Creek site.

The project site is located west of McBean Parkway, along the west bank of San Francisquito Creek, north of Decoro Drive, bisected by Copper Hill Drive. The site is approximately 966 acres in size and generally undeveloped, though certain components of the project have already been constructed pursuant to the previously granted approvals.

Prior West Creek EIR and Board Approval

In December 2000, the Los Angeles County Board of Supervisors certified the West Creek Final EIR and approved the West Creek project. The EIR included an analysis of the potential impacts of the West Creek project on sensitive biological resources, including potential impacts to the western spadefoot toad. The western spadefoot was identified in the EIR as a species of concern at the federal and state level. The EIR indicated that there was a high potential for the western spadefoot to occur on the West Creek site. The EIR further found that the project would impact the western spadefoot, but that such impacts were not significant due to its listing status (i.e., not listed as threatened or endangered) and its abundance in other areas. The EIR also contained mitigation measures relating to impacts on special status wildlife species, including the western spadefoot.

Subsequently, the certification of the EIR and the project approvals were challenged in an action in Santa Barbara County Superior Court entitled, *Santa Clarita Organization for Planning the Environment v. County of Los Angeles* (2003) 106 Cal.App.4th 715, 720-24. Details on this action were previously provided to the Commission in the staff report prepared for the February 4, 2004 public hearing on the Draft Additional Analysis.

Western Spadefoot Toad Analysis

On May 10, 2004, Compliance Biology conducted a biological evaluation at a temporary man-made retention basin on the northeast portion of the project site. During that evaluation, several small, young western spadefoot were observed. On May 11, 2004, the project applicant directed Compliance Biology to complete surveys on the entire project site to determine if there were any other on-site locations that supported or potentially supported western spadefoot. On May 12, 2004, the entire project site was surveyed. Young western spadefoot were observed in one additional temporary retention basin located on the southeast portion of the project site. Figure

4.1-2 in the Western Spadefoot Toad Analysis identifies the location of the two temporary retention basins where the species were observed.

The species were observed in and surrounding two on-site temporary retention basins, constructed in association with previously authorized project development activities. The Western Spadefoot Toad Analysis describes these previously approved development activities, including the extensive grading activities that have occurred on the site.

The Western Spadefoot Toad Analysis further indicates that based on the scope and magnitude of the prior grading activity it is unlikely that any western spadefoot, if once present in the graded areas, survived. Therefore, the species occupying the two temporary retention basins likely relocated from non-graded areas along San Francisquito Creek. The Western Spadefoot Toad Analysis further concludes that these temporary detention basins are not beneficial for western spadefoot, because they hold water too long and allow predators to develop. Based on this analysis, the project biologist, under the direct supervision of the California Department of Fish and Game relocated approximately 100-150 western spadefoot from the northeast basin to suitable areas outside the future development footprint along the San Francisquito Creek corridor.

The Western Spadefoot Toad Analysis finds that the loss of the two temporary retention basins is not considered a significant impact, or a significant loss of habitat for the species if the recommended mitigation measures are implemented. The mitigation measures are discussed in the Western Spadefoot Toad Analysis, and those measures are in addition to those already contained in the original EIR for the West Creek project. In summary, the mitigation measures require the creation and implementation of a western spadefoot habitat plan, which would require construction of a shallow rainpool or rainpools in the southeast portion of the project site. This habitat area would then be monitored for a period of five years. The habitat would be created and monitored by the project biologist under the direct supervision of the County and CDFG. The mitigation is expected to establish suitable habitat for the species.

The Western Spadefoot Toad Analysis indicates that the cumulative biological impacts presented in the original EIR for the West Creek project remain applicable.

The Western Spadefoot Toad Analysis determined that potential impacts to western spadefoot toad would not be considered significant after mitigation due to the unique circumstances presented by the West Creek project. These unique circumstances include that: (a) the western spadefoot was found in artificial man-made retention basins, not natural habitat or disturbed natural habitat; (b) the spadefoot in all likelihood relocated to those retention basins as "opportunists" from nearby existing undisturbed habitats; (c) the spadefoot likely relocated from off-site areas to the retention basins, because the spadefoot, if it occupied the development footprint area on the West Creek site, likely could not have survived the grading and recompaction operations that occurred in that area; and (d) the retention basins were constructed to "catch" run-off from adjacent areas and, as constructed, they contain too much water to allow the spadefoot to persist in those basins due to the high potential for predators to develop in those basins; and, as such, these basins are not considered suitable habitat for the spadefoot.

Since circulation of the Western Spadefoot Toad Analysis, the northeast temporary retention basin has been removed under a County authorized approval issued for the adjacent Tesoro Del Valle project for completion of required off-site grading in association with that project. CDFG also authorized the grading work to proceed.

SEATAC Report and Comments

The Western Spadefoot Toad Analysis was reviewed by the Significant Ecological Area Technical Advisory Committee on July 12, 2004. SEATAC commented on the analysis and made recommendations. SEATAC was concerned about the specifics of the relocation program and requested additional information on the design of the created pools.

Responses to SEATAC's comments will be included in the responses to comments in the Final EIR.

The minutes of the SEATAC meeting are attached.

Recommendations

Staff recommends that the Commission open the public hearing and at the completion of testimony:

- Close the Public Hearing on the Western Spadefoot Toad Analysis
- Indicate an intent to recommend certification of the Draft Additional Analysis, subject to consideration and review of the responses to comments
- Direct staff to prepare the necessary Findings and other documents

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

May 12, 2004

TO: Leslie G. Bellamy, Chair
Harold Helsley, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner
Esther L. Valadez, Commissioner

FROM: Ellen Fitzgerald
Land Divisions Section

SUBJECT: ADDITIONAL ENVIRONMENTAL ANALYSIS (WATER SUPPLY) CONCERNING: WEST CREEK PROJECT NO. 98-008-(5)

April 14, 2004 Meeting

On April 14, 2004, the Regional Planning Commission closed the public hearing on the West Creek Draft Additional Analysis, Volumes I and II (December 2003), directed staff to complete preparation of the responses to public comments and the necessary environmental findings for the Commission's consideration, and indicated its intent to recommend to the Board of Supervisors certification of the revised environmental documentation for the West Creek project.

The Commission also directed that the 2003 Santa Clarita Valley Water Report (2003 Water Report) be incorporated into the West Creek record upon release and that staff provide a brief summary of the 2003 Water Report prior to the Commission taking final action. A summary of the West Creek Final Additional Analysis and 2003 Water Report are presented below.

Final Additional Analysis

The formal public comment period on the West Creek Draft Additional Analysis closed on January 29, 2004. However, the County continued the comment period through the Commission's April 14, 2004 public hearing. The April 14, 2004 staff report included summaries of some of the significant public comments received, along with a summary of the responses prepared by the County.

The West Creek Final Additional Analysis (April 2004) is attached. The Final Additional Analysis, consisting of Volumes III and IV, contains, among other things, the comment

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letters received in response to the Draft Additional Analysis, topical responses, individual responses to comment letters, hearing testimony and responses to such testimony, revised Draft Additional Analysis pages and additional technical reports and studies that are part of the "appendices" to the revised environmental document.

The Final Additional Analysis was also distributed to the commenting agencies, entities, organizations and individuals on April 30, 2004.

The responses to comments include information on: (1) the reliability of the State Water Project (SWP) system; (2) local groundwater supplies and groundwater "overdraft" claims; (3) the effects of ammonium perchlorate on local groundwater supplies; (4) the Newhall County Water District resolution; and (5) an updated Development Monitoring System (DMS) water analysis for the West Creek project.

2003 Water Report

At the April 14, 2004 public hearing, the Commission directed staff to incorporate the 2003 Water Report into the West Creek record of proceedings, and to provide a brief summary of the 2003 Water Report. This report has provided the requested summary below, and it has attached a more comprehensive "executive summary," taken from the 2003 Water Report.

The annual 2003 Water Report, provides current information about the water demands and supplies of the Santa Clarita Valley. The report was prepared by Luhdorff and Scalmanini, Consulting Engineers, in cooperation with the Castaic Lake Water Agency (CLWA), Santa Clarita Water Division of CLWA, Los Angeles County Waterworks 36 and the Valencia Water Company.

The report provides information about local groundwater resources, SWP water supplies, water conservation, and recycled water. The report also reviews the sufficiency and reliability of supplies in the context of existing water demand, and provides a water supply and demand outlook for the Valley.

In 2003, total water demands in the Santa Clarita Valley were 83,408 acre-feet (af), of which about 82 percent was for municipal and industrial (M&I) uses and the remaining 18 percent was for agricultural and other (miscellaneous) uses. These total water demands were met by a combination of 38,829 af from local groundwater resources, 44,419 af of SWP water, and 700 af of recycled water.

The 2003 Water Report supports the conclusions presented in the West Creek Additional Analysis related to local groundwater resources, SWP water supplies, water conservation and recycled water.

Recommendation

Staff recommends that the Commission adopt the attached resolution recommending that the Board of Supervisors certify the adequacy of the revised environmental documentation for the West Creek project and approve the attached CEQA Findings and Statement of Overriding Considerations regarding the West Creek project.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

TO: REGIONAL PLANNING COMMISSION

FROM: Ellen Fitzgerald
Land Division Section

DATE: April 14, 2004

RE: Additional Environmental Analysis (Water Supply) Concerning:
West Creek Project No. 98-008-(5)
Conditional Use Permit No. 98-008-(5)
Oak Tree Permit No. 98-008-(5)
Vesting Tentative Tract Map No. 52455

February 4, 2004 Meeting

A staff report summarizing the Court's direction and the Draft Additional Analysis, was prepared for the February 4, 2004 meeting. That report is attached.

On February 4, 2004, the Regional Planning Commission opened the public hearing on the West Creek Draft Additional Environmental Analysis ("Additional Analysis"), which revised the water services section of the original West Creek Environmental Impact Report ("EIR"). Commissioners will recall that staff recommended that the Commission continue the public hearing due to the submittal of comment letters after the Commission's packet was distributed, but at the meeting Commissioners did take testimony as representatives of SCOPE and the Sierra Club had come to speak.

At the conclusion of the hearing, the Commission continued the item to April 14, 2004. In continuing the item, the Commission requested that staff provide information on the issues cited in the comment letters, oral comments at the meeting and an overview on regional water issues affecting the Santa Clarita Valley. Generally, the comments and regional water issues can be grouped under three categories: (1) Reliability of the State Water Project ("SWP"); (2) Local Groundwater Supplies and Groundwater "Overdraft" Claims; and (3) Effect of Ammonium Perchlorate on Local Groundwater Supplies.

Water Supply Presentation

Because water supply and demand data is technical in nature, County staff has asked a representative from the Castaic Lake Water Agency (the local State Water Project wholesale water agency) to provide the Regional Planning Commission with a detailed presentation on

"Water Supply" in the Santa Clarita Valley. Additionally, staff has asked a representative from the Valencia Water Company (the West Creek local retail water purveyor) to provide a more focused presentation on water supply for the West Creek Project. These representatives will present information and be able to respond to questions.

Response Summary

Public comments have been received in response to the County's West Creek Draft Additional Analysis. Presented below is a summary of the primary comments received, along with a summary of the responses to those comments.

RELIABILITY OF SWP SUPPLIES

Comments Received: Comments received have objected to the information presented in the Draft Additional Analysis regarding the reliability of SWP supplies, indicating that the analysis overstates supply reliability.

General Response: The Draft Additional Analysis was prepared in response to the Court of Appeal's published decision in the West Creek litigation. Consistent with the Court of Appeal's decision, the trial court directed that the water supply analysis in the original West Creek EIR be "revised to include the issues in the Court of Appeal decision, including, at a minimum, accurate availability, reliability and supply estimates for SWP water in wet, average and dry years, which estimates must be obtained from the Department of Water Resources."

In response to the Court's directions, West Creek's revised water supply analysis provided SWP water supply and reliability estimates for wet, average and dry years. The water analysis was based on the state Department of Water Resources (DWR) modeling and reporting, which were fully disclosed in the Draft Additional Analysis. Applying DWR's reliability projections to Castaic Lake Water Agency's (CLWA's) current maximum annual SWP Table A Amount (95,200 acre-feet per year (AFY)), the Draft Additional Analysis reported the varying yields in the amount of SWP water that would be available to CLWA in average, dry and critical dry years. DWR's modeling effort is considered the best available information for assessing the delivery reliability of SWP supplies.

Comments Received: Comments have objected to the West Creek project relying upon Castaic Lake Water Agency's (CLWA) purchase of an additional 41,000 acre-feet per year (AFY) of SWP Table A Amount from the Kern County Water Agency (KCWA) and another water district, as part of a permanent water transfer approved by DWR. Comments have stated that the permanent 41,000 AFY water transfer to CLWA cannot be relied upon due to pending litigation. Comments have also stated that CLWA's Environmental Impact Report (EIR) for the 41,000 AFY water transfer has been decertified; and, therefore, CLWA is not entitled to rely on the additional SWP water supplies until CLWA completes a new EIR. Other comments have asserted that CLWA cannot go forward with the new EIR for the 41,000 AFY water transfer, unless and until DWR first completes a separate EIR in connection with the settlement of the Monterey Agreement litigation.

General Response: As stated in the Draft Additional Analysis, this water transfer was completed in 1999, CLWA paid approximately $47 million for the additional Table A Amount, the monies have been delivered, the sales price has been financed through CLWA by tax-exempt bonds, and DWR has increased CLWA's current maximum SWP Table A Amount, because it was a permanent transfer and reallocation of SWP Table A water between SWP contractors. In addition, although CLWA's EIR was decertified, both the appellate court and the trial court (on remand) refused to preclude CLWA from continuing to receive and use the 41,000 AFY water as part of CLWA's SWP supplies, despite requests to do so by CLWA's project opponents. Accordingly, it is appropriate for the West Creek project to rely on those SWP supplies in the water service portion of the Draft Additional Analysis.

GROUNDWATER SUPPLIES AND "OVERDRAFT" CLAIMS

Comments Received: Comments have stated that the groundwater supplies referenced in the Draft Additional Analysis exceed the "safe yields" of the Alluvial aquifer and the Saugus Formation and that water levels are decreasing, resulting in an "overdraft" condition. Associated with these comments is the stated concern that by relying on an "overdrafted" groundwater basin, the water purveyors in the Santa Clarita Valley have "overstated" available groundwater supplies.

General Response: Staff conducted additional consultation with Castaic Lake Water Agency (CLWA), the wholesale water agency for Santa Clarita Valley, and Valencia Water Company, the retail water purveyor designated to serve the West Creek project site, and reviewed the information contained in the West Creek Additional Analysis, including the technical reports supporting the water supply and demand data presented. As confirmed by the Draft Additional Analysis, there is no credible evidence showing any historic or recent trend toward permanent water level or storage decline in the basin. To confirm this information, County staff directed the applicant to work with Richard C. Slade & Associates, a registered professional hydrogeologist with substantial experience in assessing the local groundwater basins in Santa Clarita Valley, to analyze claims of the existence of permanent water level declines, or "overdraft" conditions in the basins. The West Creek Additional Analysis contains Mr. Slade's report confirming that the groundwater basin is operating within an acceptable operational yield and that there are no "overdraft" conditions in the basin.

The CLWA recently affirmed the groundwater supply projections utilized in the Urban Water Management Plan (UWMP), which was adopted by CLWA and other retail water purveyors in Santa Clarita Valley in December 2000. The groundwater supply projections used in the adopted 2000 UWMP are the same as those presented in the 2002 Santa Clarita Valley Water Report (West Creek DAA, Appendix E) and the Draft Additional Analysis. These reports are based on the best available data presented by, among others, Richard C. Slade & Associates in his 2001 Update Report, which assessed the hydrogeological characteristics, conditions and capabilities of the Santa Clarita Valley's Alluvial aquifer and Saugus Formation.

Comments Received: Comments have also stated that water levels in wells have reached historic lows in the eastern areas of the basin.

General Response: These comments are not substantiated by applicable documentation. As discussed below, the best available data also conflicts with these generalized comments.

In a report prepared by Richard C. Slade & Associates in response to the above comments, Mr. Slade found that the "alluvial aquifer system is not in overdraft because water levels show a rapid and significant rise following periods of rainfall. In a strict sense, if the aquifer system were in 'overdraft,' then water levels would show a continuous decline even during hydrologically "wet" periods during a long time period; the water level data do not show any such decline over the entire period of water level record." Mr. Slade also noted "even though water levels have declined in previous drought years [referring to wells in the eastern reaches of the basin], those water levels have returned in the past to historic high water levels. . . . " Consistent with his technical memorandum, Mr. Slade also recently reported to the Newhall County Water District that the east end of the Alluvial aquifer "continued to display a very strong correlation with a cumulative rainfall departure trends; levels declined temporarily in dry times but recover very rapidly and to a large degree in more normal or wet rainfall periods."

GROUNDWATER SUPPLIES AND PERCHLORATE

Comments Received: Several comments raise issues and concerns regarding the detection and impact of ammonium perchlorate (perchlorate) in four municipal water supply wells located in the Saugus aquifer, and one such well in the Alluvial aquifer. Comments state that, because these wells are not used due to the presence of perchlorate, the available pumping capacity from the Saugus and Alluvial aquifers has been reduced, but the Additional Analysis does not account for the "reduced" groundwater supplies. As a result, the comments state that the groundwater supply figures in the Additional Analysis are "overstated."

General Response: The Additional Analysis fully disclosed the presence of perchlorate in municipal-supply wells in both the Saugus Formation and the Alluvial aquifer, but also noted that, according to CLWA and other Santa Clarita Valley retail purveyors, there is sufficient well capacity in uncontaminated portions of both the Saugus Formation and the Alluvial aquifer to pump the volumes of groundwater shown in the Additional Analysis, which is based on the 2002 Santa Clarita Valley Water Report (West Creek DAA, Appendix E), the 2000 UWMP, and other documents.

As stated below, the Additional Analysis also discussed the fact that CLWA and the retail purveyors have advised the County that even the portions of the Saugus Formation and the Alluvial aquifer where perchlorate has been detected are still capable of being used as a viable water supply over the long term, particularly in dry years, because the water is treatable. CLWA and other Santa Clarita Valley retail purveyors have further advised staff that the technology to remove perchlorate exists and is already in use in California and elsewhere. CLWA and the retail purveyors intend to use this proven technology to treat the water where perchlorate has been detected.

Correspondence

Attached are additional comment letter which have been received.

Recommendation

Staff recommends that the Commission:

Complete taking of public testimony on the West Creek Draft Additional Analysis, including the presentations proposed by CLWA and Valencia Water Company representatives and if testimony is concluded, close the public hearing;

Indicate its intent to recommend certification of the West Creek Final Additional Analysis, in conjunction with the original West Creek EIR subject to consideration and review of the public comments and written responses to those comments, and other related environmental documents; and

Direct staff to prepare the necessary Environmental Findings and other documents for the Commission's review and consideration

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

TO: REGIONAL PLANNING COMMISSION

FROM: Ellen Fitzgerald
Land Divisions Section

DATE: January 29, 2004

RE: West Creek Project
Sub-Plan Amendment Case No. 98-008-(5)
Zone Change Case No. 98-008-(5)
Conditional Use Permit Case No. 98-008-(5)
Oak Tree Permit Case No. 98-008-(5)
Parking Permit Case No. 98-008-(5)
Vesting Tentative Tract Map No. 52455

Commissioners are being provided with the Draft Additional Analysis to the Environmental Impact Report for the West Creek project. This document was prepared in response to a Writ of Mandate issued by the Santa Barbara Superior Court litigation on the certification of the EIR and approval of the project. The court directed the County to revise the water supply analysis is the EIR prepared for the project to address issues raised by the court. Though the cerification of the EIR was invalidated by the court, the project approvals were merely suspended pending the reanalysis. The public hearing scheduled for February 4, 2004 is for the sole purpose of considering the Draft Additional Analysis document.

Project Background

The Regional Planning Commission conducted a public hearing on the West Creek project on June 16, 1999, August 23, 1999 and October 4, 1999 and discussed the project on two additional dates, March 8, 2000 and April 3, 2000 before acting to approve the project on May 24, 2000.

On December 19, 2000, the Los Angeles County Board of Supervisors certified the Final Environmental Impact Report (SCH No. 98021052) for the project and adopted final resolutions and conditions. Subsequently, the certification of the EIR and the project approvals were challenged in an action in Santa Barbara County Superior Court entitled, *Santa Clarita Organization for Planning the Environment v. County of Los Angeles* (2003) 106 Cal.App.4th 715, 720-24. Details on this action are provided later in this report.

Project Description

320 West Temple Street • Los Angeles, CA 90012 • 213-974-6411 • Fax: 213-626-0434 • TDD: 213-617-2292

The project site is located west of McBean Parkway, along the west bank of San Francisquito Creek, north of Decoro Drive, bisected by Copper Hill Drive. The site is approximately 966 acres in size and generally undeveloped, though certain components of the project have already been constructed pursuant to the previously granted approvals. They include the Decoro Bridge over the San Francisquito Creek, buried bank stabilization along San Francisquito Creek, and three internal streets. The internal streets provide access to the Rio Norte Junior High School, located on the West Creek site, and permitted by the school district under a separate approval. The Decoro Bridge and Rio Norte Junior High School opened in 2003.

The project approval consisted of a total of 2,545 residential units (1,806 single family and 793 multi-family), 180,000 square feet of neighborhood-serving commercial development, a potential elementary school, public and private recreational facilities including an approximate 15 acre public park, a multi-purpose trail along San Francisquito Creek and project associated infrastructure including water tank sites.

Circulation will be provided by a series of private internal collector roadways that connect to Copper Hill Drive, a public street bisecting the site that represents the primary roadway providing ingress and egress to the site. Secondary access is provided by Dickason Drive via Decoro Drive.

Surrounding land uses include existing residential and commercial/industrial development to the south, residential development under construction to the east along the east bank of San Francisquito Creek, an industrial complex presently under development to the west and the Tesoro del Valle residential community presently under development to the north.

The project entitlements include Sub-Plan Amendment No. 98-008-(5), Zone Change Case No. 98-008-(5), Conditional Use Permit No. 98-008-(5) to authorize development of the site as a Residential Planned Development and Neighborhood Business Zone, development in a Hillside Management Area, development in an SEA, and to permit the use of commercially designated property for residential uses, Oak Tree Permit No. 98-008-(5) to authorize removal of 13 oak trees, Parking Permit No. 98-008-(5) for off-site and reciprocal parking and Vesting Tentative Tract Map No. 52455.

Legal History

The Second District Court of Appeal, Division 6, found that the West Creek EIR's cumulative impact analysis of water resources did not adequately disclose the actual amount of water that the State Water Project can deliver to the local water wholesaler, Castaic Lake Water Agency, in average, wet and drought years, and failed to discuss or analyze whether there are any differences between entitlement to State Water Project water and actual availability of supplies of that water. Subsequently, the Santa Barbara County Superior Court issued a Writ of Mandate ordering the County to void its certification of the EIR and prepare revisions to the EIR that comply with the California Environmental Quality Act and the Court of Appeal's decision.

The Court of Appeal observed that the EIR analyzed the cumulative impacts of past, present and future development on the amount of State Water Project water available by relying on State

Water Project water entitlements in calculating the total available water supply, and criticized the EIR for failing to calculate, analyze or discuss the difference between entitlements and actual available supplies. The Court also indicated that the EIR failed to respond adequately to comments about the reliability of delivery of State Water Project water. The Court found that rather than using estimates from the Department of Water Resources or other reliable sources as to the amount of State Water Project water that is actually available in wet, average and drought years, the EIR instead relied upon 100 percent of the Castaic Lake Water Agency's entitlements in wet and average years, and 50 percent of its entitlements in drought years, without any substantial evidence supporting the validity of those percentages. It concluded that the EIR should have discussed the fact that entitlements of State Water Project water cannot be taken at face value, and should have provided reasoned analysis in response to comments raising this problem.

Trial Court Direction

In light of the Court of Appeal's decision, the trial court directed that the EIR be revised to include, at a minimum, accurate availability, reliability and supply estimates for State Water Project water in wet, average and drought years, estimates which are to be obtained from the Department of Water Resources. The revisions to the EIR must make clear the fact that State Water Project entitlements are not equivalent to actual deliveries of water. The Writ directed the County to revise and re-assess the EIR's cumulative impacts analysis for water supply and demand, and any and all analysis in the EIR related to water supply and demand. Finally, the trial court directed that the County recirculate the revised portion of the EIR and respond fully to all comments on it.

In responding to the directions of the Court of Appeal and the trial court's Writ of Mandate, the County of Los Angeles, through the Department of Regional Planning, is the Lead Agency for preparation of this Draft Additional Analysis. The Draft Additional Analysis serves as the CEQA document required and intended to meet the trial court's direction.

County Processing

As directed by the Writ of Mandate, on August 19, 2003, the Board of Supervisors voided its certification of the West Creek EIR and directed preparation of the Additional Analysis.

A Notice of Preparation was issued on August 25, 2003 and a Draft Additional Analysis was prepared and circulated to the public. The 45 day comment period for the draft Additional Analysis began On December 15, 2003. Comments received have been attached to this Report for the Commission's review. Responses to these comments, as well as comments taken during the public hearing, will be included in a Final Additional Analysis.

Water Availability Summary

The Draft Additional Analysis summarizes and assesses the water demand for the West Creek project in conjunction with the existing water demand in the Santa Clarita Valley, as well as the future cumulative water demand in the Santa Clarita Valley under near-term and long-term

conditions. In the West Creek litigation and the comments received on the NOP, questions have been raised regarding the reliability of water delivered by the State Water Project, the ability of local water purveyors to deliver an adequate and reliable supply of water to its customers from all sources, and the extent to which ammonium perchlorate discovered in local groundwater reduces the amount of local water available in the Santa ClaritaValley. The Additional Analysis provides a detailed discussion on these issues.

The Additional Analysis describes the existing water purveyors in the Santa Clairta Valley, the valley's hydrological and topographical conditions, and the effects of drought. The Analysis also provides information on water supplies and demand in the Santa Clarita Valley.

Water in the Santa Clarita Valley comes from both imported (State Water Project) and local (Alluvial Aquifer and Saugus Formation) supplies. The Additional Analysis describes in detail these supply sources, and includes information on the historical and current conditions, groundwater levels, and water quality, specifically related to the ammonium perchlorate detection in the Saugus Aquifer, provides a cumulative analysis of water demand and includes a discussion of development of other supplies, for example SWP turnback water pool project, carryover water, groundwater banking, and water conservation.

Conclusions

The Draft Additional Analysis concludes that there were adequate and reliable supplies of water available in the Santa Clarita Valley in 2002 to serve the existing population and to also supply water to the West Creek project.

Table 2.0-2 of the Draft Additional Analysis illustrates that actual supplies exceeded actual demand and that even with adding the West Creek project demand of 2,194 acre feet there would still be excess supply.

Adequate and reliable supplies of water exist in the Santa Clarita Valley to serve the West Creek project and the existing and future population during future average, dry and critical dry years.

A modeling effort by The California Department of Water Resources (DWR), the operator of the State Water Project (SWP) indicates that 59 percent of SWP supplies can be delivered to its contractors in average years, 39% in dry years and 20% in critical dry years.

Total Contractual Amount	95,200
Available in Average Year (59%)	56,073
Available in Dry Year (39%)	37,890
Available in Critical Dry Year (20%)	19,040

In 2003, DWR indicated that it expected to deliver 90 percent (or up to 3.71 million acre-feet) of the maximum contractual SWP amount to its contractors. Ninety percent of CLWA's maximum SWP amount of 95,200 AFY is 85,680 acre-feet of water.

The local water purveyor's ability to deliver adequate and reliable supplies of water to its customers is not adversely affected by the 1997 discovery of ammonium perchlorate in four Saugus Formation wells and the 2002 discovery of additional contamination in one Alluvial well.

The Draft Additional Analysis concludes that the ammonium perchlorate discovered has not limited the amount of water local purveyors have planned to deliver from these sources. All five of the impacted wells have been temporarily taken out of active water supply service and despite the inactivated wells, the purveyors still have sufficient pumping capacity in other wells to meet the planned normal range of Alluvial and Saugus groundwater pumping. All other Alluvial and Saugus wells owned and operated by the Purveyors are available for municipal water supply service; as part of regular operation, those wells are sampled on a routine basis and perchlorate has not been detected.

In March 2003, as part of the overall investigation and potential control and cleanup strategies, the purveyors entered into an Environmental Oversight Agreement with California Environmental Protection Agency, Department of Toxic Substance Control (DTSC) to respond to the perchlorate contamination in the vicinity of the impacted wells. The activities include a detailed technical assessment of treatment alternatives, extensive groundwater sampling as a basis for contaminant plume characterization, and ultimately formulation of control and cleanup mechanisms which are intended to be evaluated via groundwater modeling, and then implemented to restore inactivated production capacity.

Attachments

There are several tables attached to this report which may assist Commissioners:

- Actual (2002) Plus Project Demand and Supply for the Santa Clarita Valley
- Existing Plus Project Demand and Projected Supply for the Santa Clarita Valley
- Dry year and Multi-Dry Year Water Supply and Demand Assessment
- Santa Clarita Valley 2025 Build-Out Scenario Water Demand and Supply
- Average Water Year Supply and Demand Assessment

Correspondence

Staff has received correspondence from the Santa Clarita Organization for Planning the Environment.

Recommendation

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

Staff recommends that the Commission:

- Close the Public Hearing on the Draft Additional Analysis
- Indicate an intent to recommend certification of the Draft Additional Analysis, subject to consideration and review of the responses to comments
- Direct staff to prepare the necessary Findings, Conclusions and Resolutions including responses to comments.

Table 2.0-2
Actual (2002) Plus Project Demand and Supply for the Santa Clarita Valley
(acre-feet per year)

	2002 [a]
Actual 2002 Demand	68,225
Other Actual 2002 Demand (agricultural)	16,806
CLWA Plant Consumption/Metering b	707
Devil's Den Ranch b	2,737
Supply Banked in Semitropic Groundwater Bank c	24,000
Total 2002 Demand d	112,475
2002 Water Supply:	
Local Supplies	
Alluvial Aquifer	38,103
Saugus Formation	5,160
Imported Supplies	
2001 Carryover Water b	6,657
SWP Table A Amount	73,972
Subtotal	123,892
2002 Carryover to 2003 b	(4,760)
Total 2002 Supplies	119,132
2002 Surplus/(Deficit)	6,657
Less Projected West Creek (Dry Year) Demand d	(2,413)
Remaining Surplus After Subtracting Project Demand	4,244

a Source: Santa Clarita Valley Water Report 2002, Prepared by the Castaic Lake Water Agency, Los Angeles County Waterworks District #36, Newhall County Water District, Valencia Water Company, April 2003. A copy of the Water Report is provided in Appendix E.

b CLWA Plant Consumption/Metering demand represents an amount of water that is consumed by plant operations and metering; Devil's Den Ranch is owned by CLWA. This water demand is the amount of water that is used for agricultural irrigation on the Ranch if/when CLWA does not transfer the Ranch's water to the Santa Clarita Valley for domestic use; Carry over water is undelivered CLWA Table A Amounts from the prior year.

c The amount of water CLWA placed in the Semitropic Groundwater Bank, located in Kern County.

d Demand is increased by approximately 10% in dry years. 2002 was a dry year locally.

Table 2.0-3
Existing Plus Project Demand and Projected Supply for the Santa Clarita Valley
(acre-feet per year)

	Average Year [a]	Dry Year [b]	Critical Dry Year [c]
Existing Demand[a]	62,023	68,225	68,225
Other Demand (agricultural)[a]	15,278	16,806	16,806
West Creek Demand	2,194	2,413	2,413
Critical Dry Year 10% Demand Decrease (Conservation)			(8,744)
Total Demand	**79,495**	**87,444**	**78,700**
Existing Water Supply Programs Available:			
Local Supplies			
Alluvial Aquifer	**35,000**	**35,000**	**35,000**
Saugus Formation	**11,000**	**13,000**	**15,000**
Recycled Water	**1,700**	**1,700**	**1,700**
Imported Supplies[b]			
SWP Table A Amount	**56,073**	**37,890**	**19,040**
Semitropic Bank Account		**7,200**	**7,200**
Flexible Storage Account		**1,561**	**1,561**
Total Existing Supplies	**103,773**	**96,351**	**79,501**
Surplus/(Deficit)	**24,278**	**8,907**	**801**

a Source: Santa Clarita Valley Water Report 2002, Prepared by the Castaic Lake Water Agency, Los Angeles County Waterworks District #36, Newhall County Water District, Valencia Water Company, April 2003. Based on the existing 2002 demand of 68,225 AF. A copy of the Water Report is provided in Appendix E.

b Demand is increased by approximately 10% in dry years. 2002, the year from which this demand was derived, was a dry year and already reflects the 10% increase in demand over a normal or average year. A dry year is a year when below average rainfall occurs after a normal or wet year. CLWA and the retail purveyors have access to several other sources of water during dry years (e.g., SWP Turnback Water Pool Program, SWP Interruptible Water Program, DWR Dry Year Water Purchase Program, SWP Carryover Water, State Drought Water Bank, etc.) that can be used to enhance the reliability of supplies.

c Demand in a critical dry year is expected to decrease by as much as 20% due to voluntary and mandatory planned purveyor conservation programs. This analysis assumes a critical dry year 10% reduction in demand from the dry year demand. A critical dry year is a year when rainfall is at a critically low level (i.e., a year that occurs once every 73 years). Such a demand reduction occurred in the last critical dry year experienced in the Santa Clarita Valley (1991).

Tables Referenced in Staff Memorandum

Table 2.0-5

Dry-Year and Multi-Dry Year Water Supply and Demand Assessment (acre-feet per year)

	Single Dry Year	Multiple Dry Years Year 1	Year 2	Year 3
Existing Water Supply Programs				
Local Supplies				
Alluvial Aquifer	35,000	32,500	32,500	32,500
Saugus Formation 13,000	13,000	13,000	13,000	
Recycled Water	1,700	1,700	1,700	1,700
Imported Supplies[a]				
SWP Table A Amount	19,040	37,890	37,890	37,890
Semitropic Bank Account	7,200	7,200	7,200	7,200
Flexible Storage Account	4,684	1,561	1,561	1,561
Total Existing Supplies	82,624	93,851	93,851	93,851
Total Estimated Demands	90,900	82,000	83,300	84,600
Voluntary 10% Conservation	(9,090)	(8,200)	(8,330)	(8,460)
Difference - Surplus/(Deficit)	814	11,851	10,551	9,251
Future Planned Water Supply Programs	**(2010)[b]**			
Local Supplies				
Recycled Water		7,300		
Saugus (New Wells)		20,000		
Imported Supplies				
Water Transfers		3,500		
Water Banking/Conjunctive Use		50,000		
Total Future Planned Supplies		80,800		

[a] *19,040 represents 20% of CLWA's contractual Table A Amount. 37,890 AF represents 39.8% of CLWA's contractual Table A Amount. Dry year supply based on assumptions from the 2000 UWMP. The DWR SWP Delivery Reliability Report (2003) indicates greater reliability of Table A deliveries than was assumed for the 2000 UWMP.*

[b] *The 2000 UWMP assumed a total of approximately 100,000 AF in available future supplies by 2020. Therefore, 50,000 AF shown herein is assumed to be available by 2010.*

Table 2.0-6

Santa Clarita Valley 2025 Build-Out Scenario Water Demand and Supply

(acre-feet per year)

	Build out (year 2020) Average Year	Dry Year	Build out (year 2025) Average Year	Dry Year
Total Build-Out Demand[b]	113,100[a]	124,410	123,176[c]	135,494
Santa Clarita Valley Water Supplies[d]	129,328	228,745	132,899	221,467
Total [f]	**16,228**	**104,335** [f]	**9,723**	**85,973** [f]

[a] *Source: 2000 UWMP, December 2000, Table 3-5 and the SB610 Water Supply Assessment for the West Creek Project, 2003.*

[b] *Demand is increased by approximately 10% in dry years.*

[c] *Source: 2000 UWMP, December 2000, Table 3-5, using a straight-line projection from 2020 to 2025.*

[d] *Source: 2000 UWMP, December 2000, Tables 2-2, 2-6 and 4-1.*

[f] *Dry year supplies available above demand reflect water supplies that would be called upon by purveyors in dry years. Purveyors would typically secure water from these available supplies only in amounts necessary to meet demand. CLWA and the retail purveyors have access to several other sources of water during dry years (e.g., SWP Turnback Water Pool Program, SWP Interruptible Water Program, SWP Carryover Water, DWR Dry Year Water Purchase Program, etc.) that can be used to enhance the reliability of supplies.*

Tables Referenced in Staff Memorandum

Table 2.0-4
Average Water Year
Supply and Demand Assessment [a]
(acre-feet per year)

	Year 2005	Year 2010	Year 2015	Year 2020
Existing Water Supply Programs Available				
Local Supplies				
Alluvial Aquifer	35,000	35,000	35,000	35,000
Saugus Formation	11,000	11,000	11,000	11,000
Recycled Water	1,700	1,700	1,700	1,700
Imported Supplies [b]				
SWP Table A Amount	56,073	56,073	56,073	56,073
Total Existing Supplies	103,773	103,773	103,773	103,773
Total Estimated Demand	81,700	90,100	100,700	113,100
Difference - Surplus/(Deficit)	22,073	13,673	3,073	(9,327)
Future Planned Water Supply Programs				
Local Supplies				
Recycled Water		9,000	14,000	17,000
Imported Supplies				
Water Transfers	5,200	5,200	5,200	5,200
Total Planned Supplies	5,200	14,200	19,200	22,200
Net Water Surplus/(Deficit)	27,273	27,873	22,273	12,873

[a] *Excerpted from Table 4-1 of the 2000 UWMP*
56,800 AF represents approximately 59% of CLWA's contractual Table A Amount. Normal year supply based on assumptions from the UWMP. The DWR SWP Delivery Reliability Report (2003) indicates greater reliability of Table A deliveries (72 to 76%) than was assumed for the 2000 UWMP.

LOS ANGELES COUNTY

TO:	West Creek Project No. 98-008 Case File	FROM:	Ellen Fitzgerald Land Divisions

IVAL0212

SUBJECT: Corrections to Conditions of Approval DATE: February 23, 2001

Just prior to the December 19, 2000 Board of Supervisors Hearing for final action on the West Creek project, it was brought to staff's attention that minor corrections to conditions which were incorporated in the conditions of approval of the Regional Planning Commission were not included in the conditions of approval in the Board of Supervisors package. This oversight was apparently caused by an electronic transmittal of a previous version of the conditions to the County Counsel for his use in preparation of the final conditions for Board action.

It was determined that the nature of the changes were minor enough, that a change to the Board package to correct them would not be necessary and a note in the file explaining the corrections would be sufficient. None of the changes are substantive and do not change the original intent of the conditions in question. They are more a clarification of the intent of the Regional Planning Commission.

The package approved by the Board of Supervisors does include all those conditions the Board requested be included.

The conditions approved by the Regional Planning Commission on May 24, 2000 are attached to this memo. Also attached is a references sheet to make comparing the RPC conditions to the Board conditions easier. Some changes in condition number have occurred.

The corrections to the conditions are as follows:

Tentative Tract Map

Condition #121	Construct or bond with the Department of Public Works for driveway paving of 34 feet in width on common driveways serving the cluster units.
Should be corrected by adding:	**Unless the conditional use permit specifically approves a lesser driveway width In no case shall these common driveways be less than 26 feet.**
Condition #126	Lots 1375-1379
Should be corrected to:	**Lots 1375-1377**
Condition #143	Construct or bond with the Department of Public Works for driveway paving of 3 feet in width on all collector driveways.
Should be corrected by adding:	**Paving can be reduced to 28 feet with no on-street parking.** This is consistent with the Development Standards for Attached Homes o Condominium Lots-SFA 1, Exhibit 23 of the CUP booklet prepared for the projec

Condition #285

Lot 1382 shall not record until final maps record with Tentative Tract Map No. 51644 providing dedicated street access and driveway access across the open space lot within that land division to Lot 1382. Provide evidence of legal access off-site across the open space lot within Tentative Tract Map No. 51644.

Should be corrected to:

Lot 1382 shall not record until access is provided to Lot 1382 as follows:

(a) final maps have recorded within Tentative Tract Map No. 51644 which provide dedicated street access or the subdivider shall provide proof of letal access through Tract 51644; and

(b) the applicant provides evidence of driveway access across the open space lot within Tentative Tract Map No. 51644 to Lot 1382.

As an alternative, Lot 1382 shall not record unless a revised or amended tentative map, as applicable, is approved providing satisfactory access to Lot 1382.

Condition # 325

Lot 1384 shall not record until final maps record with Tentative Tract Map No 51644 providing dedicated street access and driveway access across the open space lot within that land division to Lot 1384. Provide evidence of legal access off-site across the open space lot within Tentative Tract Map No. 51644.

Should be corrected to:

Lot 1384 shall not record until access is provided to Lot 1384 as follows:

(a) final maps have recorded within Tentative Tract Map No. 51644 whicl provide dedicated street access or the subdivider shall provide proof o letal access through Tract 51644; and

(b) the applicant provides evidence of driveway access across the ope space lot within Tentative Tract Map No. 51644 to Lot 1384.

As an alternative, Lot 1384 shall not record unless a revised or amende tentative map, as applicable, is approved providing satisfactory access to L 1384.

Condition # 334

Lot 1384 shall not record until final maps record with Tentative Tract Map N 51644 providing dedicated street access and driveway access across the open spa lot within that land division to Lot 1384. Provide evidence of legal access off-si across the open space lot within Tentative Tract Map No. 51644

Should be corrected to:

Lot 1384 shall not record until access is provided to Lot 1384 as follows:

(a) final maps have recorded within Tentative Tract Map No. 51644 whi provide dedicated street access or the subdivider shall provide proof

(b) **the applicant provides evidence of driveway access across the open space lot within Tentative Tract Map No. 51644 to Lot 1384.**

As an alternative, Lot 1384 shall not record unless a revised or amended tentative map, as applicable, is approved providing satisfactory access to Lot 1384.

Condition #359

Provide for the ownership and maintenance of lots 1514-1521 by the homeowners association and/or by a landscape maintenance district.

Should be corrected to:

Provide for the continued ownership and maintenance of Lots 1514-1521 by the subdivider or other entity approved by the Director of Planning.

Oak Tree Permit

Conditions #7 & 8

Reference is made to trees identified below. The accompanying chart was omitted. Chart is attached to this memo.

Condition #8

This grant allows encroachment within the protected zone of five trees...

Should be corrected to:

This grant allows encroachment within the protected zone of three trees...

cc: Glenn Adamick, Newhall Land and Farming
Joel Miller, Psomas Engineering
Robert McMurray, Nossaman, Gunther, Knox and Elliot
Building and Safety

Attachments

for comparison of Regional Planning Commission conditions with Board of Supervisors conditions

RPC CONDITION NUMBER	BOARD OF SUPERVISORS CONDITION NUMBER
Condition Number 118	Condition Number 121
Condition Number 123	Condition Number 126
Condition Number 140	Condition Number 143
Condition Number 282	Condition Number 285
Condition Number 322	Condition Number 325
Condition Number 331	Condition Number 334
Condition Number 356	Condition Number 359

SYN. NUMBER 20

AGENDA NUMBE 26

DEPARTMENT COUNTY COUNSEL

SUBJECT: CONDITIONAL USE PERMIT 98-008-(5); OAK TREE PERMIT NO. 98-008-(5); PARKING PERMIT 98-008-(5)

DECEMBER 19, 2000
BOARD MEETING DATE

Charlotte Bradfield
PROCESSOR

ROUTE TO:	FOR BOARD OFFICE USE ONLY	FOR CAO USE ONLY
MOLINA	PLACE ON AGENDA TO:	CHIEF ADMINISTRATIVE OFFICER
BURKE	APPROVE	RECOMMENDATION
YAROSLAVSKY	DISAPPROVE	
KNABE	RECEIVE AND FILE	
ANTONOVICH	POLICY	
CAO	SET FOR HEARING	

DATE

CONTRACT NO.

	L	A	C	R	D
AUDITOR-CONTROLLER					
CAO					
COMM DEVELOPMENT					
COUNTY COUNSEL					
PUBLIC WORKS					
INTERNAL SERVICES					
PARKS & REC					
HEALTH SERVICES					

TO BE PUBLISHED IN

MOTION BY B/K

~~MOLINA~~ ADOPT

BURKE

YAROSLAVSKY PRO TEM

KNABE

~~ANTONOVICH~~

Relates to Agn. No. (69)

SPEAKER:

HOLD FOR:

RECORDED

DOCUMENT NO.

SET

BIDS

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

County Counsel

At its meeting held December 19, 2000, the Board took the following action:

20

The following item was called up for consideration:

County Counsel's recommendation to adopt resolution relating to adoption of a sub-plan amendment to the Land Use Policy Map of the Los Angeles County General Plan and the Santa Clarita Valley Areawide General Plan, Sub-Plan Amendment Case No. 98-008-(5); and adopt findings, conditions and order approving Conditional Use Permit, Oak Tree Permit and Parking Permit Case No. 98-008-(5) and Vesting Tentative Tract Map Case No. 52455-(5), relating to the project known as West Creek to authorize development of a large-scale mixed used project on property located north of the City of Santa Clarita, west of San Francisquito Creek and north of the Valencia Industrial Center and Valencia High School, Newhall Zoned District, applied for by the Valencia Company.

On motion of Supervisor Burke, seconded by Supervisor Knabe, duly carried by the following vote: Ayes: Supervisors Burke, Yaroslavsky and Knabe; Noes: None (Supervisors Molina and Antonovich being absent), the Board took the following actions:

a. Adopted the attached resolution relating to adoption of a sub-plan amendment to the Land Use Policy Map of the Los Angeles County General Plan and the Santa Clarita Valley Areawide General Plan, Sub-Plan Amendment Case No. 98-008-(5); relating to the West Creek Project, Newhall Zoned District, applied for by Valencia Company;

b. Adopted the attached findings, conditions and order approving Conditional Use Permit, Oak Tree Permit and Parking Permit Case No. 98-008-(5) and Vesting Tentative Tract Map Case No. 52455-(5), Newhall Zoned District, applied for by Valencia Company; and

(Continued on Page 2)

c. Adopted the attached Ordinance No. 2000-0076Z, entitled, "An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for execution of the General Plan, relating to Newhall Zoned District No. 118." This ordinance shall take effect January 18, 2001.

04121900-20

Attachments

Copies distributed
Each Supervisor
Director of Internal Services
Director of Planning
Director of Public Works
Valencia Company
Lynn Plambeck

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES RELATING TO THE ADOPTION OF AN AMENDMENT TO THE LOS ANGELES COUNTY GENERAL PLAN AND THE SANTA CLARITA VALLEY AREAWIDE GENERAL PLAN

WHEREAS, article 6 of chapter 3 of division 1 of title 7 of the Government Code of the State of California (commencing with section 65350) provides for adoption of amendments to county general plans; and

WHEREAS, the Regional Planning Commission of the County of Los Angeles conducted concurrent public hearings regarding General Plan (Sub-Plan) Amendment No. 98-008-(5), Zone Change Case No. 98-008-(5), Conditional Use Permit 98-008-(5), Oak Tree Permit No. 98-008-(5), Parking Permit No. 98-008-(5), and Vesting Tentative Tract Map No. 52455 on June 16, 1999, August 23, 1999, and October 4, 1999; and

WHEREAS, the Regional Planning Commission recommended approval of a proposed general plan (sub-plan) amendment on May 24, 2000; and

WHEREAS, the Board of Supervisors has duly considered the recommendation of the Regional Planning Commission, public testimony, the recommendations and testimony of the Regional Planning Department staff, and the Final Environmental Impact Report for the project, including the documentation within each file; and

WHEREAS, the Board of Supervisors has also conducted a public hearing on the above-referenced land use applications on August 22, 2000, and September 26, 2000; and

WHEREAS, on September 26, 2000, the Board of Supervisors certified the Final Environmental Impact Report ("FEIR") prepared for the project pursuant to Public Resources Code section 21082.1(c)(3) and the California Environmental Quality Act ("CEQA") Guidelines, finding that (1) the FEIR had been completed in compliance with CEQA, (2) that the Board had reviewed and considered the information in the FEIR prior to approving the project, and (3) that the FEIR reflected the Board's independent judgment and analysis; and

WHEREAS, the Board of Supervisors finds as follows:

1. The subject property is an approximate 966.6-acre site located north of the City of Santa Clarita. The project site is bounded generally by the approved Tesoro del Valle project (Tract 51644) to the north, Valencia High School and Valencia Industrial Center to the south, the Lockheed Industrial Park to the west, and San Francisquito Creek to the east. Copper Hill Drive bisects the project site from the northeast to the southwest.

2. The subject property is currently undeveloped. On the western portion of the site are hillsides and ridges, some of which have been modified from grading for fire access roads, installation, and maintenance of Southern California Edison transmission line towers and Metropolitan Water District water lines. The eastern portion of the project site is disturbed due to previous agricultural activities. Much of the site has also been disturbed due to construction of Copper Hill Drive.

3. The topography of the project site varies from the relatively level area along San Francisquito Creek at the eastern project boundary to moderate to steep hillsides in the western portion of the site.

4. Much of the site contains Coastal sage chaparral vegetation dominated by Chamise. The floodplain and terraces of San Francisquito Creek along the eastern portion of the property contain a mixed vegetation consisting of dense stands of Cottonwood and willow, sometimes mixed with Giant Reed.

5. Approximately 193 acres of the site, located along San Francisquito Creek, the project's eastern boundary, are designated by the General Plan as Significant Ecological Area ("SEA") 19. This SEA was established to preserve San Francisquito Creek as a movement corridor for the unarmored threespine stickleback, a state and federally listed endangered species.

6. The site contains a total of 18 mature oak trees with circumferences of 25 inches or more, or with two trunks that total at least 38 inches in circumference at 4.5 feet above ground, which are subject to the provisions of the Los Angeles County Oak Tree Ordinance. Among these mature oak trees is one heritage oak having a trunk diameter greater than 36 inches (circumference greater than 113 inches), measured 4.5 feet above the ground.

A total of 13 oak trees will be removed, and development will be allowed to encroach into the protected zone of another three oak trees. The heritage oak will be maintained.

7. The proposed development for the site includes the following:

   - 2,545 dwelling units, comprised of 1,248 single-family dwelling units, 968 new condominiums, and 329 apartment units, on approximately 319.4 acres;

   - two neighborhood commercial developments containing approximately 180,000 square feet of building area on approximately 19.2 acres;

   - an elementary school site, water tank sites, private recreational sites totaling 5.4 acres, an approximate 15.4-acre public park, landscaped/paseo lots, and open space lots.

8. Vehicular access to the project site will be from Copper Hill Drive in both the northeastern and southwestern portions of the project site.

9. General Plan (Sub-Plan) Amendment No. 98-008-(5), Zone Change Case No. 98-008-(5), Conditional Use Permit No. 98-008-(5), Oak Tree Permit No. 98-008-(5), Parking Permit No. 98-008-(5), and Vesting Tentative Tract Map No. 52455 were considered concurrently in the hearing conducted by the Board of Supervisors.

10. The Los Angeles County General Plan currently depicts the subject property within the following land use categories (see attached Exhibit 1):

    R - Non-Urban;
    1 - Low Density Residential (16 du/acre);
    2 - Low/Medium Density Residential (612 du/acre);
    I - Major Industrial; and
    SEA - Significant Ecological Area.

11. The Santa Clarita Valley Areawide Plan currently depicts the subject property within the following land use categories (see attached Exhibit 2):

U 1	-	Urban 1 (1.1 to 3.3 du/acre)
U2	-	Urban 2 (3.4 to 6.6 du/acre)
U4	-	Urban 4 (15.0 to 40.O du/acre)
C	-	Commercial
I	-	Industrial
W/SEA-		Floodway/Significant Ecological Area
HM	-	Hillside Management (Up to 1 du/acre)

12. An analysis of the existing Santa Clarita Valley Areawide Plan classifications indicates that a theoretical maximum of 2,749 dwelling units* and 1.3 million square feet of commercial or industrial space are allowed on the subject property.* As permitted by the provisions of the Santa Clarita Valley Areawide Plan, whenever flood control measures are provided so as to eliminate the flood hazard to the satisfaction of the Department of Public Works ("DPW"), land use categories adjacent to the Floodplain Management Area can be extended without the need for a plan amendment. On 41.9 acres of the project site, bank stabilization, approved by DPW will eliminate the flood hazard and allow this additional acreage to be incorporated into the adjacent land use categories, resulting in a total of 394 dwelling units. These additional units are included in the maximum total of 2,749. (See attached Exhibit 3.)

13. The applicant is requesting an amendment to the Los Angeles County General Plan Land Use Policy Map as depicted on attached Exhibit 4 and as follows:

		Current	Proposed
R	Non-Urban	305.6 acres	337.2 acres
1	Low Density Residential	172.8 acres	174.4 acres
2	Low Medium Density Residential	176.0 acres	176.7 acres
3	Medium Density Residential	0 acres	100.3 acres
SEA	Significant Ecological Area	193.0 acres	178.0 acres
I	Industrial	119.2 acres	0 acres
	Total	966.6 acres	966.6 acres

14. The applicant is requesting an amendment to the Santa Clarita Valley Areawide Plan Land Use Policy Map as depicted on attached Exhibit 5, and as follows:

		Current	Proposed
U1	Urban 1 (1.1 - 3.3 du/acre)	206.5 acres*	174.4 acres
U2	Urban 2 (3.4 - 6.6 du/acre)	183.1 acres*	166.5 acres
U3	Urban 3 (6.7 - 14.9 du/acre)	0 acres	80.5 acres
U4	Urban 4 (15.0 - 40.0 du/acre)	5.1 acres*	10.8 acres
C	Commercial	11.2 acres	19.2 acres
M	Industrial	119.2 acres	0 acres
HM	Hillside Management	305.4 acres	337.2 acres
SEA	Significant Ecological Area	136.1 acres*	178.0 acres

*Includes area removed from flood hazard and transferred into adjacent category, as explained above.

15. The applicant is also requesting that the following Countywide General Plan policy maps be amended as depicted on Exhibits 6A through 9B and as follows:

    a) Amend the Special Management Areas Policy Map to add 31.6 acres to the Hillside Management category and reduce the Significant Ecological Area by 15 acres;

    b) Amend the General Development Policy Map to decrease the Urban Expansion (4) category by 16.6 acres, increase the Non-Urban Hillside (7) category by 31.6 acres, and decrease the Significant Ecological Area category by 15 acres;

    c) Amend the Conservation/Open Space Policy Map to show an increase in Other Non-Urban and Non-Residential designation from 498.6 acres to 515.2 acres; and

    d) Amend the Housing Development and Neighborhood Conservation Policy Map to show a decrease of 16.6 acres in the Residential Expansion category and an increase of 16.6 acres in the Other Non-Urban and Non-Residential category.

16. An analysis by staff of the area of the site to remain non-urban indicates that a maximum of 207 dwelling units are allowed. The low-density threshold for the non-urban area is 29.78 units. A total of 42 units have been transferred from the urban area to the non-urban area.

17. The conditional use permit concurrently approved for the project limits residential development on the subject property to a maximum of 2,545 dwelling units. This includes 249 units within the non-urban area and 2,296 units in the urban area.

18. The entire property is currently zoned A-2-5 (Heavy Agriculture). This zone permits agricultural and other rural uses, including residential, with a minimum

lot area of 5 acres. Based on the existing zoning, the maximum allowable build-out of the project site would be 193 dwelling units. Surrounding zoning is A-2-5 and RPD.

19. The requested zone change proposes to change the zoning as follows:

Zone		Area in Acres
RPD 5,000- 2.0	(Residential Planned Development)	508.0
RPD 5,000-10.0	(Residential Planned Development)	122.1
RPD 5,000-12.0	(Residential Planned Development)	63.6
RPD 5,000-19.0	(Residential Planned Development)	7.0
RPD 5,000-25.0	(Residential Planned Development)	12.0
RPD 5,000-27.0	(Residential Planned Development)	12.0
C-2 -DP	(Neighborhood Business Development Program)	20.7
OS	(Open Space)	222.2

20. Conditional Use Permit No. 98-008-(5) has been concurrently approved by the Board of Supervisors to allow development of the property with 2,545 dwelling units, 180,000 square feet of commercial and retail space in compliance with residential planned development, development program, hillside management, and significant ecological area design review criteria. The permit also allows a school and recreational facilities on the property, as well as project-related infrastructure.

21. Oak Tree Permit No. 98-008-(5) has been concurrently approved by the Board of Supervisors to allow the removal of 13 trees, provided replacement trees are provided on a 2:1 basis. The grant also allows encroachment within the protected zone of an additional 3 oak trees.

22. A parking permit has been concurrently approved by the Board of Supervisors to permit off-site reciprocal parking and to provide for excess parking on the Metropolitan Water District property as an added convenience to shoppers.

23. Vesting Tentative Tract Map No. 52455 has been concurrently approved by the Board of Supervisors to allow for the creation of 1,262 residential lots; 11 commercial lots; 3 lots for recreation areas; 32 lots for paseos, trails, and bridge crossings; 110 open space lots; and 103 lots containing water tanks, storm water drainage facilities, and private streets.

24. The project has been divided into four planning areas: A, B, C, and D.

25. The project proposes a maximum of 2,545 residential dwelling units. Residential development is proposed in each planning area as follows:

- Planning Area A (255.1 acres) 373 single-family units.
- Planning Area B (232.8 acres) 478 single-family units.
- Planning Area C (291.7 acres) 397 single-family units, 968 new condominiums, and 329 apartment units.
- Planning Area D (187 acres) no residential units.

26. Approximately 49 percent of the proposed residences are detached single-family units. The single-family lots range in size from 3,350 square feet to 5,000 square feet with nine proposed estate lots of 20,000 square feet.

27. Twenty-two (22) individual sub-areas exist within Development Area C. In this area, multiple tentative maps have been approved to allow flexibility in the ultimate design of the subdivision. Nine (9) of the 22 sub-areas are proposed for optional designs giving the developer the ability to choose from a range of housing types and densities. These nine areas are comprised of condominium and lease lots. The type of units permitted as options are the following: detached units on condominium lots, detached units on condominium lots clustered around a motorcourt area with individual driveway access,

detached units on condominium lots with clusters sharing a common access driveway, attached townhouses, and multi-family apartment homes.

28. The Decoro Drive Bridge, a transportation infrastructure improvement required by the Master Plan of Highways, will be constructed as part of the project.

29. A system of landscaped trails and walkways, called paseos, is proposed throughout the development, connecting residential, commercial, and recreational development areas. The paseo system is buffered from the street system by landscaped parkways.

30. An approximate two-mile trail, 30 feet in width, will be provided adjacent to San Francisquito Creek. It will accommodate hiking, biking, and equestrian activities and completes a segment of the County Master Plan of Trails.

31 A total of 55.83 acres of parkland are provided. A public park of 15.43 acres will be improved and dedicated to the County Department of Parks and Recreation. In addition, 5.4 acres of private recreational facilities will be located throughout Area C.

32. Approximately 558 acres, or 58 percent of the site, will be left in substantially undeveloped natural open space. These open areas include hillsides and ridges, utility easements, natural drainage areas, and the creek trail.

33. Approximately 8 million cubic yards of grading (cut/fill) is proposed on approximately 532 acres of the 966.6-acre site.

34. The proposed project will generate 35,400 automobile trips daily. No Congestion Management Program ("CMP") locations would be significantly impacted.

35. The proposed project incorporates design features intended to reduce impacts of development and remedy existing conditions present on the project site.

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, Health Services, 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 on the site plan and Vesting Tentative Tract Map No. 52455

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

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 estimated water demand for the project is approximately 2,194 acres per year. In order to receive water service, the project will require annexation into the service area of the Valencia Water Company. Current demand within the Valencia Water Company service area is approximately 22,000 acre-feet per year ("AFY"), while its supply is approximately 45,000 AFY, leaving sufficient supply for the project. Castaic Lake Water Agency ("CLWA"), the wholesaler water purveyor to Valencia Water Company, maintains sufficient water treatment capacity to treat the potable water supply that would be used by the project.

41. The project is but one of a number of development projects contemplated, pending, or approved in the Santa Clarita Valley. An analysis of the cumulative effects of all project developments anticipated, though, shows sufficient water exists to serve the growth projected. The County's Development Monitoring System ("DMS") tracks all pending and approved development projects. Under DMS, projected demand in the Santa Clarita Valley including the project is estimated at 87,000 AFY. Water availability is also analyzed as part of the DMS, with reporting of supply done on a valley-wide basis in order to provide an accurate representation of the way water is supplied within the Santa Clarita Valley. Supply within the CLWA service area ranges from 156,900 AFY in wet years to 142,800 in dry years, including 95,200 AFY of entitlement from the State Water project and groundwater pumped within the determined perennial yield. This indicates there will be sufficient supply for all projected development, including the project.

42. CLWA has updated its Capital Facilities Program and prepared an Integrated Water Management Plan in order to address long-range water needs of the water purveyors in

the Santa Clarita Valley and firm up its existing supplies. CLWA has received the full entitlement it has requested from the State Water project in every year except 1991. The capital improvements, water firming, and transfer provisions in its adopted plans and programs indicate that a high percentage of State Water project entitlement will be delivered in the future. Even, however, if a reduction of 50 percent in State Water project entitlement is assumed for periods of extreme drought and no firming supplies (such as Saugus firming or water from the Water Drought Bank) are available, there is still a projected surplus of between 22,300 AFY and 5,800 AFY.

43. Ammonium perchlorate, used in the manufacture of solid rocket propellant, was discovered in mid-1997 in four wells pumping from the Saugus Formation. The California State Department of Health Services ("State DHS") established a drinking water provisional action level of 18 µg/l (parts per billion) for perchlorate, meaning State DHS will advise utilities to remove the well from service if that level is exceeded. In two wells owned and operated by the Santa Clarita Water Company, perchlorate levels above 18 µg/l have been detected and are currently inactive. In a third well, owned by the Newhall County Water District, perchlorate in levels that have fluctuated both below and slightly above 18 µg/l has also been detected. These three wells are all in the vicinity of the former Whittaker-Bermite manufacturing site in the City of Santa Clarita, which has been identified as the potential source of the contamination. While the owner of the Whittaker-Bermite site is conducting a remedial investigation under the direction of the California Department of Toxic Substances Control that will characterize the problem, the evidence indicates that the occurrence of perchlorate affects only wells in the immediate vicinity of that site. Moreover, remediation technology for perchlorate does exist and any remediation plan will likely include a wellhead treatment facility approved by State DHS for removal of the compound (a strategy being used successfully elsewhere in the state). The remaining wells drawing from the Saugus Formation, including all wells drawing from the aquifer owned by Valencia Water Company, are active sources of supply and available for use if needed. The evidence shows that perchlorate has not jeopardized Valencia Water Company's water supply nor affected the portion of the company's water supply found in the Alluvial Aquifer. The existence of this limited contamination does not affect the ability of Valencia Water Company to provide potable water to the project.

44. The subject property lies within an urban expansion area and is in compliance with the County's Development Monitoring System (sometimes "DMS"). The project is consistent with the infrastructure portion (Urban Services Analysis) of the Development Monitoring System since there is or will be adequate water service, sewage discharge capacity, schools, libraries, and fire service. These services were evaluated as part of the environmental analysis and the resultant environmental document. Cumulative impacts on schools were identified during processing. The permittee has agreed to participate in school financing, thus providing the necessary mitigation measures to reduce impacts on schools. Appropriate fees will be paid for capital library costs to insure sufficient increased capacity to serve the project's demands.

45. The project is consistent with the infrastructure portion (Urban Services Analysis) of the Development Monitoring System since there is or will be adequate water service, sewage discharge capacity, schools, libraries, and fire service. These services were evaluated as part of the environmental analysis and the resultant environmental document. Cumulative impacts on schools were identified during processing. The permittee has agreed to participate in school financing, thus providing the necessary mitigation measures to reduce impacts on schools. Appropriate fees will be paid for capital library costs to insure sufficient increased capacity to serve the project's demands.

46. The project is consistent with the access portion of the Development Monitoring System since there is adequate road service, and commercial and employment facilities are located in close proximity. The road service was evaluated as part of the environmental analysis and the resultant environmental document. The proximity to commercial and employment facilities was evaluated as part of the field investigation and/or general plan evaluation and as part of the environmental analysis and the resultant environmental document.

47. The project is consistent with the access portion of the Development Monitoring System since there is adequate road service, and commercial and employment facilities are located in close proximity. The road service was evaluated as part of the environmental analysis and the resultant environmental document. The proximity to commercial and employment facilities was evaluated as part of the field investigation and/or general plan evaluation and as part of the environmental analysis and the resultant environmental document.

48. The proposed project in summary:

a. Avoids premature conversion of undeveloped land to urban use because it is proximate to and a natural extension of existing development;

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

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

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

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

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

g. Provides for higher densities or housing to meet increasing demand in areas which will have relatively lesser environmental consequences.

49. The proposed general plan amendment will not place an undue burden upon the community's ability to provide necessary facilities and services, as outlined in the preceding findings of fact and the environmental impact report.

50. The areas of the subject property redesignated from non-urban to urban by the general plan amendment are topographically similar to land to the south, north, and east currently designated as urban on the land use policy map and land to the west currently designated as industrial.

51. The project is located and designed so as to protect the safety of current and future community residents and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, or erosion hazard. The project is located and designed so as to avoid or minimize hillside development and mitigated to lessen those impacts as well as the impacts to the presence of geologic or seismic hazards. Potential landslide and other unstable areas will be over-excavated, recompacted, or avoided. The residential and commercial component of the project will not encroach into the floodplain management area, and the development potential is transferred into the interior of the project site. In addition, a storm water drainage system has been designed to convey storm water runoff in a safe manner.

52. The proposed project is compatible with the biotic, cultural, and scenic resources of the area. The project site, including its inherent biological characteristics and resources, and its proposed development were reviewed by the County's Significant Ecological Technical Advisory Committee ("SEATAC") through various reports prepared by the applicant's consultants as required by the County Code for areas designated as SEAs. SEATAC's findings with respect to the above were recorded in the minutes of their meetings and comments were provided to the Regional Planning Commission and included in the environmental documentation for the project. Many of the SEATAC's recommendations were incorporated in the project design throughout the processing of this permit in order to ensure compatibility with biotic resources and to minimize and mitigate development in significant ecological areas. The project design incorporates an upland buffer in which vegetation will be restored and enhanced in a manner that includes removal of non-native species. Non-native plant species will be removed in riparian areas as part of a revegetation plan. Further, the proposed project was designed and located in a manner to protect cultural and scenic resources. Moreover, measures will be taken to minimize any effect the project may have on the Unarmored Threespine Stickleback ("UTS"), including the ability of the fish to migrate along San Francisquito Creek. Areas in which flow velocities in the creek may increase as a result of the project and associated improvements are limited to small areas surrounding the Decoro Bridge abutments. With the exception of the bridge abutments and trails, there will be no structures in the 100-year flood plain of the creek. Additionally, the number of times that the complex variety of factors, including flow velocity, season, duration and location of inhibiting flows, and fish movement, that would have to coincide in order to inhibit UTS movement upstream is expected to be low. Construction and permanent erosion control

measures will prevent degradation of San Francisquito Creek. Other design elements of the project will also prevent degradation and intensification of runoff into the creek.

53. The project sets aside appropriate and sufficient undisturbed areas to protect biotic resources within the SEA. One hundred ninety acres of land in the SEA are within the project area and one hundred seventy-eight of those acres will remain undisturbed. The reduction occurs mostly on land that has been subject to historic agricultural activity. Improvements within the SEA are essentially limited to passive recreational and public or semi-public uses essential to the public health, safety, and welfare. Moreover, the project is designed to maintain bodies of water, watercourses, and their tributaries in a natural state, along with wildlife movement corridors.

54. The improvements within the SEA are designed in a manner to protect, preserve, and enhance significant ecological resources, maintaining bodies of water, watercourses, and their tributaries in a natural state, along with wildlife movement corridors. Decoro Bridge has been designed to minimize creek bed disturbance while satisfying the structural requirements of construction, resulting in bridge abutments being pulled as far back as practicable to avoid impacts to the SEA. After construction, the creek bed will be returned to its natural state with the exception of concrete supports and the bridge abutments. Riparian vegetation will be replaced and enhanced, and may include removal of invasive non-native species that decrease the biological value of existing habitat.

55. The project retains sufficient natural vegetative cover and/or open space through the use of development setbacks to buffer critical natural resources from the project's uses. Where necessary, fences or walls are also provided to buffer important habitat from development. Roads and utilities serving the development are located and designed so as not to conflict with critical resources, habitat area, or migratory paths.

56. In addition to protection of the SEA, the proposed project minimizes development in other sensitive areas and areas subject to natural hazards through design that preserves the dominant features and slopes of the property, while clustering development on the flatter portions of the project site.

57. The mixed-use urban development authorized by the recommended plan amendment represents a logical continuation of the existing and approved development to the south, north, and east of the project site, and the industrial development to the west.

58. Approval of the recommended plan amendment is in the public interest, specifically in the interest of public health, safety, and general welfare, and is in conformity with good planning practices.

59. The proposed plan amendment is consistent with the goals, policies, and programs of the General Plan and, in fact, helps to implement the various objectives identified with respect to the project site.

60. Approval of the general plan amendment will enable implementation of the various land use objectives, including the preservation of 178.0 acres of SEA 19 and approximately 558 acres as permanent open space, and the provision of a mix of housing types, neighborhood serving retail establishments, schools, recreational facilities, and other public facilities.

61. Modified conditions warrant a revision in the zoning plan as it pertains to the subject property. Specifically, there is a need to place the subject property within zoning classifications that are consistent with and implement the recommended plan amendment and thereby satisfy the applicable goals, objectives, and policies of the General Plan.

62. Adoption of the proposed general plan amendment will enable the development of the subject property as proposed, subject to the approval of the conditional use permit, oak tree permit, parking permit, and tentative tract map.

63. The related zone change, conditional use permit, oak tree permit, parking permit, and tentative tract map will not be effective until the Board of Supervisors has adopted this general plan amendment.

64. The applicant in this case has satisfied the "Burden of Proof" for the requested general plan amendment which is determined by the Board of Supervisors to be needed and appropriate.

65. The proposed project has generated substantial public attention and concerns. Various letters were received, copies of which are on file with the Department of Regional Planning and the Board of Supervisors.

66. The Board of Supervisors heard and considered the input of staff, other local and state agencies, and members of the public with respect to the best means of implementing the various objectives of the General Plan on the subject property.

67. The project site, including its inherent biological characteristics and resources, and its proposed development were reviewed by SEATAC through various reports prepared by the applicant's consultants as required by the County Code for areas designated as SEAs. SEATAC's findings and recommendations with respect to the above were recorded in the minutes of their meetings, provided to the Regional Planning Commission and Board of Supervisors, and included in the environmental documentation for the project. Many of SEATAC's recommendations were incorporated in the project design in order to ensure compatibility with biotic resources.

68. A Final Environmental Impact Report for the project has been prepared in accordance with the California Environmental Quality Act ("CEQA"), the State Guidelines ("CEQA Guidelines"), and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles ("County CEQA Guidelines"). The Final Environmental Impact Report consists of the Draft Environmental Impact Report dated August 1998, the Technical Appendices to the Draft Environmental Impact Report dated April 1999, and the Final Environmental Impact Report including Responses to Comments, Volume I, dated April 1999 and Volume II dated September 2000 (collectively referred to as the "FEIR"). A Mitigation Monitoring Program consistent with the conclusions and recommendations of the FEIR has been prepared, and its requirements have been incorporated into the conditions of approval for this project. On September 26, 2000, the Board of Supervisors certified the FEIR prepared for the project pursuant to Public Resources Code section 21082.1(c)(3) and CEQA Guidelines, finding that (1) the FEIR had been completed in compliance with CEQA, (2) that the Board had reviewed and considered the information contained in the FEIR prior to approving the project, and (3) that the FEIR reflected the Board's independent judgment and analysis. Except for potentially significant impacts upon air quality, biota, aesthetic/visual character, solid waste, and agricultural resources of the project, such specifically identified significant

adverse effects can be reduced to acceptable levels with the mitigation measures identified in the FEIR and incorporated as conditions in the related conditional use permit, oak tree permit, parking permit, and tentative tract map. As stated in the FEIR and the Findings of Fact and Statement of Overriding Considerations Regarding the FEIR, the project will result in unavoidable potentially significant impacts on air quality during both the construction and operation phases of the project, biotic resources, visual qualities, solid waste disposal, and agricultural resources, and will result in an unavoidable potentially significant cumulative impacts on those same areas. Such impacts have been reduced to the extent feasible, and the Board found that the benefits of the proposed project outweigh these unavoidable adverse impacts. Such unavoidable adverse impacts have been determined to be acceptable based upon the overriding considerations set forth in the Statement of Overriding Considerations for the project.

69. The Mitigation Monitoring Plan prepared in conjunction with the FEIR identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured.

70. The Findings of Fact and Statement of Overriding Considerations Regarding the FEIR which have been prepared for the proposed project are incorporated herein by this reference as if set forth in full.

71. The custodian of the documents constituting the record of proceedings upon which the Board of Supervisors' decision is based in this matter is Ellen Fitzgerald of the Los Angeles County Department of Regional Planning. The location of such documents shall be the Department of Regional Planning, Hall of Records, 13th Floor, 320 West Temple Street, Los Angeles, California 90012.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Los Angeles hereby:

A. Indicates that it has previously certified the FEIR prepared for the project; certifies that it has reviewed and considered the environmental information contained in the document; certifies that the FEIR has been completed in compliance with the California Environmental Quality Act and the State and County Guidelines relating thereto and reflects the independent judgment of the

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

B. Indicates that it has previously approved and adopted the Mitigation Monitoring Plan for the proposed project, incorporated in the FEIR, and pursuant to section 21081.6 of the Public Resources Code, and has found that the Mitigation Monitoring Plan is adequately designed to ensure compliance with the mitigation measures during project implementation;

C. Adopts General Plan (Sub-Plan) Amendment No. 98-008-(5) amending the Land Use Policy, Special Management Areas Policy, General Development Policy, Conservation/Open Space Policy and Housing Development and Neighborhood Conservation Policy Maps of the Countywide General Plan, and the Land Use Policy Map of the Santa Clarita Valley Areawide Plan as depicted on Exhibits 6A through 9B attached hereto and described herein above; and

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D. Finds that the recommended general plan (sub-plan) amendment, as depicted on Exhibits 4 through 9B attached hereto and described hereinabove, is consistent with the goals and policies and programs of the Los Angeles County General Plan and the Santa Clarita Valley Areawide Plan.

The foregoing resolution was on the _____ day of _____, 2000, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

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

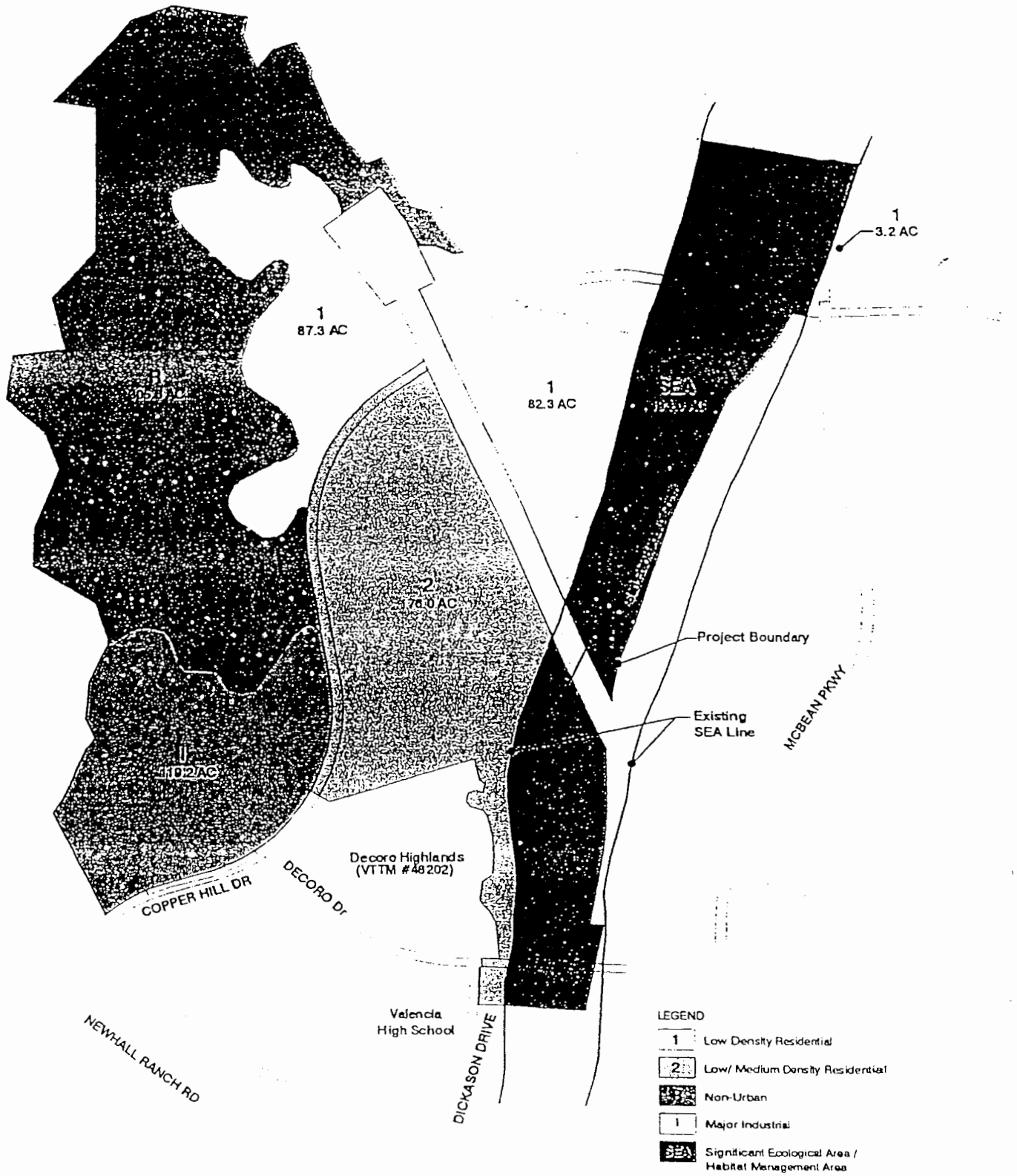
By:_____
Deputy

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By: _____
Deputy

Existing Land Use Policy Map



Interpreted Santa Clarita Valley Area Plan Land Use

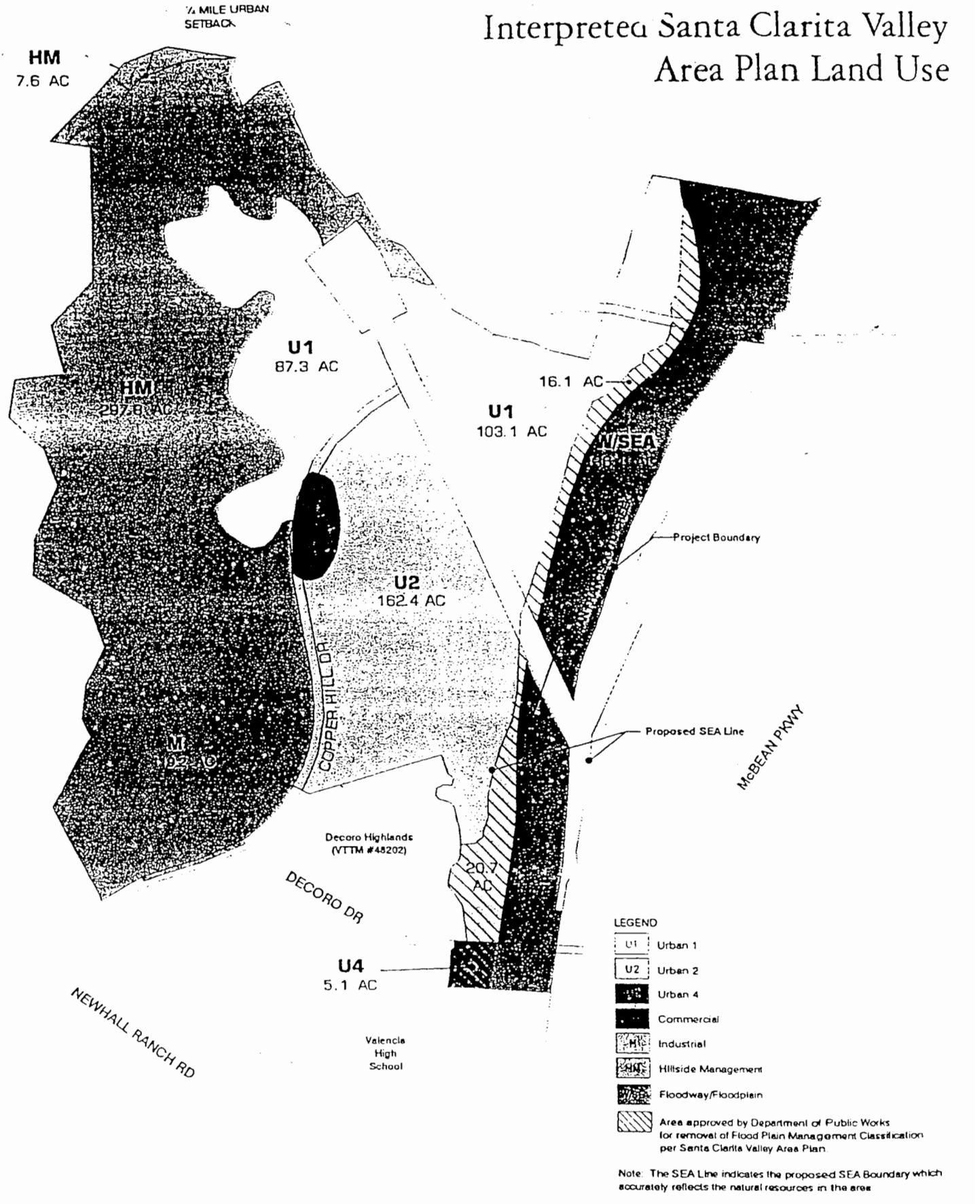
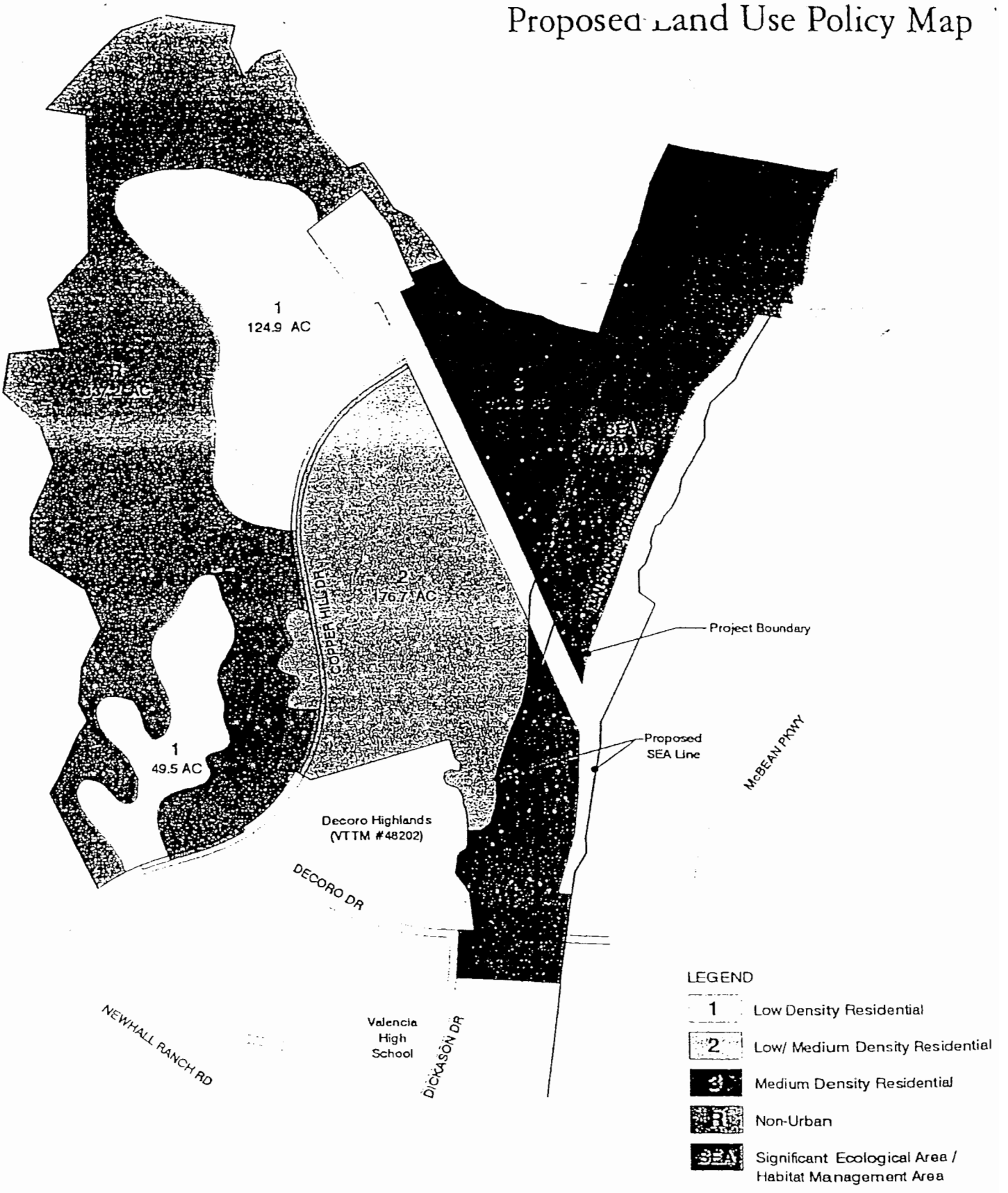


TABLE 2
COMPARISON BETWEEN INTERPRETED AND PROPOSED LAND USES
SANTA CLARITA VALLEY AREA PLAN

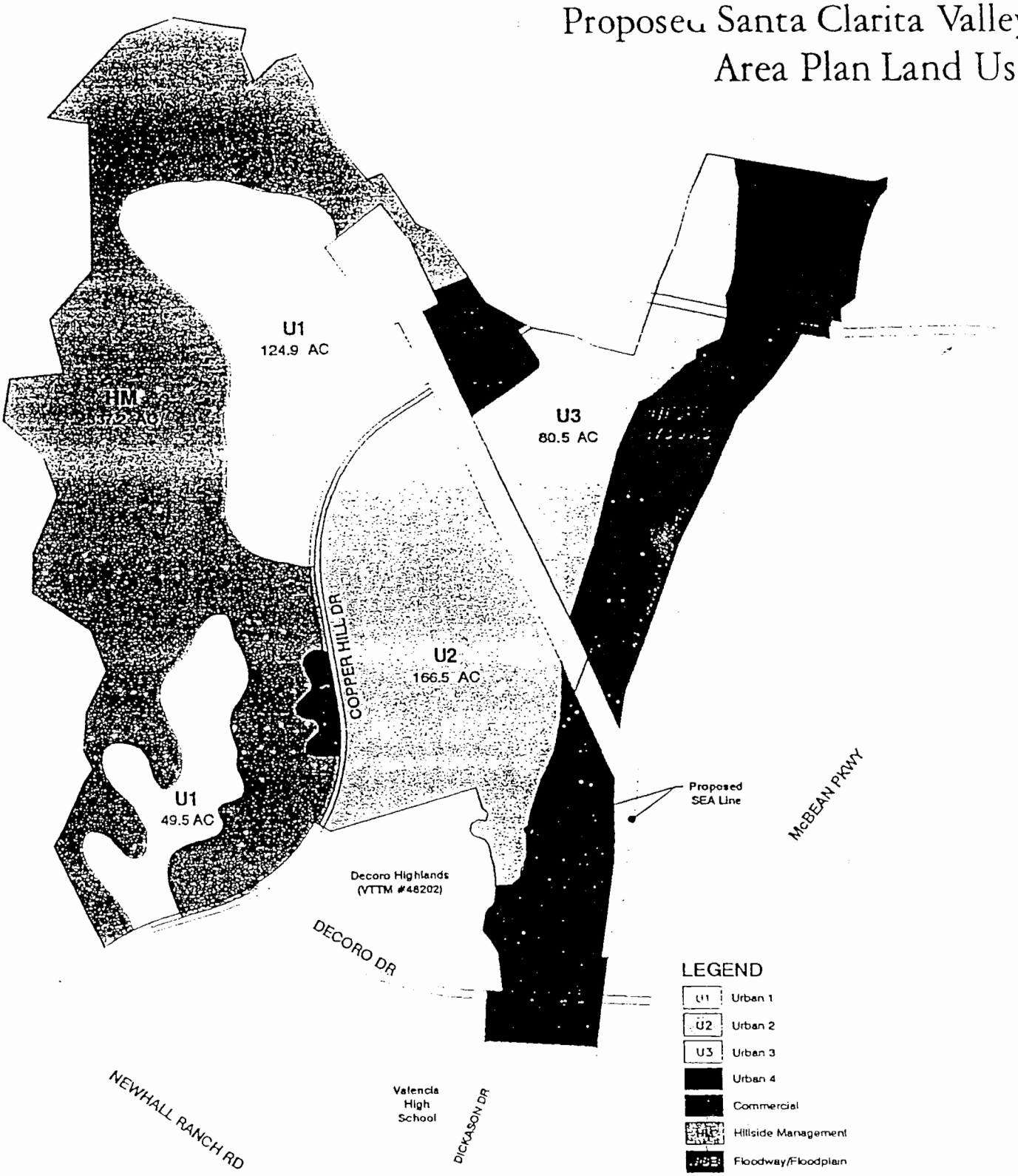
Land Use Designations	Density DU/AC	Interpreted SCVAP		Proposed SCVAP Acreage
		Acreage	Units	
Urban 1 (U1)	1.1 - 3.3	206.5	681	174.4
Urban 2 (U2)	3.4 -.6.6	183.1	1,208	166.5
Urban 3 (U3)	6.7 - 14.9	0.0	0	80.5
Urban 4 (U4)	15.0 - 40.0	5.1	204	10.8
Commercial (C)	40.0	11.2	448	19.2
Industrial (M)	0	119.2	0	0.0
Hillside Management (HM)	Per Slope %	305.4	208	337.2
Watershed/Significant Ecological Area (W/S)	0	136.1	0	178.0
TOTAL		966.6	2,749	966.6

EXHIBIT 3

Proposed Land Use Policy Map

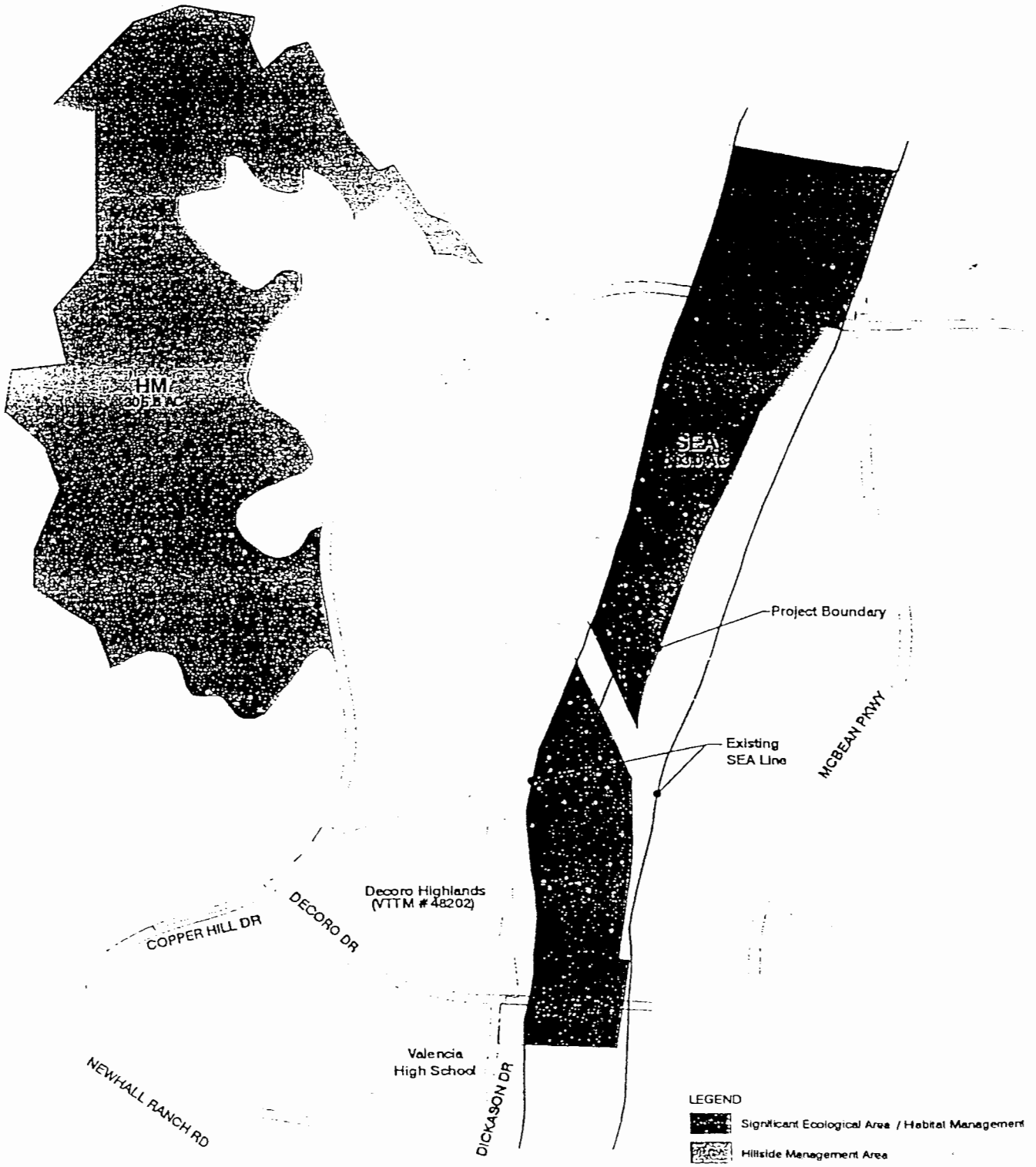


Proposed Santa Clarita Valley Area Plan Land Use

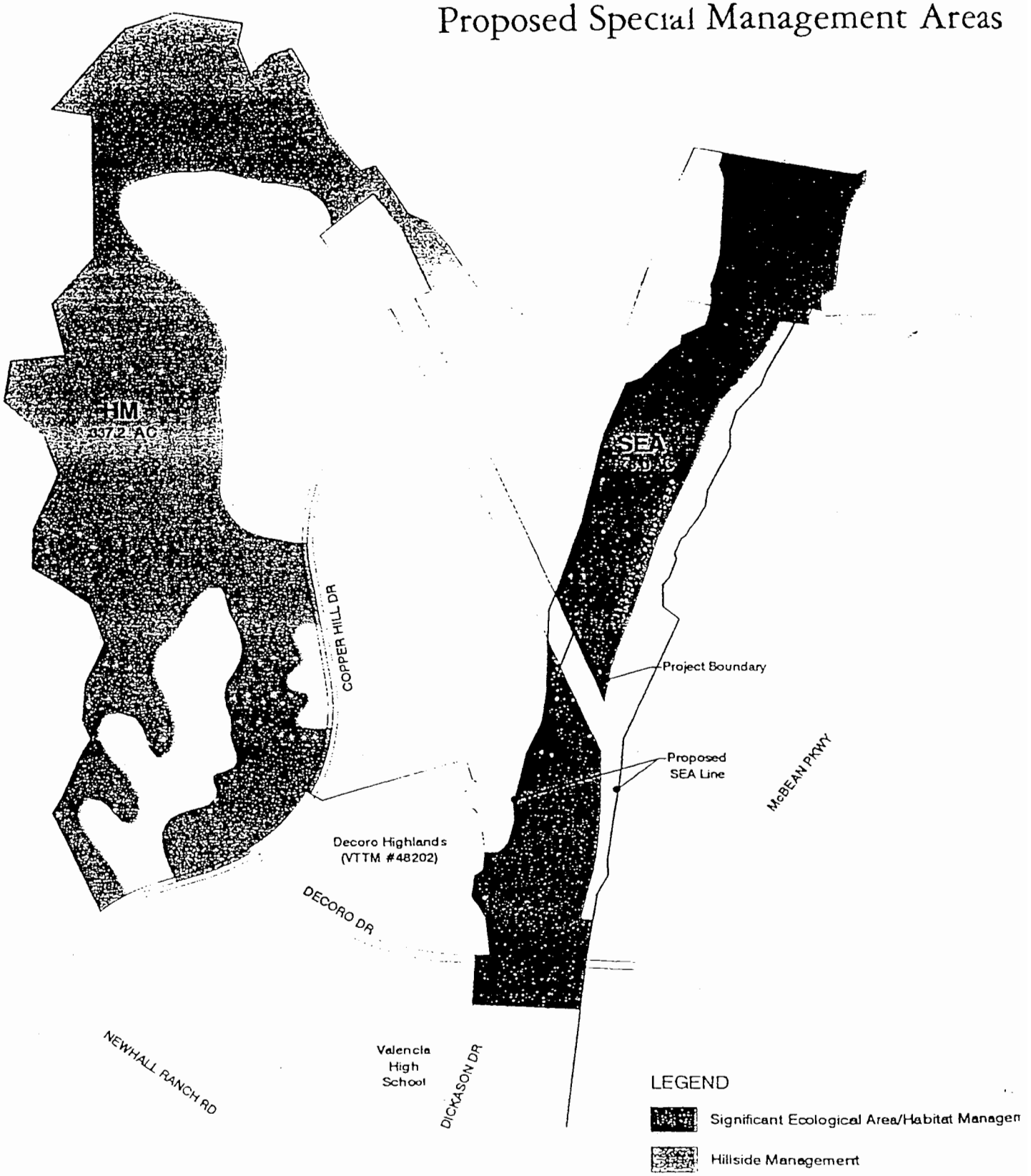


Note: The SEA Line indicates the proposed SEA Boundary which accurately reflects the natural resources in the area.

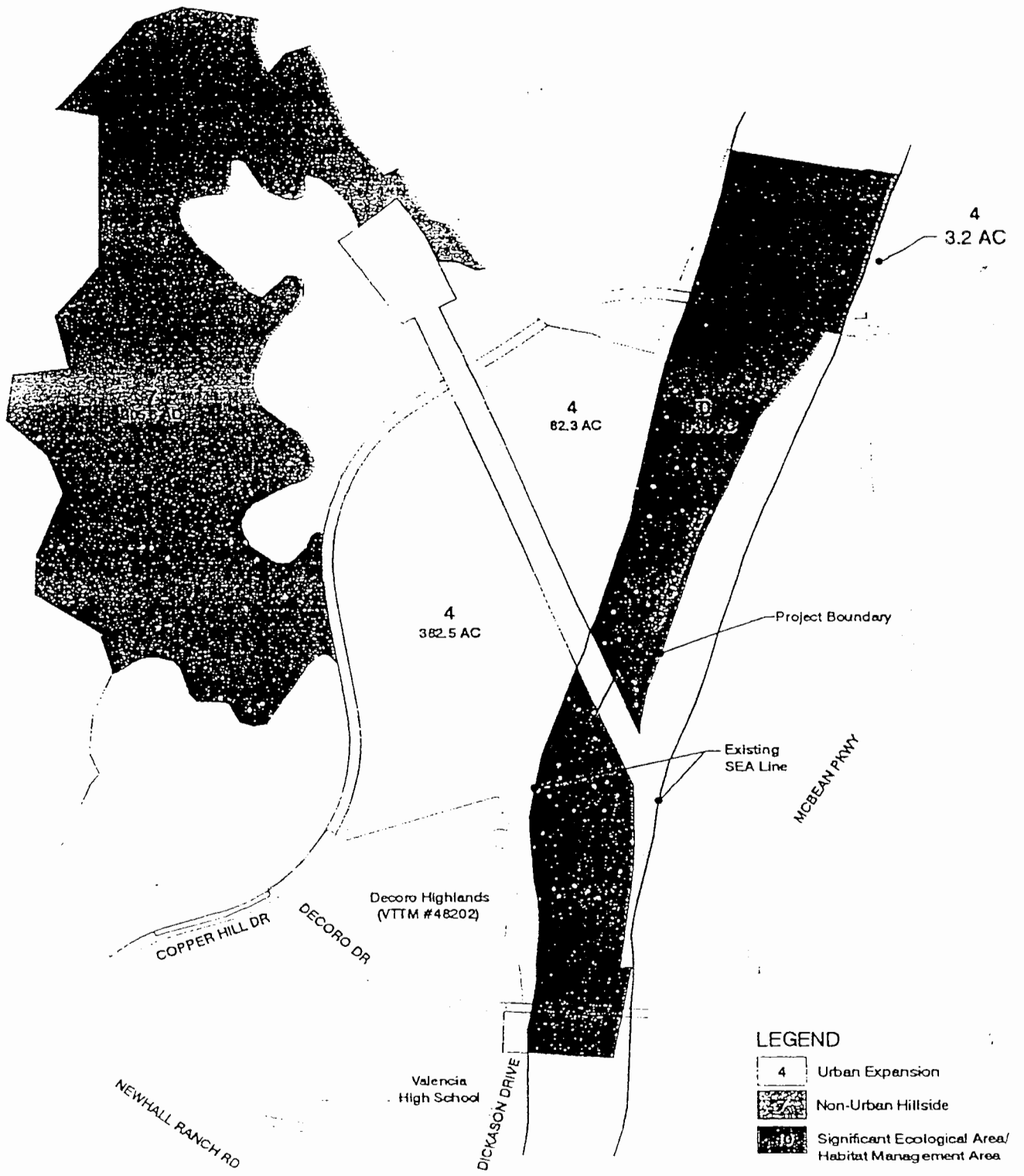
Existing Special Management Areas



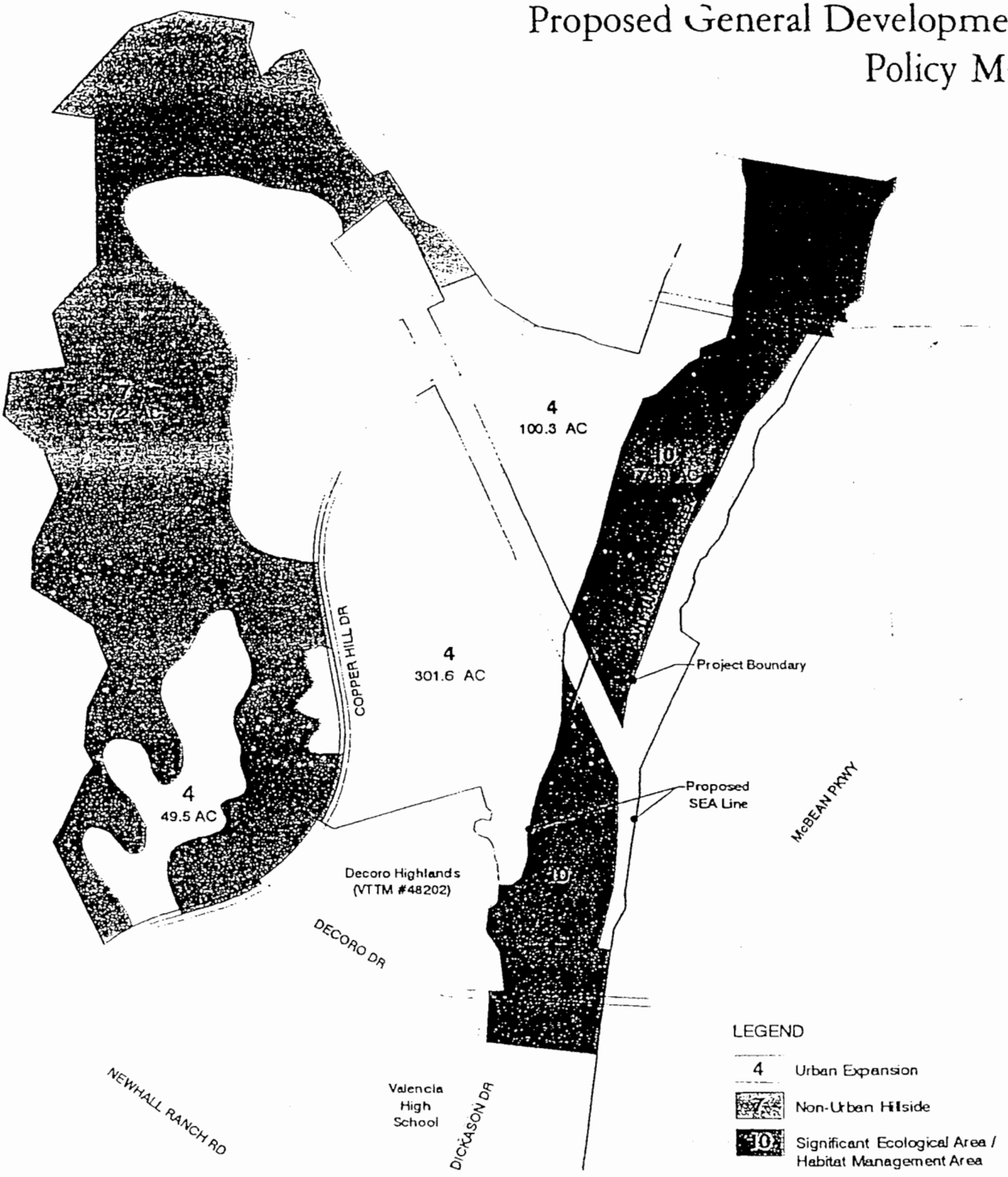
Proposed Special Management Areas



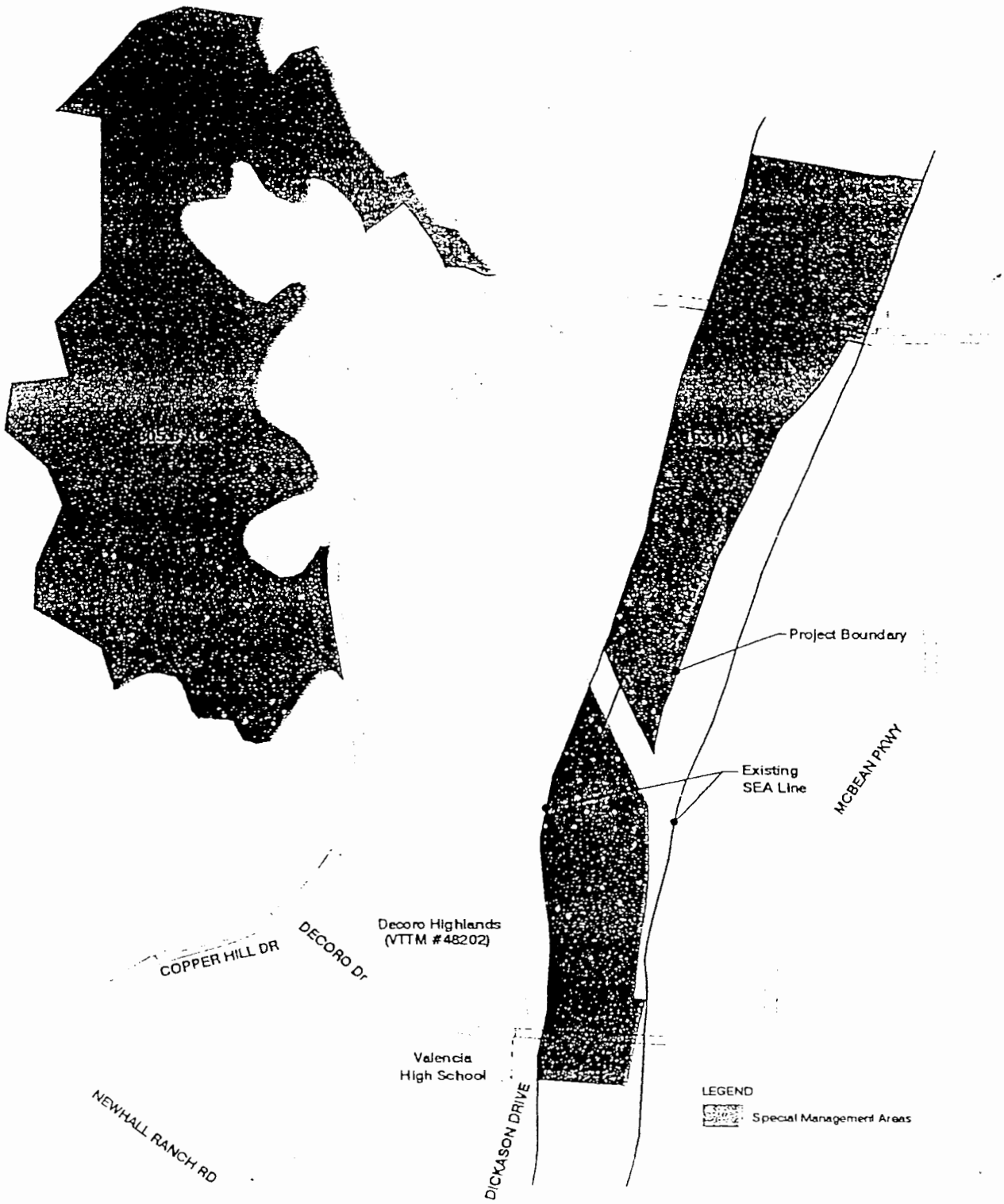
Existing General Development Policy Map



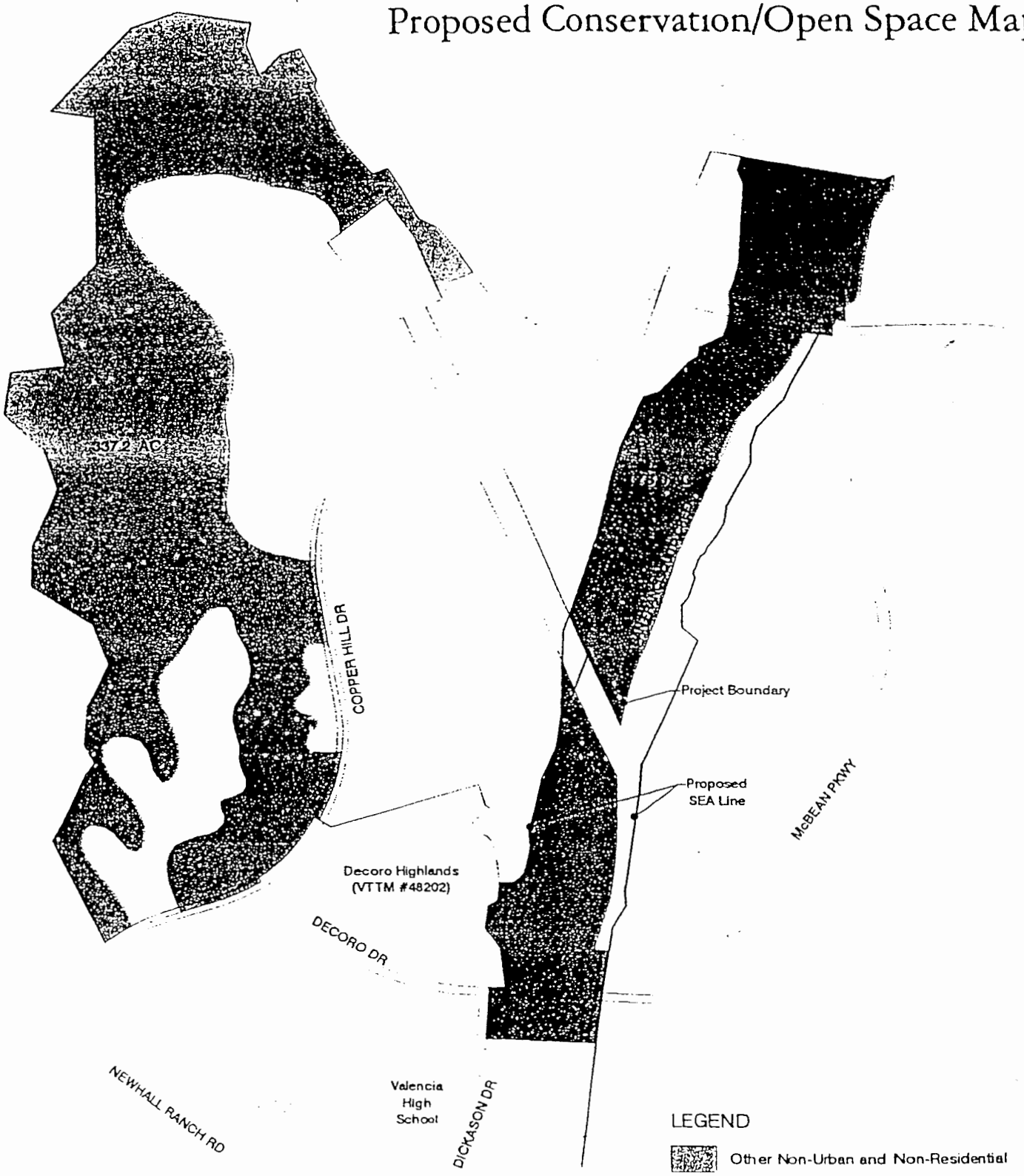
Proposed General Development Policy Map



Existing Conservation/Open Space



Proposed Conservation/Open Space Map

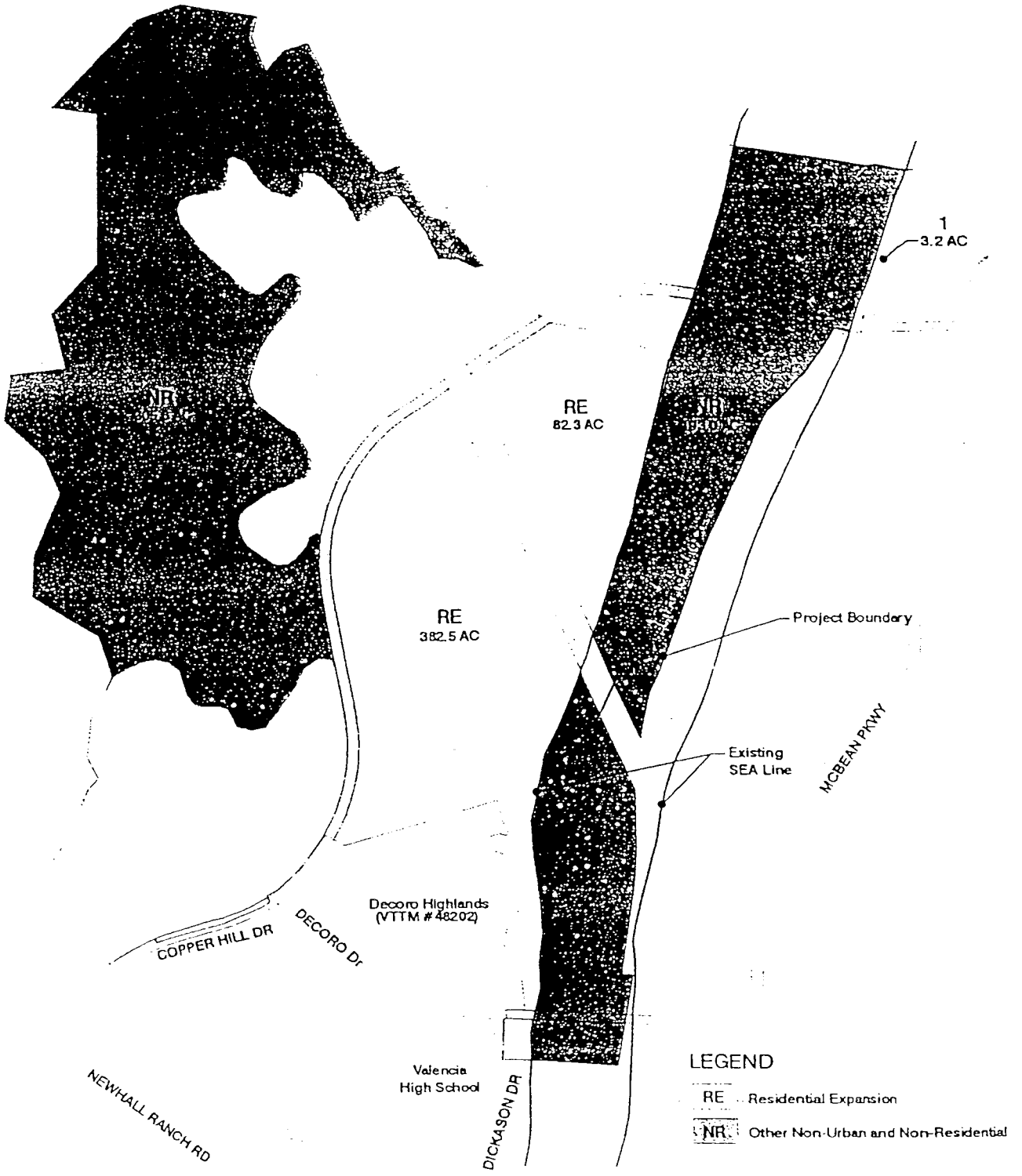


WEST CREEK
VALENCIA MASTER PLAN

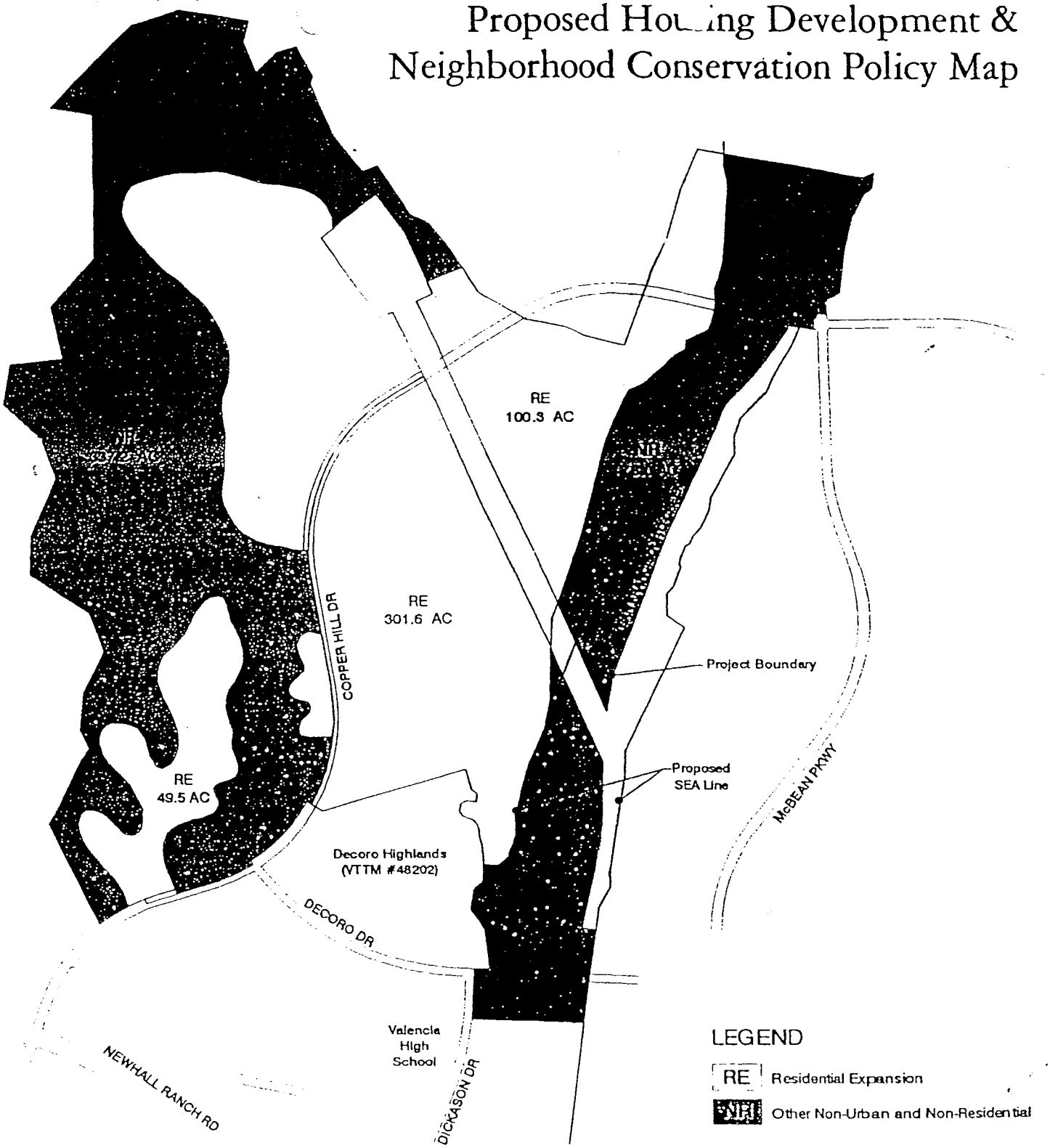
6/23/99

EXHIBIT 8B

Existing Housing Development & Neighborhood Conservation Policy Map



Proposed Housing Development & Neighborhood Conservation Policy Map



FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
CONDITIONAL USE PERMIT NO. 98-008-(5)
OAK TREE PERMIT NO. 98-008-(5)
PARKING PERMIT NO. 98-008-(5)

1. Section 22.56.010, et seq., of the Los Angeles County Code provides for the approval of conditional use permits.

2. The Regional Planning Commission of the County of Los Angeles conducted concurrent public hearings regarding General Plan (Sub-Plan) Amendment No. 98-008-(5), Zone Change Case No. 98-008-(5), Conditional Use Permit No. 98-008-(5), Oak Tree Permit No. 98-008-(5), Parking Permit No. 98-008(5), and Vesting Tentative Tract Map No. 52455 on June 16, 1999; August 23, 1999; and October 4, 1999.

3. The Regional Planning Commission approved the conditional use permit on May 24, 2000, after public testimony, the recommendations and testimony of the Regional Planning Department staff, and the Environmental Impact Report, including the documentation within each file.

4. An appeal to the Board of Supervisors of the decision of the Regional Planning Commission was filed on June 5, 2000.

5. The Board of Supervisors has duly considered the decision of the Regional Planning Commission, public testimony, the recommendations and testimony of the Regional Planning Department staff, and the Environmental Impact Report, including the documentation within each file.

6. The Board of Supervisors has also conducted public hearings on the above-referenced land use applications on August 22, 2000, and September 26, 2000.

7. On September 26, 2000, the Board of Supervisors certified the Final Environmental Impact Report ("FEIR") prepared for the project pursuant to Public Resources Code section 21082.1(c)(3) and the California Environmental Quality Act ("CEQA") Guidelines, finding that (1) the FEIR had been completed in compliance with CEQA, (2) that the Board had reviewed and considered the infraction in the FEIR prior to approving

the project, and (3) that the FEIR reflected the Board's independent judgment and analysis.

8. The applicant proposes to develop a mixed-use community, consisting of a mix of residential housing types, commercial retail space, a possible school site, recreation and other open spaces, and associated community infrastructure (the "project"). The project consists of 1,248 single-family dwelling units, 968 new condominiums, and 329 apartment units, for a total of 2,545 residential units; 180,000 square feet of neighborhood-serving commercial retail space; a possible elementary school site; an approximate 15.43-acre public park; private recreation areas, open space, associated community facilities, the Decoro Drive Bridge and roadway connectors and roadways, on approximately 966.6 acres.

9. The project is located north of the City of Santa Clarita. The project site is bounded generally by the approved, but not yet constructed, Tesoro del Valle project to the north, Valencia High School and Valencia Industrial Center to the south, Lockheed Industrial Park to the west, and San Francisquito Creek to the east.

10. The topography of the site varies from the relatively level area along the San Francisquito Creek at the eastern project boundary to moderate to steep hillsides in the western portions of the site.

11. Much of the site contains Coastal sage-chaparral vegetation dominated by Chamise. The flood plain and terraces to San Francisquito Creek along the eastern portion of the property contain mixed vegetation consisting of dense stands of Cottonwood and Willow, sometimes mixed with Giant Reed.

12. The project site is currently undeveloped. On the western portion of the project site are hillsides and ridges, some of which have been modified from grading for fire access roads, installation and maintenance of Southern California Edison transmission line towers, and Metropolitan Water District water lines. The eastern portion of the project site is disturbed due to previous agricultural activities. In addition, Copper Hill Drive crosses through the property.

13. Immediately north of the project site is vacant property proposed for the 1,795-acre mixed-use Tesoro del Valle project. To the west is the 377-acre Lockheed property

approved for four (4) million square feet of industrial development by the City of Santa Clarita in 1996. East of San Francisquito creek are the North Valencia II project within the City of Santa Clarita and existing residential communities of Northbridge and Northpark. Valencia High School, the Valencia Industrial Center, the future planned community of Decoro South, and the under-construction Decoro Highlands development are located to the south.

14. Vehicular access to the subject property is currently provided from Dickason Drive. The circulation system for the project will complete important segments of the Valencia community roadway system. Copper Hill Drive, a major highway with a 100-foot right-of-way, bisects the project and will provide both regional and on-site local access to the project. The Decoro Drive Bridge, which is a part of the project, is a regionally significant connection that will provide access for existing and planned development across San Francisquito Creek and to Valencia Industrial Center and Valencia High School. The extension of Decoro Drive, an off-site roadway, conditioned as a part of the development approval for Vesting Tentative Tract Map 48202, as a secondary highway with an 80 foot right-of-way between Dickason Drive and Copper Hill Drive will enhance access to the site from the South.

15. The project has been divided into four planning areas: A, B, C, and D. Residential development is proposed in each planning area as follows:

- Planning Area A (255.1 acres) – 373 single-family residences;
- Planning Area B (232.8 acres) – 478 single-family residences;
- Planning Area C (291.7 acres) – 397 single-family residences, 968 new condominiums, and 329 apartment units; and
- Planning Area D (187.0 acres) – No residential units

16. Approximately 49 percent of the proposed residences are detached single-family units. The single-family lots generally range in size from 3,350 square feet to 5,000 square feet with nine proposed estate lots of 20,000 square feet.

17. Twenty-two individual sub-areas have been delineated within Development Area C. In this Area, multiple tentative maps have been approved to allow flexibility in the ultimate design of the subdivision. Nine of the 22 sub-areas are proposed for optional designs giving the developer the ability to choose from a range of housing types and densities. These nine areas are comprised of condominium and lease lots. The type of units permitted as options are the following: Detached units on condominium lots, detached units on condominium lots clustered around a motorcourt area with individual driveway access, detached units on condominium lots with clusters sharing a common access driveway, attached townhouses, and multi-family apartment homes.

18. The combined total number of apartment and condominium units authorized for the preferred projects is 1,297 units, including lots where alternatives have been approved. The construction of higher-density units in one of the sub-areas within which options are allowed will be counterbalanced by a lower-density alternative in another sub-area so that this maximum number is not exceeded.

19. Two neighborhood commercial centers, with a combined total of 180,000 square feet of floor space, are proposed on 19.2 acres within Area C. Neighborhood serving retail and service uses are proposed.

20. A public park of 15.43 acres will be provided and dedicated to the County Department of Parks and Recreation. An additional 5.4 acres of private recreational facilities located throughout Area C and a system of pedestrian paseos throughout the project, and an approximate 2-mile, multi-use trail along San Francisquito Creek in Area D are also included.

21. Project-serving facilities include water tanks, a water quality basin and private streets, drives, and alleys.

22. Three new water wells are proposed in San Francisquito Creek.

23. Within Area B, a site containing an area of approximately 10 acres (lots 866-911) has been identified as a possible elementary school site.

24. Approximately 558 acres, or 58 percent of the site will be left in substantially undeveloped natural open space. These open space areas include hillsides and ridges, utility easements, natural drainage areas, and the creek trail.

25. The total grading activity associated with the project will involve approximately 8 million cubic yards of earth (cut/fill). The grading would be balanced on-site and would entail mass grading for development areas, fine grading for development pads, remedial grading depending upon future site-specific roads and geologic investigations, and custom grading.

26. Earthwork necessary to construct the Decoro Drive Bridge would involve recompaction of approximately 18,300 cubic yards of cut and 60,900 cubic yards of fill, requiring importation.

27. Much of the grading will involve earth-moving equipment which will simply transport the earth without need for transportation along a transport route (i.e., a public right-of-way) as the term is defined in Title 22 of the County Code.

28. The entire property is currently zoned A-2-5 (Heavy Agriculture). This zone permits agricultural and other rural uses, including residential, with a minimum lot area of 5 acres. Based on the existing zoning, the maximum allowable build-out of the project site would be 193 dwelling units. Surrounding zoning is A-2-5 and RPD.

29. The subject property is currently depicted within the Low Density Residential, Low/Medium Density Residential, Non-Urban, Major Industrial, and SEA (Significant Ecological Area – SEA 19) categories of the Countywide General Plan and within the Urban 1 (1.1 – 3.3 d.u./ac), Urban 2 (3.4-6.6 d.u./ac), Urban 4 (15.0-40 d.u./ac), Commercial, Industrial, Hillside Management, and SEA/Floodway categories of the Santa Clarita Valley Area Plan. This plan permits a total of 2,749 dwelling units, 11.2 acres of commercial, and 119.2 acres of industrial development.

30. The Board of Supervisors has concurrently adopted Sub-Plan and Local Plan Amendment Case No. 98-008, changing the land use policy maps of the Countywide General Plan and Santa Clarita Valley Area Plan to result in the following changes to the existing land use designations of the site:

- Countywide General Plan – An increase in the Non-urban category of 31.6 acres, a 4.8-acre increase in the Low Density Residential category, a .07-acre increase in the Low/Medium Density Residential category, a 100.3-acre increase in the Medium Density Residential category, a 15-acre decrease in the Significant Ecological Area category, and the elimination of the 119.2-acre Industrial designation.

- Santa Clarita Valley Area Plan – A decrease of 32.1 acres in the U1 category, an 16.6 acre-decrease in the U2 category, an increase of 80.5 acres in the U3 category, a 5.7-increase in the U4 category, an 8-acre increase in the Commercial category, the elimination of the 119.2 acres designated Industrial, an increase of 31.8 in the Hillside Management category, and a decrease of 15 acres in the SEA category.

This grant will not be effective until the Board of Supervisors has adopted the proposed general plan amendment.

31. The Board of Supervisors has concurrently approved Zone Change Case No. 98-008-(5), changing the zoning on the subject property as shown below:

- RPD-5,000-2.0 (residential planned development - 5,000-square-foot minimum lot size - 2.0 dwelling units per acre) on 508 acres;

- RPD-5,000-10.0 (residential planned development - 5,000-square-foot minimum lot size - 10.0 dwelling units per acre) on 122.1 acres;

- RPD-5,000-12.0 (residential planned development - 5,000-square-foot minimum lot size - 12.0 dwelling units per acre) on 63.6 acres;

- RPD-5,000-19.0 (residential planned development - 5,000 square foot minimum lot size - 19.0 dwelling units per acre) on 7.0 acres; and

- RPD-5,000-25.0 (residential planned development - 5,000-square-foot minimum lot size - 25.0 dwelling units per acre) on 12.0 acres;

- RPD-5,000-27.0 (residential planned development - 5,000-square-foot minimum lot size - 27.0 dwelling units per acre) on 11.2 acres;

- C-2DP (neighborhood business development program) on 20.7 acres;

- OS (open space) on 222.2 acres.

32. The density within each of the individually zoned areas will not exceed the maximum number of units indicated by the number preceding the U in the suffix to the zoning symbol. In Development Area C, where alternative designs are approved, the choice of a higher-density alternative will be balanced with a lower-density alternative to ensure that at no time will the overall density exceed that permitted within the individually zoned area.

33. Approximately 193 acres of the site are designated by the General Plan as Significant Ecological Area ("SEA") No. 19. This SEA was established to preserve San Francisquito Canyon as a movement corridor for the unarmored threespine stickleback, a state and federally listed endangered species. The recommended plan amendment proposes a reconfiguration of the SEA boundaries to reflect identified biological resources, resulting in the removal of 15 acres from the SEA designation.

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

35. This conditional use permit is required to:

- Allow a residential planned development of 1,248 single-family dwelling units, 968 new condominiums, and 329 apartment units (a maximum of 2,545 units) on the site in accordance with the provisions of the Residential Planned Development ("RPD") Zone;

- Allow development of 180,000 square feet of commercial/retail floor area in accordance with the provisions of the Neighborhood Commercial Development Program (C-2-DP) Zone;

- Approve development in a Hillside Management Area;

- Approve development of recreational trails, water wells and water conveyance devices, bank stabilization, and bridge piers and abutments in Significant Ecological Area; and

- Allow development of other public and private infrastructure and grading associated with the project.

36. Vesting Tentative Tract Map No. 52455 has been concurrently approved to allow the property to be subdivided. The findings of the Board of Supervisors relating to that map are incorporated herein by this reference as if set forth in full.

37. As permitted by the provisions of the Santa Clarita Valley Area Plan, whenever flood control measures are provided so as to eliminate the flood hazard to the satisfaction of the Department of Public Works, land use categories adjacent to the Flood Plain Management Area can be extended without the need for a plan amendment. On 41.9 acres of the project site, bank stabilization, approved by DPW in a drainage concept for Tentative Tract 46029, will eliminate the flood hazard and allow this additional acreage to be incorporated into the adjacent land use categories, resulting in a total of 394 dwelling units. These additional units are included in the maximum total of 2,749 units.

38. The subject property contains natural slopes of 25 percent or greater. Therefore, a conditional use permit to ensure compliance with hillside management design review criteria is required.

39. The estimated water demand for the project is approximately 2,194 acres per year. In order to receive water service, the project will require annexation into the service area of the Valencia Water Company. Current demand within the Valencia Water Company service area is approximately 22,000 acre-feet per year ("AFY"), while its supply is approximately 45,000 AFY, leaving sufficient supply for the project. Castaic Lake Water Agency ("CLWA"), the wholesaler water purveyor to Valencia Water Company, maintains sufficient water treatment capacity to treat the potable water supply that would be used by the project.

40. The project is but one of a number of development projects contemplated, pending, or approved in the Santa Clarita Valley. An analysis of the cumulative effects of all project developments anticipated, though, shows sufficient water exists to serve the growth

projected. The County's Development Monitoring System ("DMS") tracks all pending and approved development projects. Under DMS, projected demand in the Santa Clarita Valley including the project is estimated at 87,000 AFY. Water availability is also analyzed as part of the DMS, with reporting of supply done on a valley-wide basis in order to provide an accurate representation of the way water is supplied within the Santa Clarita Valley. Supply within the CLWA service area ranges from 156,900 AFY in wet years to 142,800 in dry years, including 95,200 AFY of entitlement from the State Water project and groundwater pumped within the determined perennial yield. This indicates there will be sufficient supply for all projected development, including the project.

41. CLWA has updated its Capital Facilities Program and prepared an Integrated Water Management Plan in order to address long-range water needs of the water purveyors in the Santa Clarita Valley and firm up its existing supplies. CLWA has received the full entitlement it has requested from the State Water project in every year except 1991. The capital improvements, water firming, and transfer provisions in its adopted plans and programs indicate that a high percentage of State Water project entitlement will be delivered in the future. Even, however, if a reduction of 50 percent in State Water project entitlement is assumed for periods of extreme drought and no firming supplies (such as Saugus firming or water from the Water Drought Bank) are available, there is still a projected surplus of between 22,300 AFY and 5,800 AFY.

42. Ammonium perchlorate, used in the manufacture of solid rocket propellant, was discovered in mid-1997 in four wells pumping from the Saugus Formation. The California State Department of Health Services ("State DHS") established a drinking water provisional action level of 18 µg£ (parts per billion) for perchlorate, meaning State DHS will advise utilities to remove the well from service if that level is exceeded. In two wells owned and operated by the Santa Clarita Water Company, perchlorate levels above 18 µg£ have been detected and are currently inactive. In a third well, owned by the Newhall County Water District, perchlorate in levels that have fluctuated both below and slightly above 18 µg£ has also been detected. These three wells are all in the vicinity of the former Whittaker-Bermite manufacturing site in the City of Santa Clarita, which has been identified as the potential source of the contamination. While the owner of the Whittaker-Bermite site is conducting a remedial investigation under the direction of the California Department of Toxic Substances Control that will characterize the problem, the evidence indicates that the occurrence of perchlorate affects only wells in the immediate vicinity of that site. Moreover, remediation technology for perchlorate does

exist, and any remediation plan will likely include a wellhead treatment facility approved by State DHS for removal of the compound (a strategy being used successfully elsewhere in the state). The remaining wells drawing from the Saugus Formation, including all wells drawing from the aquifer owned by Valencia Water Company, are active sources of supply and available for use if needed. The evidence shows that perchlorate has not jeopardized Valencia Water Company's water supply nor affected the portion of the company's water supply found in the Alluvial Aquifer. The existence of this limited contamination does not affect the ability of Valencia Water Company to provide potable water to the project.

43. The project conditions provide that no grading (including brush clearance activities, bulk grading, rough grading, or fine grading) shall occur in planning areas A and B until the water agency providing retail water service to the site has annexed the site into its service area and issued a "will serve" letter certifying that it will provide water to the site and has sufficient water capacity to do so. This project condition shall not apply to grading required for the construction of, and access to, any school, trail, water tank, band stabilization, or utility, or to the Decoro Drive Bridge and roadways connecting to adjacent approved tract maps.

44. The low-density threshold for the non-urban portion of the site is 29 dwelling units. A maximum of 207 dwelling units will be allowed within the non-urban area following adoption of the proposed general plan amendment. The proposed 249 units in the non-urban area include 42 transferred from the urban area. The transfer to the non-urban area protects the topographic features of the canyon area located in the southwestern portion of Area A and allows preservation of hillsides in the southern portion of Area C. Such transfer is therefore consistent with the policies set forth in the Countywide General Plan and the Santa Clarita Valley Area Plan with respect to such transfers of density.

45. It is the intent of the Hillside Management Conditional Use Permit to protect the resources in the hillside management areas as specified in the County General Plan from incompatible development, which may result in or have the potential for environmental degradation and/or destruction of life and property. It is not the purpose to preclude development within these areas but to ensure, to the extent possible, that such development maintains, and where possible enhances, the natural topography, resources, and amenities of the hillside management areas while allowing for limited controlled development therein.

46. The project and the provisions for its design and improvements are consistent with the goals and policies of the General Plan and is in substantial compliance with the general conditions and has met the burden of proof for issuance of a conditional use permit as set forth in Title 22 of the County Code.

47. The project accommodates projected land use and urban growth by promoting a balanced community with a full range of services and wide variety of housing and phasing development to assure the availability of adequate infrastructure. The project contains a wide variety of housing types to address the housing needs of a wide segment of the community including apartments, cluster homes, detached single-family homes, and estate lots. The project is located near employment centers and shopping and community facilities and also includes commercial uses to provide neighborhood-supporting goods and services. Moreover, the project will be phased to allow construction of infrastructure necessary to support the demands of the project, including the provision of water, sanitary sewer, drainage, and recreational and other supporting facilities.

48. The project is located immediately adjacent to existing and planned urban development and is an extension of the existing development pattern in the Santa Clarita Valley. The land is also planned for urban development in the General Plan. Moreover, the project has been designed to cluster development in the more gentle slopes and relatively flat portions of the project site, while avoiding the more rugged terrain, preserving the more prominent hillsides and ridgelines on the property. The project also provides for the construction of Decoro Bridge, a planned circulation improvement identified in the Los Angeles County Master Plan of Highways.

49. The proposed project demonstrates creative and imaginative design through its use of clustering, paseos, and other circulation elements, and considerations given to size, scale, and bulk, resulting in a visual quality that will complement community character and benefit current and future community residents.

50. The project will include an extensive pedestrian and bicycle network that will provide project residents and employees with a combination of transportation modes. The paseos provide linkages to important community and commercial elements on-site, as well as destinations off-site.

51. The project design incorporates means that will ensure compatibility with adjacent land uses. Landscaped buffers and walls are planned along primary roadways to minimize traffic noise and visual intrusions. The grading concept terraces development in hillside areas in a "stair step" fashion to provide open space between most residential uses and the circulation network. Commercial areas are located along primary collector roadways and are generally separated from residential uses. Development setbacks are also incorporated to separate residential and commercial uses from natural resources.

52. The project includes all necessary municipal services to serve residents and businesses within the project. These services can be provided without imposing undue costs of the total community, in a manner consistent with the goals and objectives of the General Plan. The project funds the cost of all infrastructure demand. Residents and businesses of the project will generate revenue in the form of sales taxes, property taxes, fees, etc., which will be available to the County to fund public services on the site, such as fire and police services, flood control, library services, street maintenance, and wastewater treatment. Revenues for capital improvements would also be generated by the project directly through various forms of development fees, including, but not limited to, fire facilities fees, wastewater connection fees, and school fees.

53. The project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, or erosion hazard. The project is located and designed so as to avoid or minimize hillside development and mitigated to lessen those impacts as well as the impacts to the presence of geologic or seismic hazards. Potential landslide and other unstable areas will be over-excavated, recompacted, or avoided. The residential and commercial component of the project will not encroach into the flood plain management area, and the development potential is transferred into the interior of the project site. In addition, a storm water drainage system has been designed to convey storm water runoff in a safe manner.

54. The proposed project is compatible with the biotic, cultural, and scenic resources of the area. The project site, including its inherent biological characteristics and resources, and its proposed development were reviewed by the County's Significant Ecological Technical Advisory Committee ("SEATAC") through various reports prepared by the applicant's consultants as required by the County Code for areas designated as SEAs. SEATAC's findings with respect to the above were recorded in the minutes of its

meetings, and comments were provided to the Regional Planning Commission and included in the environmental documentation for the project. Many of the SEATAC's recommendations were incorporated in the project design throughout the processing of this permit in order to ensure compatibility with biotic resources and to minimize and mitigate development in significant ecological areas. The project design incorporates an upland buffer in which vegetation will be restored and enhanced in a manner that includes removal of non-native species. Non-native plant species will be removed in riparian areas as part of a revegetation plan. Further, the proposed project was designed and located in a manner to protect cultural and scenic resources. Moreover, measures will be taken to minimize any effect the project may have on the Unarmored Threespine Stickleback ("UTS"), including the ability of the fish to migrate along San Francisquito Creek. Areas in which flow velocities in the creek may increase as a result of the project and associated improvements are limited to small areas surrounding the Decoro Bridge abutments. With the exception of the bridge abutments and trails, there will be no structures in the 100-year flood plain of the creek. Additionally, the number of times that the complex variety of factors, including flow velocity, season, duration and location of inhibiting flows, and fish movement, that would have to coincide in order to inhibit UTS movement upstream, is expected to be low. Construction and permanent erosion control measures will prevent degradation of San Francisquito Creek. Other design elements of the project will also prevent degradation and intensification of runoff into the creek.

55. The project sets aside appropriate and sufficient undisturbed areas to protect biotic resources within the SEA. One hundred ninety acres of land in the SEA are within the project area and one hundred seventy-eight of those acres will remain undisturbed. The reduction occurs mostly on land that has been subject to historic agricultural activity. Improvements within the SEA are essentially limited to passive recreational and public or semi-public uses essential to the public health, safety, and welfare. Moreover, the project is designed to maintain bodies of water, watercourses, and their tributaries in a natural state, along with wildlife movement corridors.

56. The improvements within the SEA are designed in a manner to protect, preserve, and enhance significant ecological resources, maintaining bodies of water, watercourses, and their tributaries in a natural state, along with wildlife movement corridors. Decoro Bridge has been designed to minimize creek bed disturbance while satisfying the structural requirements of construction, resulting in bridge abutments being pulled as far back as practicable to avoid impacts to the SEA. After construction, the creek bed will be

returned to its natural state with the exception of concrete supports and the bridge abutments. Riparian vegetation will be replaced and enhanced, and may include removal of invasive non-native species that decrease the biological value of existing habitat.

57. The project retains sufficient natural vegetative cover and/or open space through the use of development setbacks to buffer critical natural resources from the project's uses. Where necessary, fences or walls are also provided to buffer important habitat from development. Roads and utilities serving the development are located and designed so as not to conflict with critical resources, habitat area or migratory paths.

58. In addition to protection of the SEA, the proposed project minimizes development in other sensitive areas and areas subject to natural hazards through design that preserves the dominant features and slopes of the property, while clustering development on the flatter portions of the project site.

59. The proposed project has the necessary provision for open space areas in that 558 acres will remain undeveloped, including the significant ecological area.

60. Most of the proposed project site will have permeable surfaces in the form of permanent undeveloped open space and landscaped setbacks and parkways. This will allow for groundwater recharge. Water that does not percolate on the project site will remain available for recharge through the highly permeable streambeds. The net result of the project will thus be a minimal impact on groundwater recharge.

61. The proposed project will not be detrimental to public health and safety, design, and/or environmental considerations. The project's location, size, design, and operating characteristics take into consideration the desire to achieve harmony in scale, bulk, coverage and density; the availability of public utilities, services and facilities; the generation of traffic and the capacity and physical character of surrounding and proposed streets; and the suitability of the site for the type and intensity of use or development which is proposed.

62. The approval of proposed dwelling units for the proposed project in urban hillsides is allowed since the proposed conditions of approval adequately mitigate problems of public safety, design, and environmental considerations as provided in the General Plan.

63. Additionally, the project meets the hillside criteria established in Section II.D of the County General Plan, as follows;

- D.1 With conditions recommended by the various County department staff, the relevant tentative tract map will meet all applicable County and State subdivision requirements.

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

- D.3 Grading of slopes has been preliminarily approved by the Department of Public Works in its review of the related tentative tract map. Final detailed grading plans will be submitted to the Department for approval before any grading of the site commences. The Fire Department and Department of Regional Planning have recommended conditions including the irrigation of common landscape areas, brush clearance, and the approval of a landscape plan that will ensure that fire safety is optimized, and those conditions have been incorporated into the conditions of approval.

- D.4 There are no significant views from existing residential areas that are affected by the project. The nearest existing residential neighborhood is located approximately 0.25 mile east of San Francisquito Creek, over 2,000 feet from the project site.

- D.4a There are 18 oak trees located on the project site which are of sufficient size to qualify for an oak tree survey, one of which is classified as a "Heritage Oak." Oak trees to be removed as a result of grading necessary to prepare the project site for development will be subject to the conditions of Oak Tree Permit No. 98-008-(5).

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

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

64. The project is consistent with the infrastructure portion (Urban Services Analysis) of the DMS since there is or will be adequate water service, sewage discharge capacity, schools, libraries, and fire service. These services were evaluated as part of the environmental analysis and the resultant environmental document. Cumulative impacts on schools were identified during processing. The permittee has agreed to participate in school financing, thus providing the necessary mitigation measures to reduce impacts on schools. Appropriate fees will be paid for capital library costs to insure sufficient increased capacity to serve the project's demands.

65. The project is consistent with the access portion of the DMS since there is adequate road service and commercial and employment facilities are located in close proximity. The road service was evaluated as part of the environmental analysis and the resultant environmental document. The proximity to commercial and employment facilities was evaluated as part of the field investigation and/or general plan evaluation and as part of the environmental analysis and the resultant environmental document.

66. The project is consistent with the access portion of the DMS since there is adequate road service and commercial and employment facilities are located in close proximity. The road service was evaluated as part of the environmental analysis and the resultant environmental document. The proximity to commercial and employment facilities was evaluated as part of the field investigation and/or general plan evaluation and as part of the environmental analysis and the resultant environmental document.

67. The project is consistent with the environmental portion of the Development Monitoring System since there is no significant geotechnical, flood hazard, fire, or natural resource impacts, and the project does not affect publicly held or privately dedicated open space, as shown in the County General Plan. These resources/hazards were evaluated as part of the Environmental Impact Report.

68. The project, in summary:

a. Avoids premature conversion of undeveloped land to urban use because it is proximate to and a natural extension of existing development;

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

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

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

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

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

g. Provides for higher densities of housing to meet increasing demand in areas which will have relatively lesser environmental consequences.

69. The project site is physically suitable for the type of development and the density being proposed, since the property has adequate building sites to be developed in accordance with the Grading Ordinance, has access to a County-maintained street, shall be served by sanitary sewers, shall be provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs, and shall have flood hazards and geologic hazards mitigated in accordance with the requirements of the Department of Public Works.

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

71. A traffic study analyzing the potential traffic impacts of this project was prepared by the permittee and reviewed and approved by the Department of Public Works. Mitigation measures to reduce to insignificance or offset adverse impacts are incorporated into the conditions of approval for this project.

72. The necessary drainage improvements for soil erosion control will be designed in accordance with the standards of the Department of Public Works. As required by the Final Environmental Impact Report for the project, the permittee will prepare and implement drainage and erosion control plans approved by the Department of Public Works prior to the issuance of grading permits, and such plans will comply with the requirements of the drainage concept and subsequent amendments approved by the Department of Public Works for the related tentative tract map on February 24, 1999.

73. Approval of this conditional use permit is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for related Oak Tree Permit No. 98-008(5), Parking Permit No. 98-008(5), and Vesting Tentative Tract Map No. 52455. Additionally, the mitigation measures contained in the Final Environmental Impact Report are incorporated into the conditions of approval for this permit.

74. The permittee proposes the removal of 13 oak trees and the possible encroachment into the protected zones of three additional oak trees. The Oak Tree Survey prepared for the Project by James Henrickson, Ph.D., of Independent Environmental Consultants, identifies and evaluates a total of 18 mature oak trees on the Project site having a single trunk with a circumference of 25 inches or more, or with two trunks that total at least 38 inches in circumference at 4.5 feet above the ground. Of the 18 oak trees identified, eight are Valley or Lobed oaks, three are Coastal Live oaks and seven are Scrub oaks. Among the mature oak trees is one heritage oak. Heritage oak trees, here one of the Valley oaks, are those with trunk diameters greater than 36 inches, measured 4.5 feet above the ground.

75. The Forester and Fire Warden reviewed the oak tree report and authorized the removal of 13 trees provided replacement trees are provided on a 2:1 basis. This grant also allows encroachment within the protected zone of three oak trees.

76. The removal of the 13 oak trees and encroachment into the protected zone of three other oak trees is necessary to allow for the construction of proposed streets, building pads, and other related improvements.

77. The proposed construction or use will be accomplished without endangering the health of the remaining trees on the property.

78. The necessary drainage improvements for soil erosion control will be designed in accordance with the standards of the Department of Public Works as conditioned for tract map approval.

79. A condition of this grant is for the applicant to comply with all general and special mitigation measures outlined in an Oak Tree Survey of the West Creek site, James Henrickson, Ph.D., (February 28, 1998) attached as Appendix 4.3(e) to the West Creek project FEIR.

80. The Regional Planning Commission conducted public hearings on this proposal on June 16, 1999, August 23, 1999, and October 4, 1999, and received oral testimony and written comments from proponents and opponents. A site visit was conducted on June 14, 1999.

81. The parking permit is required to allow off-site reciprocal parking on the Metropolitan Water District property, adjacent to the 9-acre commercial site.

82. The parking to be provided off-site is beyond that required by the provisions of Title 22. The additional parking will be provided as a convenience to users of the commercial site.

83. A Final Environmental Impact Report for the project has been prepared in accordance with the California Environmental Quality Act ("CEQA"), the State Guidelines ("CEQA Guidelines"), and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles ("County CEQA Guidelines"). The Final Environmental Impact Report consists of the Draft Environmental Impact Report dated August 1998,

the Technical Appendices to the Draft Environmental Impact Report dated April 1999, and the Final Environmental Impact Report including Responses to Comments, Volume I dated April 1999 and Volume II dated September 2000 (collectively referred to as the "FEIR"). A Mitigation Monitoring Program consistent with the conclusions and recommendations of the FEIR has been prepared, and its requirements have been incorporated into the conditions of approval for this project. On September 26, 2000, the Board of Supervisors certified the FEIR prepared for the project pursuant to Public Resources Code section 21082.1(c)(3) and CEQA Guidelines, finding that (1) the FEIR had been completed in compliance with CEQA, (2) that the Board had reviewed and considered the information contained in the FEIR prior to approving the project, and (3) that the FEIR reflected the Board's independent judgment and analysis. Except for potentially significant impacts upon air quality, biota, aesthetic/visual character, solid waste, and agricultural resources of the project, such specifically identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the FEIR and incorporated as conditions in the related conditional use permit, oak tree permit, parking permit, and tentative tract map. As stated in the FEIR and the Findings of Fact and Statement of Overriding Considerations Regarding the FEIR, the project will result in unavoidable potentially significant impacts on air quality during both the construction and operation phases of the project, biotic resources, visual qualities, solid waste disposal, and agricultural resources, and will result in an unavoidable potentially significant cumulative impacts on those same areas. Such impacts have been reduced to the extent feasible, and the Board found that the benefits of the proposed project outweigh these unavoidable adverse impacts. Such unavoidable adverse impacts have been determined to be acceptable based upon the overriding considerations set forth in the Statement of Overriding Considerations for the project.

84. The Mitigation Monitoring Plan prepared in conjunction with the FEIR identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured.

85. The Findings of Fact and Statement of Overriding Considerations Regarding the FEIR which have been prepared for the proposed project are incorporated herein by this reference as if set forth in full.

86. The custodian of the documents constituting the record of proceedings upon which the Board of Supervisors' decision is based in this matter is Ellen Fitzgerald of the Los Angeles

Angeles County Department of Regional Planning. The location of such documents shall be the Department of Regional Planning, Hall of Records, 13th Floor, 320 West Temple Street, Los Angeles, California 90012.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES THAT:

A. Granting this conditional use permit with the attached conditions and restrictions will be consistent with the adopted general plan for the area;

B. The requested use at the location proposed will not adversely affect the health, peace, comfort, or welfare and 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. 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 the ordinance, or as otherwise required in order to integrate said uses with the uses in the surrounding areas;

D. The proposed site is, or will be, 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;

E. 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. Each of these factors has been considered in the FEIR, and with the required mitigation measures, the potential impacts will be reduced to a level of insignificance;

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

G. The proposed project is or will be conveniently served by the 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;

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

I. The proposed project is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas;

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

K. The proposed development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state;

L. The proposed development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from the development;

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

N. The roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas, or migratory paths;

O. The proposed development in the Residential Planned Development zoned portions of the subject property provides as well or better for light and air, for public safety and convenience, the protection of property values, and the preservation of the general welfare of the community than had the property been developed in accordance with Los Angeles County Code Section 22.20.460A;

P. The proposed development plan for the portions of the property with the Development Program (DP) zoning designation provides necessary safeguards to insure completion of the proposed development by the permittee forestalling substitution of a lesser type of

development contrary to the public convenience, welfare, or development needs of the area;

Q. There will be no need for the required number of parking spaces because sufficient land area is reserved or an alternative arrangement is approved to insure that parking requirements may be complied with;

R. There will be no conflicts arising from special parking arrangements allowing shared facilities because uses sharing parking facilities will not compete for parking spaces during the same times of the day or days of the week;

S. Off-site facilities will provide the required parking for the proposed uses because such off-site facilities are controlled through ownership, leasing, or other arrangement by the owners of the proposed use for which the site serves and are conveniently accessible to the main use;

T. The requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property;

U. That removal of 13 oak trees is necessary for development reasons as continued existence of the trees at their present location frustrates the planned improvements or proposed use of the subject property;

V. That the possible encroachment upon the protected zone of three other oak trees is necessary since they are within the path of alignment of certain improvements proposed for the development of the project;

W. That alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive;

X. That the removal of 13 oak trees and possible encroachment upon the protected zone of three oak trees will not result in soil erosion through the diversion of increased flow of surface water which cannot be satisfactorily mitigated; and

Y. That the removal of the oak trees and encroachment into the protected zone of other oak trees will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure.

THEREFORE, THE BOARD OF SUPERVISORS:

A. Indicates that it has previously certified the FEIR prepared for the project; certifies that it has reviewed and considered the environmental information contained in the document; certifies that the FEIR has been completed in compliance with the California Environmental Quality Act and the State and County Guidelines relating thereto and reflects the independent judgment of the Board of Supervisors as to the environmental consequences of the project; determined that the conditions of approval and mitigation measures discussed in the FEIR and the conditions of project approval are the only mitigation measures for the project which are feasible; determined that the remaining unavoidable environmental effects of the project have been reduced to the extent possible and to an acceptable level and are outweighed by specific social, economic, and environmental benefits of the project; and adopted the Findings of Fact and Statement of Overriding Considerations prepared for the project and the environmental findings contained therein;

B. Indicates that it has previously approved and adopted the Mitigation Monitoring Plan for the proposed project, incorporated in the FEIR, and pursuant to section 21081.6 of the Public Resources Code, and has found that the Mitigation Monitoring Plan is adequately designed to ensure compliance with the mitigation measures during project implementation; and

C. Approves Conditional Use Permit No. 98-008-(5), Oak Tree Permit No. 98-008-(5), and Parking Permit No. 98-008-(5), subject to the attached conditions.

CONDITIONS FOR APPROVAL
CONDITIONAL USE PERMIT 98-008-(5)

GENERAL CONDITIONS (These conditions apply throughout the entire project unless otherwise specified.)

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

2. This grant shall not be effective until:

   a. The permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all conditions of this grant;

   b. The Board of Supervisors has adopted Sub-Plan Amendment 98-008-(5); and

   c. An ordinance changing the zoning of the property from A-2-5 to RPD-5,000-2U, RPD-5,000-10U, RPD-5,000-12U, RPD-5,000-19U, RPD-5,000-25U, RPD-5,000-27U, C-2-DP, and OS as recommended in Zone Change Case No. 98-008-(5), has been adopted by the Board of Supervisors and has become effective.

3. It is declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the permit shall be suspended and the privileges granted hereunder shall lapse; provided that the permittee has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.

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

the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the Department's cooperation in the defense, including, but not limited to, depositions, testimony, and other assistance to 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 on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

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

   The cost for collection and duplication of records and other related documents shall be paid by the permittee according to Los Angeles County Code section 2.170.010.

6. 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 a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer 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.

7. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant, with all requirements of Vesting Tentative Tract Map No. 52455, including development of all related infrastructure, and with all applicable laws, statutes, ordinances, or other regulations. Failure of the permittee to cease any

development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of $3,000. The fee shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for 30 annual inspections.

8. If any future inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.

9. The subject property shall be developed and maintained in substantial compliance with the maps on file with the Department of Regional Planning marked Exhibit "A." Amended or revised tentative tract maps approved for Vesting Tentative Tract Map No. 52455, including any Information Exhibit Maps, shall be deemed to establish lot lines and shall constitute a revised Exhibit "A." In the event that subsequent revised plans are submitted, the written authorization of the property owner is required.

10. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.

11. The permittee shall comply with the terms and conditions of the "School Facilities Funding Agreement" between the Saugus Union School District and the Newhall Land and Farming Company.

12. The permittee shall comply with the terms and conditions of the Hart Funding Agreement.

13. This grant authorizes the development of the 966.6-acre project site with the following: a maximum of 2,545 dwelling units, including single-family residences, attached and detached condominiums, and apartment units; 180,000 square feet of commercial retail space at two locations totaling approximately 19 acres; a 10-acre elementary school site (if determined necessary by the Saugus Union School District); private recreational areas totaling 5.4 acres; landscape; open space and paseo lots; an approximately 15.43-acre

public park; project associated facilities, including, but not limited to, public and private streets, debris inlets, drainage facilities, water quality filters, water wells, water storage tanks, and utilities; a hiking/biking/equestrian trail within Significant Ecological Area ("SEA") No. 19, and the Decoro Drive bridge.

14. This grant also: allows development within a hillside management area; permits construction of a trail, water wells, water conveyance devices, bank stabilization, and bridge piers and abutments in SEA No.19; and permits development of the site as a residential planned development, in substantial conformance with the site plans marked Exhibit "A" on file with the Department of Regional Planning and presented before the Regional Planning Commission on June 16, August 23, and October 4, 1999.

15. The total number of residential dwelling units shall not exceed 2,545.

16. To ensure that the maximum number of dwelling units does not exceed 2,545 and that each development area as depicted on Vesting Tentative Tract Map No. 52455 is developed with a reasonable number of residential units that is consistent with the limitations of this grant, the permittee shall submit monitoring reports and exhibits to the Department of Regional Planning prior to the approval of each final subdivision map.

17. Subject to the specific requirements pertaining to project areas A and B contained in conditions 102 and 103 of this grant, prior to the issuance of building permits for a specific phase of this development, a final grading plan covering the subject area shall be submitted to the Department of Public Works for approval and a copy sent to the Planning Director.

18. Prior to the issuance of a grading permit or building permits for a phase of this development, site plans covering the subject area shall be submitted to and approved by the Planning Director indicating that the proposed construction and grading:

    a. Complies with the conditions of this grant and the standards of the zone; and

    b. Is compatible with hillside resources.

In hillside areas, the site plan shall emphasize grading amount and technique, preservation of natural features, landscaping of altered open space and graded slopes, and the placement of buildings and structures on-site. Other features to be indicated on the site plan include, but are not limited to, fencing, walls, landscaping, parking, driveways, building setbacks, and building elevations.

19. Revegetation shall be accomplished on all graded areas (cut and fill) where structures or improvements, including ornamental landscaping, are not placed. To the maximum extent feasible and consistent with the conditions of this grant, drought-adapted materials shall be used and approved by appropriate agencies acting in the interest of fire control. To the maximum extent feasible and consistent with the conditions of this grant, drip irrigation systems shall be employed.

20. Three copies of a landscaping plan for each phase of development, which may be incorporated into the required site plan or plans, shall be submitted to and approved by the Director of Planning prior to the issuance of building permits within the covered area. The landscape plan shall indicate the size, type, and location of all trees, plants, and irrigation facilities. 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 of Planning, the landscaping plans shall be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department. Their review will include an evaluation of the balance of structural diversity (e.g., trees, shrubs, and ground cover) that could be expected 18 months after planting, in compliance with fire safety requirements. The landscaping plan shall show size, type, and location of all plants, trees, and watering facilities. The landscaping shall be maintained in compliance with the approved plans.

The landscaping plan must show that at least 50 percent of the area covered by landscaping will be native vegetation, including not only trees, but shrubs and ground covering as well. However, if the permittee can prove to the satisfaction of staff that 50 percent or more native planting is not possible due to County fire safety requirements, then staff may determine that a lower percentage of native planting is required. In those areas where staff approves a reduction to less that 50 percent native vegetation, the

amount of native planting required shall be at least 30 percent. The landscaping will include trees, shrubs, and ground covering at a mixture and density determined by staff and the fire department. Fire-resistant plants should be given first consideration.

Permitted Plantings: Trees, shrubs, and ground coverings native to the region may be used for the required 50 percent native landscaping. Fire-resistant and native plants that may also be used for the required 50 percent native landscaping can be found on the list compiled by the Los Angeles County Fire Department, which list is on file with that Department. This list may be amended as approved by staff.

Timing of Planting: Prior to the issuance of building permits for any construction, the permittee shall submit a landscaping and phasing plan for the landscaping associated with that construction, which plan shall be approved by the Director of Planning. 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.

The planting shall begin prior to occupancy. The required planting of new trees, shrubs, and ground coverings shall be completed within six months following occupancy.

The approved phasing plan shall set forth goals for the growth of the new plants in order to achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan.

21. Except as may be permitted by Parking Permit 98-008-(5), automobile parking shall be provided in compliance with the requirements set forth in Part 11 of Section 22.52 of the County Code.

22. In addition to the landscaping standards required for commercial parking lots or facilities set forth in Part 11 of Section 22.52 of the County Code, the permittee shall plant trees which shall result in the development of a tree canopy shading 50 percent of the surface

area of paved parking spaces within the commercial lots exposed to direct sunlight within 13 years of site plan approval. Trees shall be a minimum of 15 gallons in size, and shall be provided in planters of at least 25 square feet, protected from automobile traffic by concrete curbs at least 6 inches in height. The tree canopy shall be permanently maintained in substantial conformance with an approved site plan, and the involved trees shall be planted prior to the issuance of a certificate of occupancy.

23. Inspections to confirm that the trees have been planted and are being properly maintained shall be made, three, five, eight, and thirteen years after approval of the site plan.

24. The permittee shall provide the County a bond or other security, equal to the estimated cost of installing, maintaining, and replacing, as necessary, the tree planting and associated improvements for eight years, or $5,000, whichever is greater. The permittee may request that the security be partially refunded no earlier than eight years following the site plan approval, upon a determination by the Director of Planning that the planting has been permanently established.

25. All development shall comply with the requirements of Title 22 (Planning and Zoning) and of the specific zoning of the subject property except as specifically set forth in this permit or as shown on the approved Exhibit "A."

26. This project may be developed in phases. Prior to the issuance of grading or building permits, the permittee shall submit a phasing plan indicating the sequence of grading and the construction of the infrastructure and buildings to the Director of Planning for review and approval.

27. Open space shall comprise not less than 30 percent of the net area of the residential development and shall be designated for the use and enjoyment of the occupants of the planned residential development. Such open space may include one or more of the following: common open space developed for recreational purposes; walking, riding, hiking, or bicycle trails; paseos; landscaped areas adjacent to streets or highways which are in excess of minimum required rights-of-way; the portions of private yards outside the building pads as depicted in Conditional Use Permit No. 98-008-(5); parks and open recreational areas; private recreation areas; open space lots created for major slopes and remnant open space; natural areas within SEA No. 19; and natural, undisturbed open

space. All open space, as defined above, within the project boundaries is eligible for use in determining compliance with this provision.

28. Open space may comprise less than 30 percent of the net area for an individual phase of development, excluding the first phase, so long as the cumulative amount of open space dedicated is equal to or greater than 30 percent.

29. Portions of lots 1453-1455 and 1374, 1379, 1381, 1382, 1384-1386 shall be developed with private recreation facilities that are intended for use by residents of the project, as depicted on the approved Exhibit "A."

30. The recreation facilities may include amenities such as pools, tennis courts, or basketball courts, shade structures, landscaping, changing/restroom facilities, recreation center room and office, and on-site parking.

31. If lighted courts are provided, lighting shall not operate between 11 p.m. and 7 a.m. This restriction shall be included in the CC&R's prepared for the project.

32. The permittee shall submit an exhibit detailing the proposed public park and the location of the private recreation areas. This exhibit may be incorporated into a "Revised Exhibit A."

33. The permittee shall dedicate a public park site of 15.43 acres to the County of Los Angeles as depicted on Exhibit "A" displayed at the public hearing before the Regional Planning Commission. The facilities to be provided shall be established by the Department of Parks and Recreation in association with the permittee and, where applicable, the Metropolitan Water District.

34. As agreed, the permittee shall provide 55.83 acres of public parkland and $4.2 million in funding for improvements as reflected in the North River Park and Trail Agreement, as well as any future amendment thereto which incorporates the changes negotiated between the permittee and the Department of Parks and Recreation.

space. All open space, as defined above, within the project boundaries is eligible for use in determining compliance with this provision.

28. Open space may comprise less than 30 percent of the net area for an individual phase of development, excluding the first phase, so long as the cumulative amount of open space dedicated is equal to or greater than 30 percent.

29. Portions of lots 1453-1455 and 1374, 1379, 1381, 1382, 1384-1386 shall be developed with private recreation facilities that are intended for use by residents of the project, as depicted on the approved Exhibit "A."

30. The recreation facilities may include amenities such as pools, tennis courts, or basketball courts, shade structures, landscaping, changing/restroom facilities, recreation center room and office, and on-site parking.

31. If lighted courts are provided, lighting shall not operate between 11 p.m. and 7 a.m. This restriction shall be included in the CC&R's prepared for the project.

32. The permittee shall submit an exhibit detailing the proposed public park and the location of the private recreation areas. This exhibit may be incorporated into a "Revised Exhibit A."

33. The permittee shall dedicate a public park site of 15.43 acres to the County of Los Angeles as depicted on Exhibit "A" displayed at the public hearing before the Regional Planning Commission. The facilities to be provided shall be established by the Department of Parks and Recreation in association with the permittee and, where applicable, the Metropolitan Water District.

34. As agreed, the permittee shall provide 55.83 acres of public parkland and $4.2 million in funding for improvements as reflected in the North River Park and Trail Agreement, as well as any future amendment thereto which incorporates the changes negotiated between the permittee and the Department of Parks and Recreation.

35. The permittee shall implement a plan for recycling construction and building materials, and add "green building" features such as energy and water efficiency components, insulation, etc., wherever possible and financially feasible.

36. The project shall be designed to accommodate collection of recyclable materials.

37. The following pedestrian-friendly design features suggested by "Santa Clarita Transit" to encourage transit usage shall be incorporated into a revised site plan (Revised Exhibit "A"), subject to approval by the Director of Regional Planning and the Department of Public Works:

    a. Through-block transit connections;

    b. Cul-de-sac access;

    c. Designated pedestrian access through commercial centers; and

    d. Bus-stop amenities including bus shelters, stylized bus benches, and trash receptacles.

AREA SPECIFIC CONDITIONS

DEVELOPMENT AREA A

38. Gates, as shown on Vesting Tentative Tract Map No. 52455, are permitted within Development Area A.

Conditions for detached single-family residences (lots 1-373)

39. Allow the development of 364 single-family residences on lots with a minimum area of 5,000 square feet and nine single-family residences on lots with a minimum area of 20,000 square feet.

40. The following standards for the development of these single-family lots shall apply:

a.	Type of structure:	Single-family detached unit on individual lot;
b.	Minimum lot sizes:	20,000 square feet; 5,000 square feet;
c.	Open Space:	Open space as provided in Condition No.27 shall not be less than 30 percent of the net area of the development area;
d.	Building Coverage:	The total coverage of buildings shall not occupy more than 50 percent of the net area;
e.	Parking:	2 covered parking spaces per unit;
f.	Yard setback standards:	Front yard setback from right-of-way: 20 feet for 20,000- square-foot lots, 18 feet minimum for garage for 5,000- square-foot lots; Side yard setback: 10 feet minimum from lot line for 20,000-square-foot lots, 20 feet for comer side yards, 5 feet minimum from lot line for 5,000-square-foot lots, 10 feet for corner side yards; Rear yard: 30 feet minimum for 20,000-square-foot lots, 15 feet minimum for 5,000-square-foot lots;
g.	Average lot width:	50 feet, 40 feet on lots fronting cul-de-sacs and knuckles;
h.	Building height limit;	35 feet; and
i.	Sidewalks:	Not required.

DEVELOPMENT AREA B

41. Gates, as shown on Vesting Tentative Tract Map No. 52455, are permitted within Development Area B.

Conditions for detached single-family residences (lots 437-914). (The following conditions are applicable to these lots only unless otherwise specified.)

42. Allow the development of 155 single-family residences on lots with a minimum area of 5,000 square feet, 167 single-family residences on lots with a minimum of 4,000 square feet, and 156 single-family residences on lots with a minimum area of 3,350 square feet.

43. The following standards for the development of these single-family lots shall apply:

a.	Type of structure:	Single-family detached unit on individual lot;
b.	Minimum lot sizes:	5,000 square feet; 4,000 square feet; 3,350 square feet;
c.	Open Space:	Open space as provided in Condition No.27 shall not be less than 30 percent of the net area of the development area;
d.	Building Coverage:	The total coverage of buildings shall not occupy more than 50 percent of the net area;
e.	Parking:	2 covered parking spaces per unit;
f.	Yard setback standards:	Front yard setback from right-of-way: 20 feet minimum living area setback and 18 feet minimum garage setback for 5,000-square-foot lots, 18 feet minimum garage setback and 15 feet minimum living area setback for 4,000-square foot-lots, and 18 feet minimum garage setback and 12 feet minimum living area setback for 3,350-square-foot lots;

		Side yard setback: 5 feet minimum, 10 feet for corner side yards; Rear yard: 15 feet minimum;
g.	Average lot width:	50 feet for 5,000-square-foot lots (40 feet on cul-de-sacs), 40 feet for 4,000-square-foot lots (35 feet on cul-de-sacs), 42 feet for 3,350 square feet (35 feet on cul-de-sacs);
h.	Building height limit:	35 feet; and
i.	Sidewalks:	5-foot sidewalks shall be provided on both sides of streets in areas with 5,000-square-foot lots, 4-foot sidewalks shall be provided on both sides of streets in areas with 4,000- and 3,350-square-foot lots.

44. If deemed necessary by the Saugus School District, lots 866-911 may be developed as an elementary school.

DEVELOPMENT AREA C

45. No gates shall be permitted within this development area.

Conditions for detached single-family residences on private drives (lots 977-1027, 1191-1300, 1326-1373). (The following conditions are applicable to these lots only unless otherwise specified.)

46. Allow the development of 110 single-family residences on lots with a minimum of 4,000 square feet and 99 single-family residences on lots with a minimum area of 3,350 square feet.

47. The following standards for the development of these single-family lots shall apply:

a.	Type of structure:	Single-family detached unit on individual lots;

b.	Minimum lot sizes:	4,000 square feet; 3,350 square feet;
c.	Parking:	2 covered parking spaces per unit;
d.	Yard setback standards:	Front yard setback from right-of way: 18 feet minimum garage setback, 15 feet minimum living area setback for 4,000-square-foot lots, 18 feet minimum garage setback, 12 feet minimum living area setback for 3,350-square-foot lots; Side yard setbacks: 5 feet minimum, 10 feet for corner side yards; Rear yard: 15 feet minimum;
e.	Average lot width:	40 feet on 4,000-square-foot lots, 42 feet on 3,350-square- foot lots, 35 feet on lots fronting cul-de-sacs; and
f.	Building height limit:	35 feet.

Conditions for detached single-family residences on private alleys (lots 1028-1190, 1301-1325). (The following conditions are applicable to these lots only unless otherwise specified.)

48. Allow the development of 188 single-family residences on lots with a minimum area of 4,000 square feet.

49. To ensure 26 feet of clear access, an unobstructed 2-foot setback shall be maintained from the rear property line abutting an alley to any structure, fence, wall, hedge, scrub, landscaping, or other feature

50. The following standards for the development of these single-family lots shall apply:

a.	Type of structure:	Single-family detached unit on individual lot with alley access;

b.	Minimum lot size:	4,000 square feet;
c.	Parking:	2 covered parking spaces per unit;
d.	Yard setback standards:	Front yard setback from right-of-way: 12 feet minimum, Side yard setback: 5 feet minimum, 10 feet for corner side yards; Rear yard: 15 feet minimum for living area, 2 feet minimum for garage;
e.	Average lot width:	40 feet; 35 feet on lots fronting cul-de-sacs or knuckles;
f.	Building height limit:	35 feet;
g.	Parking turning radius:	The turning radius for backing out of garages into the alley shall be a minimum of 26 feet as depicted on "Exhibit A"; and
h.	Sidewalks:	5-foot sidewalks and a 7-foot planted parkway shall be provided along all streets.

Conditions for Cluster 1 Detached Condominiums (Lot 1387)

51. Allow the development of 55 detached condominiums.

(The following conditions are applicable to this lot and other lots implementing the Cluster 1 Development Option.)

52. The following standards for the development of these condominiums shall apply:

a.	Type of structure:	Single-family detached unit on individual exclusive use area;
b.	Automobile Access:	Private driveway of 28 feet in width with no parking permitted;
c.	Parking:	2 covered parking spaces per unit;
d.	Guest Parking:	On-street parking at 1 space per each 4 units;
e.	Parking turning radius:	The turning radius for backing out of garages shall be a minimum of 26 feet;
f.	Driveway standards:	Driveways serving individual units shall be either a minimum of 18 feet in length or a maximum of 5 feet. This standard applies to one drive where there are split or staggered driveways;
g.	Building height limit:	35 feet; and
h.	Sidewalks:	4-foot sidewalks shall be provided on one side of the private driveway.

Conditions for Multi-Family Apartments (Lot 1382)

53. Allow the development of 113 apartment units in eight separate buildings.

(The following conditions are applicable to this lot and other lots implementing the Apartments Development Option.)

54. The following standards for the development of these apartment units shall apply:

a.	Type of structure:	Multi-family apartment units;

b.	Automobile Access:	Private driveway of 28 feet in width with no parking permitted;
c.	Setback standards:	20 feet minimum from public right-of-way, 10 feet setback from perimeter of development area, paseo, or landscape lot, 10 feet minimum separation between one or two story structures plus 2 additional feet for each additional story to a maximum of 16 feet;
d.	Parking:	Covered and uncovered resident parking as required by Part 11 of Section 22.52;
e.	Guest Parking:	On-street and off-street parking at 1 space per each 4 units for a total of 29 spaces; and
f.	Building height limit:	45 feet.

The following conditions are applicable to type of unit and are not specific to individual lots. These conditions will apply to those lots implementing the Development Options alternatives.

Conditions for Cluster 2A (Court Homes) Development Option. (The following conditions are applicable to any lot where this option is implemented.)

55. The following standards for the development of these units shall apply:

a.	Type of structure:	Detached single-family condominiums;
b.	Automobile Access:	Private driveway of 36 feet in width with parking on both sides;
c.	Setback standards:	20 feet minimum from public right-of-way, 10 feet setback from perimeter of development area, paseo or landscape lot, 10 foot minimum separation between residential structures;

d.	Parking:	2 covered parking spaces per unit;
e.	Guest Parking:	On-street 1 space per each 4 units;
f.	Building height limit:	35 feet;
g.	Access driveway:	The driveway entrance to clustered units shall be a minimum of 26 feet in width;
h.	Private Driveways:	All individual units shall have driveways of a minimum 18 feet in length. This standard applies to one drive where there are split or staggered driveways; and
i.	Sidewalks:	4-foot sidewalks shall be provided on one side of the private driveway.

Conditions for Cluster 2B (Detached Condominiums) Development Option. (The following conditions are applicable to any lot where this option is implemented.)

56. The following standards for the development of these units shall apply:

a.	Type of structure:	Detached single-family condominiums;
b.	Automobile Access:	Private driveway of 36 feet in width with parking on both sides;
c.	Setback standards:	20 feet minimum from public right-of-way, 10 feet setback from perimeter of development area, paseo, or landscape lot, 10 feet minimum separation between structures;
d.	Parking:	2 covered parking spaces per unit;
e.	Guest Parking:	On-street parking at 1 space per each 4 units;

f.	Building height limit:	35 feet;
g.	Access driveway:	The driveway entrance to clustered units shall be a minimum of 26 feet in width;
h.	Private Driveways:	Driveways serving individual units should be a minimum of 18 feet in length or a maximum of 5 feet. This standard applies to one drive when there are split or staggered driveways; and
i.	Sidewalks:	4-foot sidewalks shall be provided on one side of the private driveway.

Conditions for Attached Condominiums (SFA 1) Development Option. (The following conditions are applicable to any lot where this option is implemented.)

57. The following standards for the development of these units shall apply:

a.	Type of structure:	Attached condominiums;
b.	Automobile Access:	Private driveway of 28 feet in width with no parking or 36 feet in width with parking on both sides;
c.	Setback standards:	20 feet minimum from public right-of-way, 15 feet setback from perimeter of development area, paseo, or landscape lot, 10 feet minimum separation between structures;
d.	Parking:	2 covered parking spaces per unit;
e.	Guest Parking:	On-street and off-street parking at 1 space per each 4 units;
f.	Building height limit:	45 feet;

g.	Driveway standards:	Driveways serving individual units should be a minimum of 18 feet in length or a maximum of 5 feet. This standard applies to one drive where there are split or staggered driveways; and
h.	Sidewalks:	4-foot sidewalks shall be provided on one side of the private driveway.

Conditions for Attached Condominiums (SFA 2) Development Option. (The following conditions are applicable to any lot where this option is implemented.)

58. The following standards for the development of these units shall apply:

a.	Type of structure:	Attached condominiums;
b.	Automobile Access:	Private driveway of 28 feet in width with no on-street parking permitted;
c.	Setback standards:	20 feet minimum from public right-of-way, 10 feet setback from perimeter of development area, paseo, or landscape lot, 10 feet minimum separation between one- or two-story structures plus 2 additional feet for each additional story to a maximum of 16 feet;
d.	Parking:	2 covered parking spaces per unit;
e.	Guest Parking:	On-street and off-street parking at 1 space per each 4 units; and
f.	Building height limit:	45 feet.

DEVELOPMENT AREA D

59. The permittee shall finalize a formal agreement with a conservation organization or public agency which provides for the long-term management of the trail system and shall submit the agreement to the Department of Regional Planning.

COMMERCIAL SITES

60. Commercial uses for the project site shall not exceed a maximum floor area of 180,000 square feet.

61. Permitted uses shall include any use permitted in zone C-2.

62. Development of the site shall be substantially in compliance with the site plan reviewed by the Regional Planning Commission at the October 4, 1999, public hearing which has been incorporated into the CUP booklet and marked "Exhibit A."

63. Automobile parking facilities shall be provided in compliance with Chapter 22.52 of the County Code and as set forth in Parking Permit 98-008-(5).

64. The proposed sale or consumption of alcoholic beverages within the commercial centers will require separate application for, and approval of, a conditional use permit authorizing such use.

65. Buildings shall not exceed a height of 35 feet.

SIGNIFICANT ECOLOGICAL AREA

66. The permittee shall enter into a formal agreement (e.g., a conservation easement) with a conservation organization or public agency which provides for the long-term management of the habitats within SEA No. 19 as a preserved open space and submit the agreement to the Department of Regional Planning.

67. To the extent indicated in the project's Final Environmental Impact Report ("FEIR"), use of the preserved open area of SEA No. 19 shall be restricted to recreational uses such as

hiking, horseback riding, bicycling, photography, and bird watching, so as to minimize the impact on the habitat.

68. To the extent indicated in the project's FEIR, portions of SEA No. 19 within the boundaries of Tract 52455 may also be used for bank stabilization, trails, water conveyance devices, water wells and footings and abutments for the Decoro Drive bridge.

69. The mitigation measures enumerated in the project FEIR for the protection of SEA No. 19 are incorporated herein, by reference, and shall be implemented in accordance with the mitigation monitoring program appended to the FEIR.

HILLSIDE MANAGEMENT

70. Prior to the issuance of building permits for each phase of development, a site plan covering the subject area shall be submitted to and approved by the Director of Planning indicating that the proposed construction and grading:

    a. Complies with the conditions of this grant and the standards of the zone; and

    b. Is compatible with hillside resources as shown on Vesting Tentative Tract Map No. 52455.

71. In hillside areas, the site plan shall emphasize grading amount and technique, landscaping of altered open space and graded slopes, and the placement of buildings and structures on-site. Other features to be indicated on all site plans include, but are not limited to, fencing, walls, landscaping, parking, driveways, building setbacks, and building elevations.

72. If grading plans are modified substantially, as determined by the Department of Public Works, a revised grading concept plan shall be submitted to and approved by the Director of Planning as being compatible with the applicable provisions of the Los Angeles County Hillside Design Guidelines.

73. Re-vegetation shall be accomplished on all graded areas (cut-and-fill) where structures or improvements, including ornamental landscaping, are not placed. To the maximum

extent feasible and consistent with the conditions of this grant, drought-adapted plant materials acceptable to the County Fire Department and the Director of Planning shall be planted and permanently maintained. To the maximum extent feasible and consistent with the conditions of this grant, drip irrigation systems shall be employed.

74. Subject to the specific requirements pertaining to project areas A and B contained in conditions 102 and 103 of this grant, prior to the issuance of building permits for a specific phase of this development, a final grading plan covering the subject area shall be submitted to the Department of Public Works for approval and a copy sent to the Director of Planning.

75. Provisions shall be made for all drainage to the satisfaction of the Department of Public Works. Drainage plans and two signed grading plans shall be submitted to Public Works for approval before grading or construction. A final approved grading plan shall be submitted to the Department of Regional Planning.

76. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7 a.m. and 6 p.m. No Sunday or federal holiday operations are permitted.

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

78. On-site grading shall be limited to that mass grading and fine grading which is necessary to construct roads, utilities, and building pads as shown on the approved Exhibit "A" and for grading necessary for landscaping and drainage improvements.

79. Detonation of explosives or any other blasting device or material shall be prohibited unless required permits have been obtained.

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

81. The permittee shall obtain a grading permit and any other necessary permits from the Department of Public Works as provided in the Building Code set out in Title 26 of the

County Code before commencement of any grading project or off-site transport of fill materials. Such permits shall be maintained in full force and effect throughout the life of this permit. Additionally, any flagman requested by said Department shall be provided and any other recommendations of said Department shall be strictly complied with.

CONSTRUCTION, UTILITY, AND INFRASTRUCTURE REQUIREMENTS

82. The subject property shall be developed and maintained in compliance with the requirements of the Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said Department.

83. The permittee shall contact the fire prevention bureau of the Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Water mains, fire hydrants, and fire flow shall be provided as may be required by this bureau.

84. The permittee shall contact the Department of Public Works to determine whether an industrial waste disposal permit is required. No activity for which a permit is required shall be initiated on the subject property before a permit is obtained and any required facilities are installed. The permittee shall keep any required permits in full force and effect and shall fully comply with any requirements thereof.

85. The permittee shall complete, or guarantee completion (e.g., bonds or letters of credit) of, all street improvement requirements for each unit of development to the satisfaction of the Department of Public Works before obtaining building permits for each unit of development.

86. All construction and development within the subject property shall comply with applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation policies, statutes and codes, and the Subdivision Code as adopted by the County of Los Angeles and in existence at the time the application for the vesting tentative tract map was deemed complete, unless the County makes a finding that such policies, statutes, and/or codes do not provide adequately for the health and safety of the public or are contrary to state or federal law.

87. The permittee shall use water-saving devices and technology in the construction of this project to the extent feasible and consistent with the County Building and Plumbing Codes.

88. All new utilities shall be placed underground.

89. The permittee shall secure any necessary permits from the South Coast Air Quality Management District.

90. Building permits shall not be issued until the subject property has been annexed to the appropriate sanitation district or districts and adequate sewage treatment capacity is available to serve this project or alternative sewage disposal facilities acceptable to the Department of Health Services and the Department of Public Works are available to serve the project.

91. The covenants, conditions, and restrictions governing the common areas and their administration shall be in compliance with all applicable statutes, and subject to the approval of the Director of Planning.

92. Bank stabilization required to protect property from streambed erosion and streambed migration shall be constructed and maintained to the satisfaction of the County Department of Public Works, the State Department of Fish and Game, and Army Corps of Engineers.

ENVIRONMENTAL MITIGATION

93. The environmental mitigation measures set forth in the "Mitigation Monitoring Plan" for the project, on file at the Department of Regional Planning, are herewith incorporated into and made conditions of this project.

94. Monitoring Report Requirements: As a means of ensuring the effectiveness of the mitigation measures set forth in the "Mitigation Monitoring Plan," the permittee shall submit mitigation monitoring reports to the Department of Regional Planning. The reports shall describe the status of compliance with the mitigation measures adopted as conditions of this grant.

95. The reports shall be submitted and approved in the following sequence:

a. Prior to or concurrent with submittal of any revised Exhibit "A" to be approved by the Department of Regional Planning, and prior to issuance of grading permits by the Department of Public Works (may be one report);

b. At the time of building permit issuance by the Department of Public Works. If the project is phased, a report shall be submitted at each successive phase;

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

d. Additional reports as deemed necessary by the Department of Regional Planning.

96. An Environmental Documentation Deposit Account shall be established and maintained pursuant to section 12.04.020 of the Los Angeles County Code to defray the costs of reviewing and verifying the information contained in the aforementioned reports.

97. All mitigation measures listed in the Final Environmental Impact Report shall be implemented in a timely manner and in accordance with the "Mitigation Monitoring Plan."

WATER QUALITY BASINS

98. The permittee shall develop and implement a Regional Water Quality Control Board approved Storm Water Pollution Prevention Plan during site development. Best Management Practices ("BMP's") are to be utilized, as required to facilitate the removal of pollutants from storm runoff prior to discharge into San Francisquito Creek, and to meet the water quality management requirements of the General Permit (NPDES). This plan shall include the construction of two on-site water quality basins to capture first flush storm flows and to filter the runoff prior to discharge. The exact location of these facilities shall be determined prior to final map recordation. Once constructed, these facilities shall be turned over to the Department of Public Works for operation, maintenance, and monitoring. Occupancy clearances shall not be granted by the Department of Public Works until these filters are constructed and in operation.

GRAFFITI REMOVAL

99. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that do not provide pertinent information about the premises.

100. In the event of such extraneous markings occurring, the permittee shall remove or cover the markings, drawings, or signage within 24 hours following such occurrence, weather permitting. Paint used in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations, or signage provided under the auspices of a civic or non-profit organization.

TIME LIMITS FOR USE OF PERMIT

101. The time limit for the use of the conditional use permit shall be the same and concurrent with the time limit for Vesting Tentative Tract Map No. 52455-(5).

ADDITIONAL GRADING CONDITIONS

102. Notwithstanding anything to the contrary provided herein, no grading (including brush clearance activities, bulk grading, rough grading, or fine grading) shall occur in areas A and B until the water agency providing retail water service to the site has annexed the site into its service area and issued a "will serve" letter certifying that it will provide water to the site and has sufficient water capacity to do so. This condition shall not apply to grading required for the construction of, and access to, any school trail, water tank, bank stabilization, or utility, or to the Decoro Drive bridge and roadways connecting to adjacent approved tract maps.

103. Prior to the issuance of grading permits for any phase of grading as specifically defined and noted in Condition No. 102, above, plans shall be submitted and approved by the Director of Planning.

MISCELLANEOUS

104. As agreed, the permittee shall provide $20,000 towards the cost of construction of a future sports stadium at Valencia High School.

CONDITIONS OF APPROVAL
OAK TREE PERMIT NUMBER 98-008(5)

(Questions relating to these conditions should be addressed to the Forestry Division, Prevention Bureau, of the County Forester and Fire Warden at either 818-890-5719 or 323-881-2481.)

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

2. This grant shall not be effective until:

   a. The permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all conditions of this grant;

   b. The Board of Supervisors has adopted Sub-Plan Amendment 98-008-(5); and

   c. An ordinance changing the zoning of the property from A-2-5 to RPD-5,000-2U, RPD-5,000-10U, RPD-5,000-12U, RPD-5,000-19U, RPD-5,000-25U, RPD-5,000-27U, C-2-DP, and OS, as recommended in Zone Change Case No. 98-008-(5), has been adopted by the Board of Supervisors and has become effective.

3. The term "Oak Tree Report" refers to the document on file at the Department of Regional Planning by James Henrickson, Ph.D., the consulting arborist, dated February 28, 1998.

4. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Planning and the Forestry Division of the Fire Department stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Planning and County Forester any failure on the part of the permittee to fully comply with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include

a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

5. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of this oak tree permit or related Conditional Use Permit No. 98-008-(5).

6. The permittee shall keep copies of the Oak Tree Report, Oak Tree Map, Mitigation Planting Plan, and Conditions of Approval on the project site and available for review.

7. This grant allows the removal of 13 trees of the oak genus Quercus agrifolia (Coastal Live Oak) and Quercus lobata (Valley Oak) and Quercus berberidifolia (Scrub Oak) as identified below and on the permittee's site plan and Oak Tree Report.

8. This grant allows encroachment within the protected zone of five trees of the Oak genus Quercus lobata (Valley Oak) and Quercus agrifolia (Coastal Live Oak) as identified below and in the permittee's Oak Tree Report.

9. The permittee shall provide mitigation trees of the oak genus at a rate of two trees for each tree removed for a total of 26 trees. In addition, any trees which die as a result of permitted encroachments shall be replaced at the rate of 2:1. If any Heritage Oak tree should die, it shall be replaced at the rate of 10:1.

10. Each mitigation tree shall be at least a fifteen-gallon specimen in size and measure one inch or more in diameter one foot above the base. Free-form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of one inch in diameter one foot above the base.

11. Mitigation trees shall consist of indigenous varieties of Quercus grown from a local seed source.

12. Mitigation trees shall be planted within one year of the permitted oak tree removals. Mitigation trees shall be planted either on-site or at an off-site location approved by the County Forester.

13. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period for the trees failing to survive two years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

14. All mitigation oak trees planted as a condition of this permit, once they have survived the required maintenance period, shall be protected by the Los Angeles County Oak Tree Ordinance in perpetuity.

15. Prior to the planting of the trees, the biologist/arborist for the applicant shall determine planting sites, prepare planting plans and specifications, and a monitoring program, all of which shall be approved by the County Forester and the Department of Regional Planning.

16. Replacement trees shall be of the same species as those removed, to the extent available.

17. All work on or within the protected zone of an oak tree shall be performed by or under the supervision of the consulting arborist.

18. The permittee shall install temporary fencing, not less than four feet in height, to secure the protected zone of all remaining oak trees within the vicinity of grading and construction operations during such operations as recommended by the County Forester. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester or the Director of Regional Planning.

19. Equipment, materials, and vehicles shall not be stored, parked, or operated within the protected zone of an oak tree.

20. No temporary structures shall be placed within the protected zone of any oak tree.

21. Trenching, excavation, or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any

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

22. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.

23. Should work on or within the protected zone result in the death of any oak tree within two years of completion of work, the tree shall be replaced and maintained as set forth in the conditions of this grant regarding replacement trees.

24. Planting and irrigation system to be installed within the dripline of retained oak trees shall be in conformance with the Mitigation Monitoring Plan.

25. In addition to the other work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected oak tree or to improve its appearance or structure may be performed. Such pruning shall be limited to the removal of deadwood and stubs, and medium pruning of branches two inches in diameter or less in accordance with the guidelines published by the National Arborist Association and the project's Mitigation Monitoring Plan. Copies of these guidelines are available from the Forestry Division of the Los Angeles County Fire Department.

26. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Fire Department the sum of $500. Such fee shall be used to compensate the County Forester $100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with these conditions of approval. The above fee provides for five biannual inspections until the conditions of approval have been met.

27. The Director of Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

28. Violations of the conditions of this grant shall result in either an immediate work stoppage or a Notice of Correction, depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the Notice of Correction.

29. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the Forestry Division of the Fire Department for all enforcement efforts necessary to bring the subject property into compliance.

30. 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 promptly notify the permittee of any claim, action, or proceeding, and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

31. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the Department's cooperation in the defense, including, but not limited to, depositions, testimony, and other assistance to 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 on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

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

    The cost for collection and duplication of records and other related documents shall be paid by the permittee according to Los Angeles County Code section 2.170.010.

32. It is hereby declared to be the intent of this permit that if any provision of this permit is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

33. It is declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the permit shall be suspended, and the privileges granted hereunder shall lapse, provided that the permittee has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.

34. The time limits for the use of this grant shall be concurrent with and consistent with that of Vesting Tentative Tract Map 52455.

CONDITIONS OF APPROVAL
PARKING PERMIT NUMBER 98-008(5)

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

2. This grant shall not be effective until:

   a. The permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all conditions of this grant; and

   b. An ordinance changing the zoning of the property from A-2-5 to RPD-5,000-2U, RPD-5,000-10U, RPD-5,000-12U, RPD-5,000-19U, RPD-5,000-25U, RPD-5,000-27U, C-2-DP, and OS, as recommended in Zone Change Case No. 98-008-(5), has been adopted by the Board of Supervisors and has become effective.

3. 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 promptly notify the permittee of any claim, action, or proceeding, and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the Department's cooperation in the defense, including, but not limited to, depositions, testimony, and other assistance to 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 on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

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

The cost for collection and duplication of records and other related documents shall be paid by the permittee according to Los Angeles County Code section 2.170.010.

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

6. 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 a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer 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.

7. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. The permittee shall provide fire flow, hydrants, gated access width, emergency access, and any other necessary facilities as may be required by said Department.

8. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.

9. 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 business being operated on the premises or that do not provide pertinent information about said premises.

10. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint used to cover such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

11. The subject property shall be developed and maintained in substantial compliance with the plans on file at the Department of Regional Planning marked "Exhibit A." In the event that subsequent revised plans are submitted, the written authorization of the property owner is necessary.

12. This grant authorizes off-site reciprocal parking for commercial centers at two locations:

    a. The northerly site located adjacent to the Metropolitan Water District ("MWD") fee property in the Copper Hill Village planning area, consisting of approximately 9 acres; and

    b. The southerly site, of approximately 8 acres, located within the Copper Hill Village Planning Area along the west side of Copper Hill Drive.

13. This grant also permits parking off-site on the MWD fee property for the northerly commercial site. The parking permitted on the MWD property shall only be in excess of that required to serve approved commercial uses. No required parking shall be permitted on this property.

14. The permittee shall comply with the requirements of the MWD pertaining to access and security issues. A copy of any agreement between the MWD and permittee shall be provided to the Department of Regional Planning.

15. Parking shall be designed and provided as specified by the provisions of Part 11 of Section 22.52 of the Zoning Ordinance.

16. In addition to the landscaping standards required for commercial parking lots or facilities set forth in Part 11 of Section 22.52 of the Zoning Ordinance, the permittee shall provide a tree canopy shading 50 percent of the surface area of paved parking spaces within the lot exposed to direct sunlight. Trees shall be a minimum of 15 gallons in size, and shall be provided in planters of at least 25 square feet, protected from automobile traffic by concrete curbs at least 6 feet in height. The tree canopy shall be permanently maintained in substantial conformance with an approved site plan and shall be installed prior to the issuance of a certificate of occupancy.

17. Inspections to confirm that the trees have been installed and are being properly maintained shall be made, three, five, eight, and thirteen years after approval of the site plan.

18. The permittee shall provide a $5,000 bond or other security to the County of Los Angeles. This fee shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the continuing maintenance and health of the tree canopy.

19. The time limit for the use of the parking permit shall be the same and concurrent with the time limit for Vesting Tentative Tract Map 52455.

FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
VESTING TENTATIVE TRACT MAP NO. 52455

1. The tentative map proposes to create 1,521 lots, consisting of 1,262 residential lots (for development of a maximum of 2,545 dwelling units); 11 commercial lots; 3 lots for recreation areas; 32 lots for paseos, trails, and bridge crossings; 110 open space lots; and 103 lots containing water tanks, storm water drainage facilities, and private drives, located on approximately 966.6 acres.

2. The subject property is located north of the City of Santa Clarita, west of San Francisquito Creek, and north of Valencia High School in the Newhall Zoned District. Copper Hill Drive bisects the property.

3. The entire property is currently zoned A-2-5 (Heavy Agricultural - 5-acre minimum lot area). This zone permits agricultural and other rural uses, including residential, with a minimum lot area of 5 acres. Surrounding zoning is A-2-5 and RPD (Residential Planned Development).

4. The Regional Planning Commission of the County of Los Angeles conducted concurrent public hearings regarding General Plan (Sub-Plan) Amendment No. 98-008-(5), Zone Change Case No. 98-008-(5), Conditional Use Permit No. 98-008-(5), Oak Tree Permit No. 98-008(5), Parking Permit No. 98-008(5), and Vesting Tentative Tract Map No. 52455 on June 16, 1999; August 23, 1999; and October 4, 1999.

5. The Board of Supervisors conducted its public hearing on the above-referenced land use applications on August 22, 2000, and September 26, 2000. The Board of Supervisors duly considered the decision of the Regional Planning Commission, public testimony, the recommendations and testimony of the Regional Planning Department staff, and the Environmental Impact Report prepared for the project.

6. The Board of Supervisors has concurrently approved Zone Change Case No. 98-008-(5), changing the zoning on the subject property to:

- RPD - 5,000 - 2.0 (residential planned development – 5,000 square ft. minimum lot size – 2.0 dwelling units per acre) on 508 acres;

- RPD - 5,000 - 10.0 (residential planned development – 5,000 square ft. minimum – 10.0 dwelling units per acre) on 122.1 acres;

- RPD - 5,000 - 12.0 (residential planned development – 5,000 square ft. minimum lot size – 12.0 dwelling units per acre) on 63.6 acres;

- RPD - 5,000 - 19.0 (residential planned development – 5,000 square ft. minimum lot size – 19.0 dwelling units per acre) on 7.0 acres;

- RPD - 5,000 - 25.0 (residential planned development – 5,000 square ft. minimum lot size – 25.0 dwelling units per acre) on 12.0 acres;

- RPD - 5,000 - 27.0 (residential planned development – 5,000 square ft. minimum lot size – 27.0 dwelling units per acre) on 11.2 acres;

- C-2DP (neighborhood business development program) on 20.7 acres; and

- OS (open space) on 222.2 acres.

7. Approval of this tentative tract map will not become effective until the ordinance effecting the above-referenced change of zone is adopted by the Board of Supervisors and has become effective.

8. The Board of Supervisors also concurrently considered and approved Conditional Use Permit No. 98-008(5), Oak Tree Permit No. 98-008(5), and Parking Permit No. 98-008(5) after their approval by the Regional Planning Commission was called up for review by the Board. Those permits propose development of 1,248 single-family dwelling units, 968 condominiums and 329 apartment units, and 180,000 square feet of commercial-retail space on the property in accordance with Residential Planned Development (RPD) zone classification and the Neighborhood Commercial Development Program (C-2DP) zone classification; approve development in a Hillside Management Area; development of recreational trails, water wells and water conveyance devices, bank

stabilization, and bridge piers and abutments in a Significant Ecological Area ("SEA"); development of other public and private infrastructure and grading associated with the project; the removal of 13 oak trees located on site; and to allow off-site reciprocal parking on Metropolitan Water district property located adjacent to the nine-acre commercial site proposed for the project. The findings of the Board of Supervisors with respect to the aforementioned conditional use permit, oak tree permit, and parking permit are incorporated herein by this reference as if set forth in full.

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

10. The subject property is currently depicted within the Low Density Residential, Low/Medium Density Residential, Non-Urban, Major Industrial, and SEA categories of the Countywide General Plan and within the Urban 1 (1.2-3.3 d.u./ac), Urban 2 (3.4-6.6 d.u./ac), Urban 4 (15.0-40 d.u./ac), Commercial, Industrial, Hillside Management, and a SEA/Floodway categories of the Santa Clarita Valley Areawide Plan.

11. The Board of Supervisors has concurrently adopted Sub-Plan and Local Plan Amendment Case No. 98-008, changing the land use policy maps of the Countywide General Plan and Santa Clarita Valley Area Plan to result in the following changes to the existing land use designations of the site:

- Countywide General Plan – An increase in the Non-Urban category of 31.6 acres, a 4.8-acre increase in the Low Density Residential category, a .07-acre increase in the Low/Medium Density Residential category, a 100.3-acre increase in the Medium Density Residential category, a 15-acre decrease in the Significant Ecological Area category, and the elimination of the 119.2-acre Industrial designation.

- Santa Clarita Valley Area Plan – A decrease of 32.1 acres in the U1 category, an 16.6-acre decrease in the U2 category, an increase of 80.5 acres in the U3 category, a 5.7-increase in the U4 category, an 8-acre increase in the Commercial category, the elimination of the 119.2 acres designated Industrial, an increase of 31.8 acres in the Hillside Management category, and a decrease of 15 acres in the SEA category.

This grant will not be effective until the Board of Supervisors has adopted the proposed general plan amendment.

12. Approval of the tract map will not be effective until the general plan amendment concurrently approved by the Board of Supervisors has become effective.

13. Approximately 193 acres of the subject property are designated by the Countywide General Plan as SEA No. 19. This SEA was established to preserve San Francisquito Creek as movement corridor for the unarmored threespine stickleback, a state and federally listed endangered species. A conditional use permit is required and has been approved to ensure compliance with SEA design review criteria.

14. The subject property contains natural slopes of 25 percent or greater. Therefore, a conditional use permit to ensure compliance with hillside management design review criteria is required.

15. The proposed project and the provision for its design and improvements are consistent with the goals and policies of the General Plan, since it is in substantial compliance with the general conditions and has met the burden of proof for issuance of a conditional use permit for hillside management areas, in that:

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

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

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

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

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

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

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

16. The estimated water demand for the project is approximately 2,194 acres per year. In order to receive water service, the project will require annexation into the service area of the Valencia Water Company. Current demand within the Valencia Water Company service area is approximately 22,000 acre-feet per year ("AFY"), while its supply is approximately 45,000 AFY, leaving sufficient supply for the project. Castaic Lake Water Agency ("CLWA"), the wholesaler water purveyor to Valencia Water Company, maintains sufficient water treatment capacity to treat the potable water supply that would be used by the project.

17. The project is but one of a number of development projects contemplated, pending, or approved in the Santa Clarita Valley. An analysis of the cumulative effects of all project developments anticipated, though, shows sufficient water exists to serve the growth projected. The County's Development Monitoring System ("DMS") tracks all pending and approved development projects. Under DMS, projected demand in the Santa Clarita Valley including the project is estimated at 87,000 AFY. Water availability is also analyzed as part of the DMS, with reporting of supply done on a valley-wide basis in order to provide an accurate representation of the way water is supplied within the Santa Clarita Valley. Supply within the CLWA service area ranges from 156,900 AFY in wet years to 142,800 in dry years, including 95,200 AFY of entitlement from the State Water project and groundwater pumped within the determined perennial yield. This indicates there will be sufficient supply for all projected development, including the project.

18. CLWA has updated its Capital Facilities Program and prepared an Integrated Water Management Plan in order to address long-range water needs of the water purveyors in the Santa Clarita Valley and firm up its existing supplies. CLWA has received the full entitlement it has requested from the State Water project in every year except 1991. The capital improvements, water firming, and transfer provisions in its adopted plans and programs indicate that a high percentage of State Water project entitlement will be delivered in the future. Even, however, if a reduction of 50 percent in State Water project entitlement is assumed for periods of extreme drought and no firming supplies (such as Saugus firming or water from the Water Drought Bank) are available, there is still a projected surplus of between 22,300 AFY and 5,800 AFY.

19. Ammonium perchlorate, used in the manufacture of solid rocket propellant, was discovered in mid-1997 in four wells pumping from the Saugus Formation. The California Department of Health Services ("State DHS") established a drinking water provisional action level of 18 µg£ (parts per billion) for perchlorate, meaning State DHS will advise utilities to remove the well from service if that level is exceeded. In two wells owned and operated by the Santa Clarita Water Company, perchlorate levels above 18 µg£ have been detected and are currently inactive. In a third well, owned by the Newhall County Water District, perchlorate in levels that have fluctuated both below and slightly above 18 µg£ has also been detected. These three wells are all in the vicinity of the former Whittaker-Bermite manufacturing site in the City of Santa Clarita, which has been identified as the potential source of the contamination. While the owner of the Whittaker-Bermite site is conducting a remedial investigation under the direction of the California Department of Toxic Substances Control that will characterize the problem, the evidence indicates that the occurrence of perchlorate affects only wells in the immediate vicinity of that site. Moreover, remediation technology for perchlorate does exist, and any remediation plan will likely include a wellhead treatment facility approved by State DHS for removal of the compound (a strategy being used successfully elsewhere in the State). The remaining wells drawing from the Saugus Formation, including all wells drawing from the aquifer owned by Valencia Water Company, are active sources of supply and available for use if needed. The evidence shows that perchlorate has not jeopardized Valencia Water Company's water supply nor has affected the portion of the company's water supply found in the Alluvial Aquifer. The existence of this limited contamination does not affect the ability of Valencia Water Company to provide potable water to the project.

20. The project conditions provide that no grading (including brush clearance activities, bulk grading, rough grading, or fine grading) shall occur in planning Areas A and B until the water agency providing retail water service to the site has annexed the site into its service area and issued a "will serve" letter certifying that it will provide water to the site and has sufficient water capacity to do so. This project condition shall not apply to grading required for the construction of, and access to any school, trail, water tank, band stabilization, or utility , or to the Decor Drive bridge and roadways connecting to adjacent approved tract maps.

21. The project is consistent with the infrastructure portion (Urban Services Analysis) of the County's DMS since there is or will be adequate water service, sewage discharge capacity, schools, libraries, and fire service. These services were evaluated as part of the environmental analysis and the resultant environmental document. Cumulative impacts on schools were identified during processing. The permittee has agreed to participate in school financing, thus providing the necessary mitigation measures to reduce impacts on schools. Appropriate fees will be paid for capital library costs to insure sufficient increased capacity to serve the project's demands.

22. The project is consistent with the access portion of the DMS since there is adequate road service and commercial and employment facilities are located in close proximity. The road service was evaluated as part of the environmental analysis and the resultant environmental document. The proximity to commercial and employment facilities was evaluated as part of the field investigation and/or general plan evaluation and as part of the environmental analysis and the resultant environmental document.

23. The project is consistent with the access portion of the DMS since there is adequate road service, and commercial and employment facilities are located in close proximity. The road service was evaluated as part of the environmental analysis and the resultant environmental document. The proximity to commercial and employment facilities was evaluated as part of the field investigation and/or general plan evaluation and as part of the environmental analysis and the resultant environmental document.

24. The project is consistent with the environmental portion of the DMS since there is no significant geotechnical, flood hazard, fire, or natural resource impacts, and the project does not affect publicly held or privately dedicated open space, as shown in the County

General Plan. These resources/hazards were evaluated as part of the Environmental Impact Report.

25. The proposed development, in summary:

a. avoids premature conversion of undeveloped land to urban use;

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

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

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

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

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

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

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

27. A traffic study analyzing the potential traffic impacts of this project was prepared by the permittee and reviewed and approved by the Department of Public Works. Appropriate

traffic mitigation measures are incorporated into the conditions of approval for this project.

28. The site is physically suitable for the type of development and the density being proposed, since the property has adequate building sites to be developed in accordance with the grading ordinance, shall have access to County-maintained streets, shall be served by sanitary sewers, shall be provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs, and shall have flood hazards and geologic hazards mitigated in accordance with the requirements of the Department of Public Works. To further address concerns expressed regarding the availability of sufficient water supplies to serve the project, the Board of Supervisors has added a project condition that provides that no grading (including brush clearance activities, bulk, rough, or fine grading) shall occur in areas A and B until the water agency providing retail water service to the site has annexed the site into its service area and issued a "will serve" letter certifying that it will provide water to the site and has sufficient water capacity to do so. This condition shall not apply to grading required for the construction of, and access to, any school, trail, water tank, bank stabilization, or utility or to the Decoro Drive bridge and roadways connecting to adjacent approved tract maps. Additionally, prior to the issuance of any grading permits for grading as defined above, the applicant must submit grading plans to the Director of Planning for approval.

29. 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, since the Environmental Impact Report and recommended conditions of approval provide for appropriate mitigation measures. Any potentially significant cumulative impacts to biotic resources not mitigated to a level of insignificance are determined by the Board of Supervisors to be acceptable in accordance with the Statement of Overriding Considerations which the Board has adopted in connection with the certification of the Final Environmental Impact Report for the project.

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

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

32. The design of the subdivision and the proposed improvements will not conflict with public easements for access through, or use of, property within the proposed subdivision, since the design and development as set forth in the conditions of approval and on the tentative map provide adequate protection for any such easements.

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

34. Pursuant to Section 21.24.120 of the Los Angeles County Code (Subdivision Ordinance), the following rights-of-way are approved as future streets:

"B" Street ("St."), "C" St., "D" St., "E" St., "F" St., "H" St., "I" St., "J" St., "K" St., "L" St., "M" St., "N" St., "O" St., "P" St., "Q" St., "R" St., "S" St., "T" St., "U" St., "V" St., "W" St., "X" St., "Y" St., "Z" St., "AA" St., "BB" St., "CC" St., "DD" St., "EE" St., "FF" St., "GG" St., "HH" St., "II" St., "JJ" St., "KK" St., "LL" St., "WW" St., "XX" St., "YY" St.

35. San Francisquito Creek traverses portions of the property. Access to the creek is available to the public.

36. 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 this project was determined to be consistent with the Los Angeles County General Plan.

37. 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 Los Angeles County Code (Subdivision Ordinance).

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

39. Approval of this land division is conditioned upon the subdivider's compliance with the attached conditions of approval. The applicant is also required to comply with the conditions of approval for Conditional Use Permit No. 98-008(5), Oak Tree Permit No. 98-008(5), and Parking Permit No. 98-008(5). The mitigation measures identified in the Final Environmental Impact Report for the project have further been incorporated into the conditions of approval for the related conditional use permit. The Mitigation Monitoring Plan prepared in connection with the Final Environmental Impact Report for this project identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured.

40. A Final Environmental Impact Report for the project has been prepared in accordance with the California Environmental Quality Act ("CEQA"), the State Guidelines ("CEQA Guidelines"), and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles ("County CEQA Guidelines"). The Final Environmental Impact Report consists of the Draft Environmental Impact Report dated August 1998; the Technical Appendices to the Draft Environmental Impact Report dated April 1999; and the Final Environmental Impact Report including Responses to Comments, Volume I, dated April 1999, and Volume II, dated September 2000 (collectively referred to as the "FEIR"). A Mitigation Monitoring Program consistent with the conclusions and recommendations of the FEIR has been prepared, and its requirements have been incorporated into the conditions of approval for this project. On September 26, 2000, the Board of Supervisors certified the FEIR prepared for the project pursuant to Public Resources Code section 21082.1(c)(3) and CEQA Guidelines, finding that (1) the FEIR had been completed in compliance with CEQA, (2) that the Board had reviewed and considered the information contained in the FEIR prior to approving the project, and (3) that the FEIR reflected the Board's independent judgment and analysis. Except for potentially significant impacts upon air quality, biota, aesthetic/visual character, solid waste, and agricultural resources of the project, such specifically identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the FEIR and incorporated as conditions in the related conditional use permit, oak tree permit, parking permit, and tentative tract map. As stated in the FEIR

and the Findings of Fact and Statement of Overriding Considerations Regarding the FEIR, the project will result in unavoidable potentially significant impacts on air quality during both the construction and operation phases of the project, biotic resources, visual qualities, solid waste disposal, and agricultural resources, and will result in an unavoidable potentially significant cumulative impacts on those same areas. Such impacts have been reduced to the extent feasible, and the Board found that the benefits of the proposed project outweigh these unavoidable adverse impacts. Such unavoidable adverse impacts have been determined to be acceptable based upon the overriding considerations set forth in the Statement of Overriding Considerations for the project.

41. The Mitigation Monitoring Plan prepared in conjunction with the FEIR identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured.

42. The Findings of Fact and Statement of Overriding Considerations Regarding the Final Environmental Impact Report which have been prepared for the proposed project are incorporated herein by this reference as if set forth in full.

43. The custodian of the documents constituting the record of proceedings upon which the Board of Supervisors' decision is based in this matter is Ellen Fitzgerald of the Los Angeles County Department of Regional Planning. The location of such documents shall be the Department of Regional Planning, Hall of Records, 13th Floor, 320 West Temple Street, Los Angeles, California 90012.

THEREFORE, THE BOARD OF SUPERVISORS:

A. Indicates that it has previously certified the FEIR prepared for the project; certifies that it has reviewed and considered the environmental information contained in the document; certifies that the FEIR has been completed in compliance with the California Environmental Quality Act and the State and County Guidelines relating thereto and reflects the independent judgment of the Board of Supervisors as to the environmental consequences of the project; determined that the conditions of approval and mitigation measures discussed in the FEIR and the conditions of project approval are the only mitigation measures

for the project which are feasible; determined that the remaining unavoidable environmental effects of the project have been reduced to the extent possible and to an acceptable level and are outweighed by specific social, economic, and environmental benefits of the project; and adopted the Findings of Fact and Statement of Overriding Considerations prepared for the project and the environmental findings contained therein;

B. Indicates that it has previously approved and adopted the Mitigation Monitoring Plan for the proposed project, incorporated in the FEIR, and pursuant to section 21081.6 of the Public Resources Code, and has found that the Mitigation Monitoring Plan is adequately designed to ensure compliance with the mitigation measures during project implementation; and

C. Approves Vesting Tentative Tract Map 52455, subject to the attached conditions.

CONDITIONS OF APPROVAL
VESTING TENTATIVE TRACT MAP NUMBER 52455

GENERAL CONDITIONS (The following conditions are applicable to all lots.)

1. Conform to the applicable requirements of Title 21 and Title 22 of the Los Angeles County Code (Subdivision and Zoning Ordinances), Conditional Use Permit No. 98-008-(5), Oak Tree Permit No. 98-008-(5), and Parking Permit No. 98-008-(5).

2. Recordation of the final map is contingent upon the Board of Supervisors:

   a. Adopting Sub-plan Amendment No. 98-008-(5); and

   b. The effectuation of an ordinance changing the zoning of the property from A-2-5 to RPD-5000-2U, RPD-5000-10U, RPD-5000-12U, RPD-5000-19U, RPD-5000-25U, RPD-5000-27U, C-2-DP, and Open Space as recommended under Zoning Case No. 98-008-(5).

3. Except as otherwise specified in these conditions or by Conditional Use Permit No. 98-008-(5), conform to the lot area requirements of the RPD-5000-2U, RPD-5000-10U, RPD-5000-12U, RPD-5000-19U, RPD-5000-25U, RPD-5000-27U, C-2-DP, and Open Space zones. Where a minimum (required) lot area is not specified in these conditions, by Conditional Use Permit No. 98-008-(5) or by the Zoning Ordinance, the minimum (required) lot area shall be 5,000 square feet of net area.

4. Except as otherwise specified in these conditions or by Conditional Use Permit No. 98-008-(5), the minimum average lot width, as defined in the Zoning Ordinance, shall be 50 feet.

5. Permission is granted to record multiple final maps. The boundaries of the unit final maps shall be to the satisfaction of the Department of Public Works and the Department of Regional Planning. Each final map to record shall comply on its own, or in combination with previously recorded maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance, and Conditional Use Permit No. 98-008-(5). Prior to clearance of each final map, submit the following:

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

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

6. Permission is granted to record a large lot parcel map as the first unit, without improvements, subject to the following:

   a. The lots shall conform to those shown on page 22 of the tentative map or as approved by the Department of Regional Planning;

   b. Each lot shall be numbered on the final map and shall have a minimum gross area of 20 acres; and

   c. Access to each lot shall be provided to the satisfaction of the Department of Regional Planning and the Department of Public Works.

7. Alternative tentative map designs and densities are approved for nine of the 11 condominium and apartment/lease projects in Planning Area C as specified in these conditions and as shown on the tentative map. Condominium and apartment projects are approved for lots 1374*, 1375-1377*, 1378-1379*, 1380*, 1381*, 1382, 1383*, 1384*, 1385*, 1386*, and 1387 of the tentative map. An * denotes a project with approved alternative designs and densities.

8. Final maps may record for each condominium and apartment project within Planning Area C in accordance with the preferred design and density or, where authorized, a specifically-approved alternative design and density provided that:

   a. The maximum number of condominium and apartment units that may record within Development Area C is 1,297; and

b. No unit final map, individually or in combination with previously recorded final maps, shall exceed the maximum residential density permitted within each zone as indicated by the number preceding the U in the suffix to the zoning symbol.

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

10. Except as otherwise specified in these conditions, flag lots shall have a fee access strip of at least 10 feet in width where contiguous to other strips, 15 feet in width where not contiguous to other strips, and 20 feet in width on single access strips where the driveway exceeds 150 feet in length. All fee strips shall be of sufficient width to accommodate the required paving and any footings for walls and/or planters.

11. Except as otherwise specified in these conditions, construct or bond with the Department of Public Works for driveway paving on the flag lots with a minimum width of:

- 15 feet where the driveway is less than 150 feet in length and serves one lot;
- 20 feet where the driveway for any single lot exceeds 150 feet in length; and
- 20 feet where the common driveway serves two lots.

12. Label each flag lot driveway as a "Private Driveway and Fire Lane" on the final map.

13. Provide reciprocal easements over shared flag lot driveways for the benefit of the lots served and post with "No Parking" signs. Submit a letter to the Department of Regional Planning agreeing to continuously post the shared driveways and to record the easements in documents when the lots are sold.

14. Provide for the maintenance of all shared flag lot driveways through a maintenance agreement by the owners of the lots. Submit a copy of the agreement to be recorded to the Department of Regional Planning.

15. Dedicate to the County of Los Angeles the right to prohibit construction of more than one dwelling unit on single-family lots having twice the required area.

16. Grant to the general public a non-exclusive easement for ingress and egress and road purposes over all future and private and future streets in this subdivision to the satisfaction of the Department of Public Works and the Department of Regional Planning.

17. Provide for the ownership and maintenance of the private and future streets by the homeowners' association.

18. Except where the Fire Department determines that gates are not allowed for safety reasons, or as otherwise specified in these conditions, gated entries are permitted at the locations depicted on the tentative maps subject to the stacking, turnaround, width, and design requirements of the Fire Department and the Department of Public Works.

19. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the tract covenants, conditions, and restrictions ("CC&Rs"), which would require continued maintenance of the plantings for lots having planted slopes.

20. Prior to the recordation of any unit final map, submit a copy of the applicable CC&Rs to the Department of Regional Planning for review and approval.

21. Construct such off-site improvements, including a bridge on Decoro Drive, as are determined by the Department of Public Works to be necessary to accommodate the anticipated traffic impacts associated with this development.

22. In order to defray the cost of wildlife protection and management, the subdivider may be responsible for the payment of certain appropriate fees established by the California Department of Fish and Game and the Los Angeles County Clerk. No land use project subject to this requirement is final, vested, or operative until the fee is paid.

23. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this tract map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code section 66499.37 or any other applicable limitation period. The County shall promptly notify the

subdivider of any claim, action, or proceeding, and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

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

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

    b. At the sole discretion of the subdivider, the amount of 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 Los Angeles County Code section 2.170.010.

AREA "A" CONDITIONS (The following conditions are only applicable to the lots in Area "A.")

25. Notwithstanding anything to the contrary provided herein, no grading (including brush clearance activities, bulk grading, rough grading, or fine grading) shall occur in Area A until the water agency providing retail water service to the site has annexed the site into its service area and issued a "will serve" letter certifying that it will provide water to the site and has sufficient water capacity to do so. This condition shall not apply to grading required for the construction of, and access to, any school trail, water tank, bank

stabilization, or utility, or to the Decoro Drive bridge and roadways connecting to adjacent approved tract maps.

26. Prior to the issuance of grading permits for any phase of grading as specifically defined and noted in Condition No. 25 above, plans shall be submitted and approved by the Director of Planning.

27. Dedicate the right to restrict access from lots 404, 405, 434, 435, and 436 directly to "A" Street.

28. Except for flag lots, provide at least 40 feet of street frontage for each lot fronting on cul-de-sacs and knuckles, and 50 feet of street frontage for all other lots. Where it is not possible to adjust the width of adjacent and/or nearby lots to comply with this requirement, eliminate lots as necessary on the final map.

29. Duplicate "K" Street between "B" and "F" streets is redesignated as "C" Street on the tentative map.

30. Show "A" Drive serving lots 365 through 373 as a private and future street on the final map designed to the satisfaction of the Department of Public Works.

31. Permission is granted to show the private and future streets as common lots on the final map to the satisfaction of the Department of Regional Planning.

Lots 1-364 only - Standard single-family lots.

32. Provide a minimum lot size of 5,000 square feet of net area and a minimum average lot width of 50 feet for lots 1-364, including lots 13, 17, 19, 93, 106, 128, 187, 242-244, 246, 248, 258, 261, 262, 264, 275, 276, 279, 282, 293, 313, and 328.

33. Lots 10, 11, 28, 161, 162; 316, and 317 are approved as flag lots. Additional flag lots may be allowed, if approved by the Department of Regional Planning.

Lots 365-373 only - Standard single-family lots.

34. Provide a minimum lot size of 20,000 square feet of net area and a minimum average lot width of 50 feet for lots 365-373.

Lots 397-404 and 405-436 only - Paseo/trail and open space lots.

35. Dedicate residential construction rights over the paseo/trail and open space lots.

36. Provide for the ownership and maintenance of the paseo/trail and open space lots by the homeowners' association or dedicate to a public agency.

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

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

Lots 393 and 394-396 only - Bridge and public facilities lots.

39. Dedicate residential construction rights over Lot 393 (Bridge) and lots 394-396 (Water tanks lots).

40. Dedicate Lot 393 and lots 394-396 to a public agency.

41. Provide paved access, a minimum of 20 feet in width, to lots 394-396 to the satisfaction of the Fire Department.

AREA "B" CONDITIONS (The following conditions are only applicable to the lots in Area "B.")

42. Notwithstanding anything to the contrary provided herein, no grading (including brush clearance activities, bulk grading, rough grading, or fine grading) shall occur in Area B until the water agency providing retail water service to the site has annexed the site into its service area and issued a "will serve" letter certifying that it will provide water to the

site and has sufficient water capacity to do so. This condition shall not apply to grading required for the construction of, and access to, any school trail, water tank, bank stabilization, or utility, or to the Decoro Drive bridge and roadways connecting to adjacent approved tract maps.

43. Prior to the issuance of grading permits for any phase of grading as specifically defined and noted in Condition No. 42, above, plans shall be submitted and approved by the Director of Planning.

44. Show "LL" Street as a future street with slope easements on the final map. The alignment of this street and associated slope easements shall be to the satisfaction of the Department of Public Works and shall connect to the tap street across Lot 680 in Tentative Tract No. 51644. As a future street, no improvements are required for this street. When the street is constructed in the future, permission is granted to gate at one end provided the design of the gate complies with the requirements of the Department of Public Works and the Fire Department.

45. Permission is granted to redesign lots 437-515, 970, 922 (HH street), and 923 (II street) in accordance with the "Information Only" map dated 9-2-99.

46. Permission is granted to redesign lots 736-758 and 958 in accordance with the "Information Only" map dated 9-1-99(B).

47. Permission is granted to show the private and future streets as common lots on the final map to the satisfaction of the Department of Regional Planning.

<u>Lots 619-699, 759-786, and 866-911 only - Standard single-family lots.</u>

48. Provide a minimum lot size of 5,000 square feet of net area and a minimum average lot width of 50 feet for lots 619-699, 759-786, and 866-911, including lots 627, 663, 692, 900, and 905.

49. Except for flag lots, provide at least 40 feet of street frontage for each lot fronting on cul-de-sacs and knuckles (including Lot 868), and 50 feet of street frontage for all other lots.

Where it is not possible to adjust the width of adjacent and/or nearby lots to comply with this requirement, eliminate lots as necessary on the final map.

Lots 635, 869, 885, 901, and 904 are approved as flag lots. Additional flag lots may be allowed, if approved by the Department of Regional Planning.

50. Permission is granted to replace residential lots 866 through 911 and all or portions of, open space lots 974, 975, and 976 with elementary school lots to the satisfaction of the Department of Regional Planning and the Department of Public Works in accordance with the inset map on sheet 3 of the tentative map.

Lots 912-914 and 437-600 only - Modified single-family lots.

51. Provide a minimum lot size of 4,000 square feet of net area and a minimum average lot width of 40 feet for lots 912-914 and 437-600, including lots 437, 467, 469, 485, 488, 490, 491, 537, and 538.

52. Except for flag lots, provide at least 40 feet of street frontage for each lot fronting on cul-de-sacs and knuckles (including lots 501-503 and 518-521), and 40 feet of street frontage for all other lots. Where it is not possible to adjust the width of adjacent and/or nearby lots to comply with this requirement, eliminate lots as necessary on the final map.

53. Lot 522 is approved as a flag lot. Additional flag lots may be allowed, if approved by the Department of Regional Planning.

Lots 601-618, 700-758, and 787-865 only - Modified single-family lots.

54. Provide a minimum lot size of 3,350 square feet of net area and a minimum average lot width of 42 feet for lots 601-618, 700-758, and 787-865, including lots 601, 607, 731, 822, 830, 839, 858, and 864.

55. Except for flag lots, provide at least 35 feet of street frontage for each lot fronting on cul-de-sacs and knuckles (including Lot 792), and 42 feet of street frontage for all other lots. Where it is not possible to adjust the width of adjacent and/or nearby lots to comply with this requirement, eliminate lots as necessary on the final map.

56. Lots 725 and 829 are approved as flag lots. Additional flag lots may be allowed, if approved by the Department of Regional Planning.

Lots 915 and 936-947 only - Bridge and Paseo/trail lots.

57. Dedicate residential construction rights over Lot 915 and lots 936-947.

58. Provide for the maintenance of Lot 915 and lots 936-947 by the homeowners' association or by a landscape maintenance district.

Lots 948-976 only - Open Space.

59. Dedicate residential construction rights over Lots 948-976.

60. Provide for the ownership and maintenance of the open space lots by the homeowners' association or a landscape maintenance district.

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

62. 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 the Department of Regional Planning.

AREA "C" CONDITIONS (The following conditions are applicable only to all the lots in Area "C" unless otherwise specified.)

63. Obtain easements across the Metropolitan Water District right-of-way for access on, future offers of dedication to the County over, and the construction of the private and future streets "NN" and "OO."

64. With respect to private driveways B, C, D, E, F, G, H, I, J, K, L, M, N, Q, R, S, T, U, and V:

a. Construct or bond with the Department of Public Works for driveway paving with a minimum width of 36 feet:

b. Show the private driveways as common lots on the final map and label each driveway as "Private Driveway and Fire Lane"; and

c. Provide for the maintenance of the private driveways by the homeowners' association.

65. With respect to private alleys A, B, C, D, E, F, G, H, I, J, K, L, N, O, P, and the alley serving lots 1028 and 1029:

a. Construct or bond with the Department of Public Works for driveway paving with a minimum width of 24 feet;

b. Show the private alleys as common lots on the final map and label each alley as a "Private Driveway and Fire Lane";

c. Provide for the maintenance of the private alleys by the homeowners' association; and

d. Post the alleys with "No Parking" signs and provide for continued enforcement of the parking restriction in the CC&Rs.

66. Permission is granted to redesign Lots 977, 1028, and 1029 in accordance with the Information Only map dated 9-1-99.

Lots 1453-1455, 1457-1465, and 1466-1506 only - Recreation, paseo/trail, and open space lots.

67. Dedicate residential construction rights over the recreation, paseo/trail, and open space lots.

68. Provide for the ownership and maintenance of the recreation, paseo/trail and open space lots by the homeowners association or a landscape maintenance district to the satisfaction of the Department of Regional Planning.

69. Permission is granted to create additional open space and paseo/trail lots to the satisfaction of the Department of Regional Planning.

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

Lots 1456 and 1451-1452 only - Bridge and public facilities lots.

71. Dedicate residential construction rights over lots 1456 (Bridge) and 1451-1452 (Water quality basin lots).

72. Dedicate lots 1456, 1451, and 1452 to a public agency.

73. Provide paved access to lots 1451 and 1452 to the satisfaction of the Department of Public Works.

Lots 977-1027 and 1326-1373 only - Modified single-family lots.

74. Provide a minimum lot size of 3,350 square feet of net area and a minimum average lot width of 42 feet for lots 977-1027 and 1326-1373.

75. Except for flag lots, provide at least 35 feet of street frontage for each lot fronting on cul-de-sacs and knuckles (including lots 977, 984, 998, 1011, 1012, 1019, and 1020), and 42 feet of street frontage for all other lots (including lots 1333 and 1340). Where it is not possible to adjust the width of adjacent and/or nearby lots to comply with this requirement, eliminate lots as necessary on the final map.

76. Lots 1010, 1013, 1018, 1021, 1336, 1338, 1339, and 1356 are approved as flag lots. Additional flag lots may be allowed, if approved by the Department of Regional Planning.

Lots 1028-1325 only - Modified single-family lots.

77. Provide a minimum lot size of 4,000 square feet of net area and a minimum average lot width of 40 feet for lots 1028-1325.

78. Except for flag lots, provide at least 35 feet of street frontage for each lot fronting on cul-de-sacs and knuckles (including lots 1229 and 1288), and 40 feet of street frontage for all other lots (including lots 1142, 1219, and 1311). Where it is not possible to adjust the width of adjacent and/or nearby lots to comply with this requirement, eliminate lots as necessary on the final map.

79. Lots 1230, 1299, and 1300 are approved as flag lots. Additional flag lots may be allowed, if approved by the Department of Regional Planning.

Lots 1388-1392 and lots 1393-1398 only - Commercial projects.

80. For each project, construct or bond with the Department of Public Works for driveway paving, a minimum of 26 feet in width, for all main driveways depicted on the tentative map and all other driveways designated by the Fire Department as fire lanes.

81. For each project, delineate the main driveways and all other driveways designated by the Fire Department as fire lanes on the final map or on a plat to be recorded concurrently with the final map and label each such driveway as a "Private Driveway-Fire Lane."

82. Record a covenant agreeing to post "No Parking" signs at locations required by the Fire Department and to provide for continued enforcement of the no-parking restriction.

83. Reserve reciprocal easements over all common driveways for the benefit of the lots served.

84. Each lot shall meet the required parking of the use proposed on-site or file a parking permit for off-site parking. Provide evidence of an easement over the MWD right-of-way for the proposed supplemental parking adjacent to lots 1393 and 1394.

85. Lot 1396 is approved as a lease project for 2 commercial buildings. Place a note to this effect to the satisfaction of the Department of Public Works.

Lot 1374 only - Preferred project (88 new single-family condominiums).

86. Construct or bond with the Department of Public Works for driveway paving of 36 feet in width on the main driveways (including the entrance driveways to "MM" Street and "I" Driveway) and 34 feet in width on the cul-de-sac and loop driveways serving the cluster units, unless the Conditional Use Permit specifically approves a lesser driveway width. In no case shall these common driveways be less than 26 feet.

87. Show the common driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

88. Record a covenant agreeing to:

a. post all common driveways designated by the Fire Department as fire lanes which are less than 34 feet in width with "No Parking" signs; and

b. provide for continued enforcement of the no-parking restriction.

89. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

90. If parking is to be allowed on a driveway to an individual unit, such driveway shall be a minimum of 18 feet in length measured from the common driveway to the garage door. Where the driveway is less than 21 feet, the garage shall have a roll-up door. If no parking is allowed on a driveway to an individual unit, the driveway shall be no longer than 5 feet to discourage residents from using the driveway for parking. If this requirement is different from that approved under the conditional use permit, the conditional use permit requirement shall prevail.

91. Building setbacks shall conform to those established by the conditional use permit.

92. Lot 1374 is approved as a condominium project for 88 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

93. Provide for an adequate lighting system along all walkways.

94. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

Lot 1374 only - Alternative project (68 new single-family condominiums).

95. Construct or bond with the Department of Public Works for driveway paving of 36 feet in width on main common driveways (including the entrance driveways to "MM" Street and "I" Drive) and 26 feet in width on the common driveway serving three units at the southwesterly corner of the project.

96. Show the common driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

97. Record a covenant agreeing to post the 26-foot-wide common driveway with "No Parking" signs, and to provide for continued enforcement of the no-parking restriction.

98. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

99. If parking is to be allowed on a driveway to an individual unit, such driveway shall be a minimum of 18 feet in length measured from the common driveway to the garage door. Where the driveway is less than 21 feet, the garage shall have a roll-up door. If no parking is allowed on a driveway to an individual unit, the driveway shall be no longer than 5 feet to discourage residents from using the driveway for parking. If this requirement is different from that approved under the conditional use permit, the conditional use permit requirement shall prevail.

100. Building setbacks shall conform to those established by the conditional use permit.

101. Lot 1374 is approved as a condominium project for 68 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will in turn provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

102. Provide for an adequate lighting system along all walkways.

103. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

Lot 1387 only - Preferred project (55 new single-family condominiums).

104. Construct or bond with the Department of Public Works for driveway paving of 36 feet in width on main common driveways (including the entrance driveways to "I" and "J" drives) and 34 feet in width on the common cul-de-sac driveway.

105. Show the common driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

106. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

107. If parking is to be allowed on a driveway to an individual unit, such driveway shall be a minimum of 18 feet in length measured from the common driveway to the garage door. Where the driveway is less than 21 feet, the garage shall have a roll-up door. If no parking is allowed on a driveway to an individual unit, the driveway shall be no longer than 5 feet to discourage residents from using the driveway for parking. If this requirement is different from that approved under the conditional use permit, the conditional use permit requirement shall prevail.

108. Building setbacks shall conform to those established by the conditional use permit.

109. Lot 1387 is approved as a condominium project for 55 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

110. Provide for an adequate lighting system along all walkways.

111. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

Lots 1375-1377 only - Preferred project (44 new single-family condominiums).

112. Construct or bond with the Department of Public Works for driveway paving of 34 feet in width on the common driveways serving the cluster units, unless the conditional use permit specifically approves a lesser driveway width. In no case shall these common driveways be less than 26 feet.

113. Show the common driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

114. Record a covenant agreeing to post all common driveways which are less than 34 feet in width with "No Parking" signs, and to provide for continued enforcement of the no-parking restriction.

115. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

116. If parking is to be allowed on a driveway to an individual unit, such driveway shall be a minimum of 18 feet in length measured from the common driveway to the garage door. Where the driveway is less than 21 feet, the garage shall have a roll-up door. If no parking is allowed on a driveway to an individual unit, the driveway shall be no longer than 5 feet to discourage residents from using the driveway for parking. If this

requirement is different from that approved under the conditional use permit, the conditional use permit requirement shall prevail.

117. Building setbacks shall conform to those established by the conditional use permit.

118. Lots 1375-1377 are approved as a condominium project for 44 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

119. Provide for an adequate lighting system along all walkways.

120. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

Lots 1375-1377 only - Alternative project (24 new single-family condominiums).

121. Construct or bond with the Department of Public Works for driveway paving of 34 feet in width on common driveways serving the cluster units.

122. Show the common driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

123. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

124. If parking is to be allowed on a driveway to an individual unit, such driveway shall be a minimum of 18 feet in length measured from the common driveway to the garage door. Where the driveway is less than 21 feet, the garage shall have a roll-up door. If no parking is allowed on a driveway to an individual unit, the driveway shall be no longer than 5 feet to discourage residents from using the driveway for parking. If this requirement is different from that approved under the conditional use permit, the conditional use permit requirement shall prevail.

125. Building setbacks shall conform to those established by the conditional use permit.

126. Lots 1375-1379 are approved as a condominium project for 24 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

127. Provide for an adequate lighting system along all walkways.

128. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

Lots 1378 and 1379 only - Preferred project (15 building lease project, 216 new apartments).

129. Construct or bond with the Department of Public Works for driveway paving of 26 feet in width on all driveways, including driveways providing access to parking spaces.

130. Show the driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

131. Record a covenant agreeing to post the 26-foot-wide driveways with "no parking, except in designated spaces" signs, and to provide for the continued enforcement of the no-parking restriction.

132. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

133. Building setbacks shall conform to those established by the conditional use permit.

134. Lots 1378 and 1379 are approved as lease projects for four buildings and 11 buildings, respectively, containing a total of 216 apartment units. Place a note on the final map to

this effect to the satisfaction of the Department of Public Works and the Department of Regional Planning.

135. Provide for an adequate lighting system along all walkways.

Lots 1378 and 1379 only - Alternative project No. 1 (18 building lease project, 288 new apartments).

136. Construct or bond with the Department of Public Works for driveway paving of 28 feet in width on all collector driveways.

137. Show the driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

138. Record a covenant agreeing to post the 28-foot-wide driveways with "no parking, except in designated spaces" signs, and to provide for the continued enforcement of the no-parking restriction.

139. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

140. Building setbacks shall conform to those established by the conditional use permit.

141. Lots 1378 and 1379 are approved as lease projects for 5 buildings and 13 buildings, respectively, containing a total of 288 apartment units. Place a note on the final map to this effect to the satisfaction of the Department of Public Works and the Department of Regional Planning.

142. Provide for an adequate lighting system along all walkways.

Lots 1378-1379 only - Alternative project No. 2 (136 new attached residential condominiums).

143. Construct or bond with the Department of Public Works for driveway paving of 36 feet in width on all collector driveways.

144. Show the driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

145. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

146. Building setbacks shall conform to those established by the conditional use permit.

147. Lots 1378 and 1379 are approved as a condominium project for 136 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

148. Provide for an adequate lighting system along all walkways.

149. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

Lots 1378 and 1379 only - Alternative project No. 3 (71 new single-family condominiums).

150. This alternative is not allowed.

Lot 1380 only - Preferred project (65 new single-family condominiums).

151. Construct or bond with the Department of Public Works for driveway paving of 36 feet in width on the main driveways and 34 feet in width on the cul-de-sac driveways.

152. Show the common driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

153. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

154. If parking is to be allowed on a driveway to an individual unit, such driveway shall be a minimum of 18 feet in length measured from the common driveway to the garage door. Where the driveway is less than 21 feet, the garage shall have a roll-up door. If no parking is allowed on a driveway to an individual unit, the driveway shall be no longer than 5 feet to discourage residents from using the driveway for parking. If this requirement is different from that approved under the conditional use permit, the conditional use permit requirement shall prevail.

155. Building setbacks shall conform to those established by the conditional use permit.

156. Lot 1380 is approved as a condominium project for 65 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

157. Provide for an adequate lighting system along all walkways.

158. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

<u>Lot 1380 only - Alternative project No. 1 (99 new single-family condominiums).</u>

159. Construct or bond with the Department of Public Works for driveway paving of 36 feet in width on the main driveways, including the entrance driveway, and 34 feet in width on the cul-de-sac and loop driveways serving the cluster units, unless the conditional use permit specifically approves a lesser driveway width. In no case shall these common driveways be less than 26 feet.

160. Show the common driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

161. Record a covenant agreeing to:

a. Post all common driveways designated by the Fire Department as fire lanes which are less than 34 feet in width with "No Parking" signs; and

b. Provide for continued enforcement of the no-parking restriction.

162. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

163. If parking is to be allowed on a driveway to an individual unit, such driveway shall be a minimum of 18 feet in length measured from the common driveway to the garage door. Where the driveway is less than 21 feet, the garage shall have a roll-up door. If no parking is allowed on a driveway to an individual unit, the driveway shall be no longer than 5 feet to discourage residents from using the driveway for parking. If this requirement is different from that approved under the conditional use permit, the conditional use permit requirement shall prevail.

164. Building setbacks shall conform to those established by the conditional use permit.

165. Lot 1380 is approved as a condominium project for 99 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

166. Provide for an adequate lighting system along all walkways.

167. Provide in the CC&Rs, a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

Lot 1380 only - Alternative Project No. 2 (106 new attached residential condominiums).

168. Construct or bond with the Department of Public Works for driveway paving of 28 and 36 feet in width as shown on the tentative map.

169. Show the driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

170. Record a covenant agreeing to post the 28-foot-wide driveways with "no parking, except in designated spaces" signs, and to provide for continued enforcement of the no parking restriction.

171. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

172. Building setbacks shall conform to those established by the conditional use permit.

173. Lot 1380 is approved as a condominium project for 106 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

174. Provide for an adequate lighting system along all walkways.

175. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

Lot 1381 only - Preferred project (294 new attached residential condominiums).

176. Construct or bond with the Department of Public Works for driveway paving of 36 feet in width on main collector driveways and 28 feet in width on all other driveways. The main collector driveways may be reduced in width to 30 and 36 feet as shown on the tentative

map if sufficient guest spaces, appropriately located throughout the project, are provided to the satisfaction of the Department of Regional Planning and the Fire Department.

177. Show the driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

178. Record a covenant agreeing to post all driveways of less than 34-foot-width with "no parking, except in designated spaces" signs, and to provide for continued enforcement of the no-parking restriction.

179. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

180. The driveway access to Copper Hill Drive (labeled emergency access on the tentative map) may be eliminated provided that a maximum of 150 dwelling units may record on a single means of driveway access.

181. Building setbacks shall conform to those established by the conditional use permit.

182. Lot 1381 is approved as a condominium project for 294 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

183. Provide for an adequate lighting system along all walkways.

184. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

<u>Lot 1381 only - Alternative Project No.1 (203 new attached residential condominiums).</u>

185. Construct or bond with the Department of Public Works for driveway paving of 28 and 36 feet in width as shown on the tentative map.

186. Show the driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

187. Record a covenant agreeing to post the 28-foot-wide driveways with "no parking, except in designated spaces" signs, and to provide for continued enforcement of the no-parking restriction.

188. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

189. The driveway access to Copper Hill Drive (labeled emergency access on the tentative map) may be eliminated provided that a maximum of 150 dwelling units may record on a single means of driveway access.

190. Building setbacks shall conform to those established by the conditional use permit.

191. Lot 1381 is approved as a condominium project for 203 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

192. Provide for an adequate lighting system along all walkways.

193. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.
<u>Lot 1381 only - Alternative Project No. 2 (125 new single-family condominiums).</u>

194. Construct or bond with the Department of Public Works for driveway paving of 36 feet in width on all common driveways, except for the common driveway serving two units which may be 20 feet in width and 24 feet on driveways serving three units.

195. Show the common driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

196. Record a covenant agreeing to post the 20-foot-wide driveway with "no parking, except in designated spaces" signs, and to provide for continued enforcement of the no-parking restriction.

197. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

198. The driveway access to Copper Hill Drive (labeled emergency access on the tentative map) may be eliminated provided that a maximum of 150 dwelling units may record on a single means of driveway access.

199. If parking is to be allowed on a driveway to an individual unit, such driveway shall be a minimum of 18 feet in length measured from the common driveway to the garage door. Where the driveway is less than 21 feet, the garage shall have a roll-up door. If no parking is allowed on a driveway to an individual unit, the driveway shall be no longer than 5 feet to discourage residents from using the driveway for parking. If this requirement is different from that approved under the conditional use permit, the conditional use permit requirement shall prevail.

200. Building setbacks shall conform to those established by the conditional use permit.

201. Lot 1381 is approved as a condominium project for 125 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

202. Provide for an adequate lighting system along all walkways.

203. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

Lot 1381 only - Alternative Project No. 3 (179 new single-family condominiums).

204. Construct or bond with the Department of Public Works for driveway paving of 36 feet in width on the main collector driveways and 34 feet in width on the cul-de-sac driveways serving the cluster units, unless the conditional use permit specifically approves a lesser driveway width. In no case shall these common driveways be less than 26 feet.

205. Show the common driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

206. Record a covenant agreeing to:

a. Post all common driveways designated by the Fire Department as fire lanes which are less than 34 feet in width with "no parking, except in designated spaces" signs; and

b. Provide for the continued enforcement of the no-parking restriction.

207. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

208. The driveway access to Copper Hill Drive (labeled emergency access on the tentative map) may be eliminated provided that a maximum of 150 dwelling units may record on a single means of driveway access.

209. If parking is to be allowed on a driveway to an individual unit, such driveway shall be a minimum of 18 feet in length measured from the common driveway to the garage door. Where the driveway is less than 21 feet, the garage shall have a roll-up door. If no parking is allowed on a driveway to an individual unit, the driveway shall be no longer than 5 feet to discourage residents from using the driveway for parking. If this requirement is different from that approved under the conditional use permit, the conditional use permit requirement shall prevail.

210. Building setbacks shall conform to those established by the conditional use permit.

211. Lot 1381 is approved as a condominium project for 179 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

212. Provide for an adequate lighting system along all walkways.

213. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

Lot 1383 only - Preferred project (90 new single-family condominiums).

214. Construct or bond with the Department of Public Works for driveway paving of 36 feet in width on the main collector driveways and 34 feet in width on the cul-de-sac driveways serving the cluster units, unless the conditional use permit specifically approves a lesser driveway width. In no case shall these common driveways be less than 26 feet.

215. Show the common driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

216. Record a covenant agreeing to:

a. Post all common driveways designated by the Fire Department as fire lanes which are less than 34 feet in width with "no parking, except in designated spaces" signs; and

b. Provide for the continued enforcement of the no-parking restriction.

217. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

218. If parking is to be allowed on a driveway to an individual unit, such driveway shall be a minimum of 18 feet in length measured from the common driveway to the garage door.

Where the driveway is less than 21 feet, the garage shall have a roll-up door. If no parking is allowed on a driveway to an individual unit, the driveway shall be no longer than 5 feet to discourage residents from using the driveway for parking. If this requirement is different from that approved under the conditional use permit, the conditional use permit requirement shall prevail.

219. Building setbacks shall conform to those established by the conditional use permit.

220. Lot 1383 is approved as a condominium project for 90 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

221. Provide for an adequate lighting system along all walkways.

222. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

Lot 1383 only - Alternative Project No. 1 (75 new single-family condominiums).

223. Construct or bond with the Department of Public Works for driveway paving of 36 feet in width on the main collector driveways and 34 feet in width on the cul-de-sac driveways serving the cluster units, unless the conditional use permit specifically approves a lesser driveway width. In no case shall these common driveways be less than 26 feet.

224. Show the common driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

225. Record a covenant agreeing to:

a. Post all common driveways designated by the Fire Department as fire lanes which are less than 34 feet in width with "no parking, except in designated spaces" signs; and

b. Provide for the continued enforcement of the no-parking restriction.

226. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

227. If parking is to be allowed on a driveway to an individual unit, such driveway shall be a minimum of 18 feet in length measured from the common driveway to the garage door. Where the driveway is less than 21 feet, the garage shall have a roll-up door. If no parking is allowed on a driveway to an individual unit, the driveway shall be no longer than 5 feet to discourage residents from using the driveway for parking. If this requirement is different from that approved under the conditional use permit, the conditional use permit requirement shall prevail.

228. Building setbacks shall conform to those established by the conditional use permit.

229. Lot 1383 is approved as a condominium project for 75 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

230. Provide for an adequate lighting system along all walkways.

231. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

Lot 1383 only - Alternative Project No. 2 (59 new single-family condominiums).

232. Construct or bond with the Department of Public Works for driveway paving of 36 feet in width on the main collector driveways as shown on the tentative map.

233. Show the collector driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

234. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

235. If parking is to be allowed on a driveway to an individual unit, such driveway shall be a minimum of 18 feet in length measured from the common driveway to the garage door. Where the driveway is less than 21 feet, the garage shall have a roll-up door. If no parking is allowed on a driveway to an individual unit, the driveway shall be no longer than 5 feet to discourage residents from using the driveway for parking. If this requirement is different from that approved under the conditional use permit, the conditional use permit requirement shall prevail.

236. Building setbacks shall conform to those established by the conditional use permit.

237. Lot 1383 is approved as a condominium project for 59 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

238. Provide for an adequate lighting system along all walkways.

239. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

<u>Lot 1386 only - Preferred project (95 new single-family condominiums).</u>

240. Construct or bond with the Department of Public Works for driveway paving of 36 feet in width on the main collector driveways and 34 feet in width on the cul-de-sac driveways serving the cluster units, unless the conditional use permit specifically approves a lesser driveway width. In no case shall these common driveways be less than 26 feet.

241. Show the common driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

242. Record a covenant agreeing to:

a. Post all common driveways designated by the Fire Department as fire lanes which are less than 34 feet in width with "no parking, except in designated spaces" signs; and

b. Provide for the continued enforcement of the no-parking restriction.

243. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

244. If parking is to be allowed on a driveway to an individual unit, such driveway shall be a minimum of 18 feet in length measured from the common driveway to the garage door. Where the driveway is less than 21 feet, the garage shall have a roll-up door. If no parking is allowed on a driveway to an individual unit, the driveway shall be no longer than 5 feet to discourage residents from using the driveway for parking. If this requirement is different from that approved under the conditional use permit, the conditional use permit requirement shall prevail.

245. Building setbacks shall conform to those established by the conditional use permit.

246. Lot 1386 is approved as a condominium project for 95 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

247. Provide for an adequate lighting system along all walkways.

248. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

<u>Lot 1386 only - Alternative Project No. 1 (89 new single-family condominiums).</u>

249. Construct or bond with the Department of Public Works for driveway paving of 36 feet in width on the main collector driveways as shown on the tentative map.

250. Show the collector driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

251. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

252. If parking is to be allowed on a driveway to an individual unit, such driveway shall be a minimum of 18 feet in length measured from the common driveway to the garage door. Where the driveway is less than 21 feet, the garage shall have a roll-up door. If no parking is allowed on a driveway to an individual unit, the driveway shall be no longer than 5 feet to discourage residents from using the driveway for parking. If this requirement is different from that approved under the conditional use permit, the conditional use permit requirement shall prevail.

253. Building setbacks shall conform to those established by the conditional use permit.

254. Lot 1386 is approved as a condominium project for 89 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

255. Provide for an adequate lighting system along all walkways.

256. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

<u>Lot 1386 only - Alternative Project No. 2 (184 new attached residential condominiums).</u>

257. Construct or bond with the Department of Public Works for driveway paving on the collector and other common driveways as shown on the tentative map.

258. Show the driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

259. Record a covenant agreeing to post all common driveways less than 34 feet in width with "no parking, except in designated spaces" signs, and to provide for continued enforcement of the no-parking restriction.

260. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

261. Building setbacks shall conform to those established by the conditional use permit.

262. Lot 1386 is approved as a condominium project for 184 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

263. Provide for an adequate lighting system along all walkways.

264. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

<u>Lot 1386 only - Alternative Project No. 3 (113 new single-family condominiums).</u>

265. Construct or bond with the Department of Public Works for driveway paving of 36 feet in width on the main collector driveways and 34 feet in width on the cul-de-sac driveways serving the cluster units, unless the conditional use permit specifically approves a lesser driveway width. In no case shall these common driveways be less than 26 feet.

266. Show the common driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

267. Record a covenant agreeing to:

a. Post all common driveways designated by the Fire Department as fire lanes which are less than 34 feet in width with "no parking, except in designated spaces" signs; and

b. Provide for the continued enforcement of the no-parking restriction.

268. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

269. If parking is to be allowed on a driveway to an individual unit, such driveway shall be a minimum of 18 feet in length measured from the common driveway to the garage door. Where the driveway is less than 21 feet, the garage shall have a roll-up door. If no parking is allowed on a driveway to an individual unit, the driveway shall be no longer than 5 feet to discourage residents from using the driveway for parking. If this requirement is different from that approved under the conditional use permit, the conditional use permit requirement shall prevail.

270. Building setbacks shall conform to those established by the conditional use permit.

271. Lot 1386 is approved as a condominium project for 113 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

272. Provide for an adequate lighting system along all walkways.

273. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

<u>Lot 1386 only - Alternative Project No. 4 (132 new attached residential condominiums).</u>

274. Construct or bond with the Department of Public Works for driveway paving on the collector driveways as shown on the tentative map.

275. Show the driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

276. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

277. Building setbacks shall conform to those established by the conditional use permit, especially the setbacks along the northerly project boundary in the vicinity of the northwest corner.

278. Lot 1386 is approved as a condominium project for 132 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

279. Provide for an adequate lighting system along all walkways.

280. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

Lot 1382 only - Preferred project (8 building lease project, 113 new apartments).

281. Construct or bond with the Department of Public Works for driveway paving as shown on the tentative map, including the off-site driveway to "A" Street within Tentative Tract Map No. 51644.

282. Show the driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

283. Record a covenant agreeing to post the driveways less than 34 feet in width with "no parking, except in designated spaces" signs, and to provide for the continued enforcement of the no-parking restriction.

284. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

285. Lot 1382 shall not record until final maps record within Tentative Tract Map No. 51644 providing dedicated street access and driveway access across the open space lot within that land division to Lot 1382. Provide evidence of legal access off-site across the open space lot within Tentative Tract Map No. 51644.

286. Building setbacks shall conform to those established by the conditional use permit.

287. Lot 1382 is approved as lease projects for eight buildings containing a total of 113 apartment units. Place a note on the final map to this effect to the satisfaction of the Department of Public Works and the Department of Regional Planning.

288. Provide for an adequate lighting system along all walkways.

Lot 1385 only - Preferred project (121 new single-family condominiums).

289. Construct or bond with the Department of Public Works for driveway paving of 36 feet in width on the main collector driveways and 34 feet in width on the cul-de-sac driveways serving the cluster units, unless the conditional use permit specifically approves a lesser driveway width. In no case shall these common driveways be less than 26 feet.

290. Show the common driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

291. Record a covenant agreeing to:

a. Post all common driveways designated by the Fire Department as fire lanes which are less than 34 feet in width with "no parking, except in designated spaces" signs; and

b. Provide for the continued enforcement of the no-parking restriction.

292. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

293. If parking is to be allowed on a driveway to an individual unit, such driveway shall be a minimum of 18 feet in length measured from the common driveway to the garage door. Where the driveway is less than 21 feet, the garage shall have a roll-up door. If no parking is allowed on a driveway to an individual unit, the driveway shall be no longer than 5 feet to discourage residents from using the driveway for parking. If this requirement is different from that approved under the conditional use permit, the conditional use permit requirement shall prevail.

294. Building setbacks shall conform to those established by the conditional use permit.

295. Lot 1385 is approved as a condominium project for 121 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

296. Provide for an adequate lighting system along all walkways.

297. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

Lot 1385 only -- Alternative Project No. 1 (147 new attached residential condominiums).

298. Construct or bond with the Department of Public Works for driveway paving on the collector driveways as shown on the tentative map.

299. Show the driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

300. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

301. Building setbacks shall conform to those established by the conditional use permit.

302. Lot 1385 is approved as a condominium project for 147 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

303. Provide for an adequate lighting system along all walkways.

304. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

Lot 1385 only - Alternative Project No. 2 (97 new single-family condominiums).

305. Construct or bond with the Department of Public Works for driveway paving on the main collector driveways as shown on the tentative map.

306. Show the collector driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

307. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

308. If parking is to be allowed on a driveway to an individual unit, such driveway shall be a minimum of 18 feet in length measured from the common driveway to the garage door. Where the driveway is less than 21 feet, the garage shall have a roll-up door. If no

parking is allowed on a driveway to an individual unit, the driveway shall be no longer than 5 feet to discourage residents from using the driveway for parking. If this requirement is different from that approved under the conditional use permit, the conditional use permit requirement shall prevail.

309. Building setbacks shall conform to those established by the conditional use permit.

310. Lot 1385 is approved as a condominium project for 97 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

311. Provide for an adequate lighting system along all walkways.

312. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

Lot 1385 only - Alternative Project No. 3 (200 new attached residential condominiums).

313. Construct or bond with the Department of Public Works for driveway paving on the collector driveways as shown on the tentative map. The driveways shown as 31 feet in width on the tentative map may be reduced to 28 feet.

314. Show the driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

315. Record a covenant agreeing to post the 31-foot-wide driveways with "no parking, except in designated spaces" signs, and to provide for the continued enforcement of the no-parking restriction.

316. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

317. Building setbacks shall conform to those established by the conditional use permit.

318. Lot 1385 is approved as a condominium project for 200 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

319. Provide for an adequate lighting system along all walkways.

320. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

Lot 1384 only - Preferred project (116 new attached residential condominiums).

321. Construct or bond with the Department of Public Works for driveway paving of 36 feet in width on the main collector driveways, including the off-site access driveway across the open space lot in Tentative Tract Map No. 51644 to "VV" Street, and 28 feet in width on all other common driveways.

322. Show the driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

323. Record a covenant agreeing to post the 28-foot-wide driveways with "no parking, except in designated spaces" signs, and to provide for the continued enforcement of the no-parking restriction.

324. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

325. Lot 1384 shall not record until final maps record within Tentative Tract Map No. 51644 providing dedicated street access and driveway access across the open space lot within that land division to Lot 1384. Provide evidence of legal access off-site across the open space lot within Tentative Tract Map No. 51644.

326. Building setbacks shall conform to those established by the conditional use permit.

327. Lot 1384 is approved as a condominium project for 116 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

328. Provide for an adequate lighting system along all walkways.

329. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

Lot 1384 only - Alternative Project No. 1 (15 building lease project, 212 new apartments).

330. Construct or bond with the Department of Public Works for driveway paving as shown on the tentative map, including the off-site access driveway across the open space lot in Tentative Tract Map No. 51644 to "VV" Street, except that the minimum driveway width shall be 26 feet or as required by the Fire Department.

331. Show the driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

332. Record a covenant agreeing to post the driveways less than 34 feet in width with "no parking, except in designated spaces" signs, and to provide for the continued enforcement of the no-parking restriction.

333. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

334. Lot 1384 shall not record until final maps record within Tentative Tract Map No. 51644 providing dedicated street access and driveway access across the open space lot within

that land division to Lot 1384. Provide evidence of legal access off-site across the open space lot within Tentative Tract Map No. 51644.

335. Building setbacks shall conform to those established by the conditional use permit.

336. Lot 1384 is approved as lease projects for 15 buildings containing a total of 212 apartment units. Place a note on the final map to this effect to the satisfaction of the Department of Public Works and the Department of Regional Planning.

337. Provide for an adequate lighting system along all walkways.

Lot 1384 only - Alternative Project No. 2 (103 new single-family condominiums).

338. Construct or bond with the Department of Public Works for driveway paving of 36 feet in width on the main collector driveways and 34 feet in width on the cul-de-sac driveways serving the cluster units, unless the conditional use permit specifically approves a lesser driveway width. In no case shall these common driveways be less than 26 feet.

339. Show the common driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

340. Record a covenant agreeing to:

a. Post all common driveways designated by the Fire Department as fire lanes which are less than 34 feet in width with "no parking, except in designated spaces" signs; and

b. Provide for the continued enforcement of the no-parking restriction.

341. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

342. If parking is to be allowed on a driveway to an individual unit, such driveway shall be a minimum of 18 feet in length measured from the common driveway to the garage door.

Where the driveway is less than 21 feet, the garage shall have a roll-up door. If no parking is allowed on a driveway to an individual unit, the driveway shall be no longer than 5 feet to discourage residents from using the driveway for parking. If this requirement is different from that approved under the conditional use permit, the conditional use permit requirement shall prevail.

343. Lot 1384 shall not record until final maps record within Tentative Tract Map No. 51644 providing dedicated street access and driveway access across the open space lot within that land division to Lot 1384. Provide evidence of legal access off-site across the open space lot within Tentative Tract Map No. 51644.

344. Building setbacks shall conform to those established by the conditional use permit.

345. Lot 1384 is approved as a condominium project for 103 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will, in turn, provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

346. Provide for an adequate lighting system along all walkways.

347. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways.

Lot 1384 only - Alternative Project No. 3 (16 building lease project, 256 new apartments).

348. Construct or bond with the Department of Public Works for driveway paving, including the off-site access driveway across the open space lot in Tentative Tract Map No. 51644 to "VV" Street, a minimum of 26 feet in width, 34 feet in width where parking is allowed on one side and 36 feet in width where parking is allowed on both sides.

349. Show the driveways described above on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway-Fire Lane."

350. Record a covenant agreeing to post the driveways with "no parking, except in designated spaces" signs, and to provide for the continued enforcement of the no-parking restriction.

351. Name or assign a letter identification to all common driveways on the final map to the satisfaction of the Department of Regional Planning.

352. Lot 1384 shall not record until final maps record within Tentative Tract Map No. 51644 providing dedicated street access and driveway access across the open space lot within that land division to Lot 1384. Provide evidence of legal access off-site across the open space lot within Tentative Tract Map No. 51644.

353. Building setbacks shall conform to those established by the conditional use permit.

354. Lot 1384 is approved as lease projects for 16 buildings containing a total of 256 apartment units. Place a note on the final map to this effect to the satisfaction of the Department of Public Works and the Department of Regional Planning.

355. Provide for an adequate lighting system along all walkways.

AREA "D" CONDITIONS (The following conditions are only applicable to the lots in Area "D.")

Lots 1507-1513 only - Public facility/water well lots.

356. Dedicate residential construction rights over lots 1507-1513 (water wells).

357. Dedicate lots 1507-1513 to the Valencia Water Company or other public utility, or provide for the ownership of the lots by a homeowners' association and lease the lots to the Valencia Water Company or other public utility. Alternative ownership and maintenance arrangements may be substituted with the approval of the Planning Director.

Lots 1514 - 1521 only - Open space lots.

358. Dedicate residential construction rights over lots 1514-1521 (open space).

359. Provide for the ownership and maintenance of lots 1514-1521 by the homeowners' association and/or by a landscape maintenance district.

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

361. 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 the Department of Regional Planning.

362. Dedicate the trail to the satisfaction of the Department of Parks and Recreation.

Except as modified hereinabove, this approval is subject to all those conditions set forth in the attached reports.

The following reports consisting of 26 pages are the recommendations of the Department of Public Works.

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

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

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

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

- In accordance with Government Code Sections 66474.2 and 66498.1, in lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

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

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

- Show the remainder of the last legally created parcel as a "Remainder Parcel" on any final map to the satisfaction of this Department.

- Prior to issuance of a permit or other grant of approval for development of the designated remainder parcel, comply with the following:

  - In accordance with Government Code Sections 66474.2 and 66498.1, the owner at the time of issuance of a permit or other grant of approval for development over the designated remainder parcel, shall develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Pluming Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code.

  - Provide drainage facilities to eliminate the flood hazard to the satisfaction of the Department.

  - Connect to a mainline sanitary sewer to the satisfaction of the Department.

  - Provide water facilities to the satisfaction of this Department.

  - Provide road right of way and construct street improvements to the satisfaction of the Department.

  - Provide easements to the satisfaction of this Department.

  - Eliminate any geologic and soils hazards to the satisfaction of the Department.

- Remove existing structures prior to final approval. Demolition permits are required from the Building and Safety office.

- Quitclaim or relocate easements running through proposed structures.

- Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the County Recorder, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the County Recorder.

- Place standard condominium/lease purpose/residential planned development notes on the final map to the satisfaction of this Department.

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

- Furnish this Department's Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.

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

- Prior to the recordation of a final map with respect to Lots 1382 and 1384, a final map for Tract 51644 must be recorded showing access from such lots through Tract 51644 to Copper Hill Drive, the applicant shall otherwise provide of legal access through Tract 51644 to such lots, or the tract map shall be revised or amended to provide satisfactory access to Lots 1382 and 1384 within the tract.

- Delineate proof of access over the MWD property on the final map.

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

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

- Lot lines shall be nearly radial or perpendicular to street right of way to the satisfaction of this Department and the Department of Regional Planning.

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

- Grant ingress/egress and utility easements to the public over the private and future or future streets.

- Provide separated lots for all private and future streets to the satisfaction of the Department of Regional Planning and this Department.

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

- If unit filing occurs, reserve reciprocal ingress and egress easements in documents over the private driveways and delineate on the final map to the satisfaction of this Department.

- The first unit of this subdivision shall be filed as Tract No. 52455-01, the second unit, Tract No. 52455-02, ... and the last unit, Tract No. 52455.

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

- Additional Requirements:

  - Permission is granted to record for 20-acre parcel map prior to recordation of tract map providing all applicable conditions are met. The entire parcel map needs to be recorded as the first unit and all individual lots need to be minimum 20 acres.

Rev. 04-25-2000
HW

- Additional Requirements: continued

  - Eliminate Lots 747, 748, 749, 750 and 751 on "U" St. in the vicinity east of "Z" St. or redesign the alignment on "U" St. in the vicinity east of "Z" St. and adjust lot lines to provide adequate sight distance and airspace easement as shown on the Information Map "B" dated 09/01/99 to the satisfaction of the Department of Regional Planning and the Department of Public Works.

  - Adjust lot lines to provide adequate sight distance and airspace easement at locations as shown on the Information Maps "A" and "B" dated 09/01/99 to the satisfaction of the Department of Regional Planning and the Department of Public Works.

HCW/for

Name Randine M. Ruiz Phone (626) 458-4915 Date Rev. 04-25-2000

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

- The centerlines of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from a 60-foot to a 58-foot right-of-way.

- The minimum centerline radius is 350 feet on all local streets with 40 feet between curbs, or 64 feet of right of way and on all the streets where grades exceed 10%.

- Provide minimum 250 feet centerline radius on "L" St. in vicinity of Lot 143.

- The minimum centerline radius on a local street with an intersecting street on the concave side should comply with design speeds per Subdivision Plan Checking Sections's "Requirements for Street Plans " and sight distances per the current AASHTO.

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

- Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highway). If compound curves are used, the radius of the smaller curve (when less than 1,000 feet) shall not be less than two-thirds of the larger curve.

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

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

- 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.

- Repair any broken or damaged curb, gutter, sidewalk, and pavement on streets within or abutting the subdivision.

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

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

- Construct additional pavement on partially improved highways to provide a striped (left-turn/right-turn) lane at entrance street intersection(s).

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

- Prior to final map approval, the subdivider shall enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench.

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

- All existing and new utility lines shall be underground to the satisfaction of the Department of Public Works per Section 21.24.400 of Title 21 of the Los Angeles County Code. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in parkway.

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

- Dedicate the right to restrict vehicular access on "A" St., on Copper Hill Dr. from Lot 1384, and all open space lots and commercial lots, and on Decoro Dr. from all open space lots.

- Dedicate vehicular access rights on Copper Hill Dr. from all residential lots except Lot 1384, and San Francisquito Canyon Rd. (the northerly extension of McBean Parkway), unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.

Rev. 04-25-2000
HW

- Dedicate right of way 60 feet from centerline on Copper Hill Dr. south of Decoro Dr. per P-maps 234 and 246.

- Dedicate right of way 50 feet from centerline on Copper Hill Dr. north of Decoro Dr. per P-map 246.

- Dedicate right of way 50 feet from centerline on McBean Parkway per P-map 238 if the property fronts this highway.

- Dedicate right of way 40 feet from centerline on Decoro Dr. per P-map 234.

- Dedicate right of way 40 feet from centerline on San Francisquito Canyon Road (the northerly extension of McBean Parkway) per P-map 253 plus additional right of way for transition from 100 feet to 80 feet right of way in the vicinity north of the Copper Hill Dr./McBean Parkway intersection to the satisfaction of the Department of Public Works.

- Dedicate right of way 90 to 84 feet on "A" St. to the satisfaction of the Department of Public Works. The alignment must be compatible with Tract 51828 to the west.

- Dedicate right of way 32 feet from centerline on "MM" St., "NN" St., "OO" St., "PP" St., "QQ" St.,"SS" St., "TT" St. and "UU" St., and 30 feet from centerline on "RR" St.

- Eliminate all gated entrances on "MM" St., "PP" St., and "QQ" St.

- Make an offer of private and future right of way 32 feet from centerline on "B" St., "C" St. "D" St., "T" St., and "U" St.

- Make an offer of private and future right of way 30 feet from centerline on D" St. between "C" St. and "Q" St., "E" St., "F" St., "K" St. between "B" St. and "O" St., "L" St., "V" St., "W" St., "Z" St. except cul-de-sac, "FF" St. including the cul-de-sac, "HH" St. except cul-de-sac, "II" St., the unnamed street joining "HH" St. and "II" St. in the vicinity of Lots 449 to 452, "JJ" St., and "WW" St. except cul-de-sac. Provide a street name for the unnamed street joining "HH" St. and "II" St. in the vicinity of Lots 449 to 452.

- Make an offer of private and future right of way 29 feet from centerline on "H" St., "I" St., "J" St., "K" St. west of "C" St., "M" St., "N" St., "O" St., "P" St., "Q" St., "R" St. "S" St., "X" St., "Y" St., "AA" St., "BB" St., "CC" St., "DD" St., "EE" St., "GG" St., "HH" St. cul-de-sac, "KK" St., "WW" St. cul-de-sac, "XX" St., "YY" St., and "A" Dr. (Lot 392) in Area A.

- Rename ~~one of the "K" Streets~~.

- Make an offer of future right of way 32 feet from centerline on "LL" St. in Area B. The alignment must be compatible with Tract 51644.

- Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.

- Provide right of way or easement on all streets within the MWD property to the satisfaction of the Department of Public Works.

- Dedicate slope easement on "LL" St. to the satisfaction of the Department of Public Works.

- Align the centerline of the driveway in Lots 1382 and 1384 with the centerline of the access street/or driveway to Tract 51644 to the satisfaction of the Department of Public Works.

- Provide additional right of way in the vicinity of the gated entry on all gated streets to the satisfaction of the Department of Public Works. A minimum of 32 feet radius for turnaround is required to the satisfaction of the Department of Public Works.

- Provide 345 feet of stacking storage at all gated entrances to the satisfaction of the Department of Public Works. Any reduction in the stacking distance must be to the satisfaction of the Department of Public Works. All the entry gate locations as shown on the tentative map are not necessarily approved.

- Plant street trees on all highways and all streets except "A" Dr. and "LL" St.

- Install street lights on all highways and all streets except "LL" St.

- As agreed, provide a cul-de-sac street with 58 feet of private and future right of way and construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flowlines on "A" Dr. to the satisfaction of the Department of Public Works to serve the nine residential lots (Lots 365 to 373) in Area A.

- Construct curb, gutter, base, pavement and sidewalks on all highways and all streets except "A" Dr. in Area A and "LL" St. in Area B. We have no objection to the use of alternate cross section on all streets. Sidewalks to be constructed outside of the road right of way within the paseo area must be approved by the Department of Public Works prior to final map approval.

- Construct full improvements on all streets within the MWD property to the satisfaction of the Department of Public Works.

- The road improvements on "LL" St. in Area B are to be constructed by Tract 51644.

- Provide adequate landing area with maximum 3% grade on all intersecting streets to the satisfaction of the Department of Public Works.

- Comply with the conditions of the Southern California Edison Company as outlined in the attached letter dated March 23, 1998.

- Prior to final map approval, pay the fees established by the Board of Supervisors for the Valencia Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is $9,922 per factored unit and is subject to change.

- Provide adequate sight distance for 60 mph (650 feet) on Copper Hill Dr. from "PP" St. Line of sight shall be within right of way or airspace easements be dedicated to the satisfaction of the Department of Public Works.

- Provide adequate sight distance for 40 mph (415 feet) on "D" St. from "C" St., "T" St. from "U" St., "HH" St. and "LL" St., "U" St. from "CC" St. and "Z" St., "MM" St. from "K" Dr. and "OO" St., "NN" St. from all side streets, driveways to the MWD property and driveways on the inside curb fronting Lots 1453 and 1454, "OO" St. from "I" Alley, "L" Alley and "L" Dr. (northerly intersection), and "QQ" St. from "SS" St. and "N" Alley. Line of sight shall be within right of way or airspace easements be dedicated to the satisfaction of the Department of Public works.

- Provide adequate sight distance for 35 mph (365 feet) on "C" St. from "L" St. Line of sight shall be within right of way or airspace easements be dedicated to the satisfaction of the Department of Public works.

- Provide adequate sight distance for 30 mph (310 feet) on "F" St. from "J" St., "V" St. from "EE" St., and "RR" St. from "QQ" St. at both intersections and all driveways on the inside curb fronting Lot 1455. Line of sight shall be within right of way or airspace easements be dedicated to the satisfaction of the Department of Public Works.

- Provide adequate sight distance for 25 mph (260 feet) on "WW" St. from "XX" St. Line of sight shall be within right of way or airspace easements be dedicated to the satisfaction of the Department of Public Works.

- If possible, modify the boundaries of the open space lots to include the airspace easements for sight distance to the satisfaction of the Department of Regional Planning and the Department of Public Works.

- Provide acceptance letter for grading and public access within the MWD property.

- The pedestrian bridge over Copper Hill Dr. must be constructed to the satisfaction of the Department of Public Works.

- Prepare signing and striping plans for all multi-lane street and highways within or abutting this land division to the satisfaction of this Department.

- Comply with the traffic mitigation measures as indicated on the attached memorandum dated January 12, 1999 from our Traffic Lighting Division to the satisfaction of the Department of Public Works. If signals identified in the traffic study are included as facilities specifically identified for inclusion in the Valencia Bridge and Major Thoroughfare Construction Fee District, then the amount and eligibility for a credit against your District obligation may be given if approved by the Department of Public Works.

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

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

- Eliminate Lots 747, 748, 749, 750 and 751 on "U" St. in the vicinity east of "Z" St. or redesign the alignment on "U" St. in the vicinity east of "Z" St. and adjust lot lines to provide adequate sight distance and airspace easement as shown on the Information Map "B" dated 09/01/99 to the satisfaction of the Department of Regional Planning and the Department of Public Works.

- Modified cross sections as shown on the tentative map are not approved. Provide standard urban cross sections on all streets except "A" Dr. A standard rural cross section is allowed on "A" Dr.

HW/for

Name Randine M. Ruiz Phone (626) 458-4915 Date Rev. 04-25-2000

January 12, 1999

TO: Dave Yamahara
Planning Division

FROM: K. E. Wear
Traffic and Lighting Division

TRAFFIC STUDY (NOVEMBER 1998)
WEST CREEK PROJECT
VESTING TENTATIVE TRACT MAP NO. 52455
SANTA CLARITA AREA

We have reviewed the above-mentioned document submitted by the Traffic Consultant, Austin-Foust Associates. The Project is generally located northwest of McBean Parkway and Newhall Ranch Road in unincorporated Los Angeles County.

The Project consists of 2,545 residential dwelling units and two commercial centers totaling 180,000 square feet on an approximately 1,035 acre site. The Project is estimated to generate approximately 35,400 vehicle trips per day.

The traffic generated by the Project alone will significantly impact the following intersections and roadways within Los Angeles County or County/City of Santa Clarita. We recommend the following mitigation measures be the sole responsibility of the Project. We recommend withholding the issuance of building permits until the following improvements are in place or additional traffic information acceptable to this Department is submitted with a different network or other measures to mitigate the Project's traffic impact.

- Copper Hill Drive from McBean Parkway to Rye Canyon Road with two lanes in each direction including a bridge over San Francisquito Canyon Creek.
- Newhall Ranch Road from Copper Hill Drive-Rye Canyon Road to Dickason Drive-Avenue Tibbitts with two lanes in each direction.
- Decoro Drive from its existing terminus west of Dickason Drive to Copper Hill Drive with one lane in each direction.
- Avenue Scott from Avenue Tibbitts to McBean Parkway with two lanes in each direction including a bridge over San Francisquito Canyon Creek.
- McBean Parkway from Decoro Drive to Newhall Ranch Road with three lanes in each direction (restripe).

- McBean Parkway/Copper Hill Drive

  East Approach: Two left-turn lanes and two through lanes. (Add two through lanes.)

  South Approach: One left-turn lane and two right-turn lanes. (Add left-turn lane.)

  West Approach (new): One through lane and one shared through/right-turn lane.

- McBean Parkway/Decoro Drive

  North Approach: One left-turn lane and two through lanes. (Same as existing.)

  East Approach: One left-turn lane and one shared left/right-turn lane. (Same as existing.)

  South Approach: Two through lanes and two right-turn lanes. (Add a second northbound right-turn lane.)

- McBean Parkway/Newhall Ranch Road

  North Approach: Two left-turn lanes, four through lanes, and one right-turn lane. (Add fourth southbound through lane.)

  East Approach: Two left-turn lanes, three through lanes, and one right-turn lane. (Same as existing.)

  South Approach: Two left-turn lanes, three through lanes, and two right-turn lanes. (Same as existing.)

  West Approach: Two left-turn lanes, three through lanes, and one right-turn lane. (Same as existing.)

- The Old Road/Southbound Interstate 5 (I-5) Freeway On/Off Ramps (North of Rye Canyon Road)

  North Approach: One left-turn lane and two through lanes. (Same as existing.)

  East Approach: One left-turn lane and one right-turn lane. (Same as existing.)

South Approach: Two through lanes and one free flow right-turn lane. (Convert existing right-turn lane to a free flow right-turn lane.) This improvement will require additional right of way and approval from the State of California Department of Transportation (Caltrans). Detailed striping plans should be submitted to Caltrans and this Department for review and approval.

- Attached Residential (first Project access west of McBean Parkway-Tesoro Del Valle East Access)/Copper Hill Drive (new)

  North Approach: One left-turn lane and one right-turn lane.

  East Approach: Two through lanes and one right-turn lane.

  West Approach: One left-turn lane and two through lanes.

- "YY" Street North (second Project access west of McBean Parkway-Tesoro Del Valle West Access)/Copper Hill Drive (new)

  North Approach: One left-turn lane, one through lane, and one right-turn lane.

  East Approach: One left-turn lane, two through lanes, and one right-turn lane.

  South Approach: Two left-turn lanes and one shared through/right-turn lane.

  West Approach: One left-turn lane, two through lanes, and one right-turn lane.

- Apartment No. 1-Commercial No. 2 (third Project access west of McBean Parkway)/Copper Hill Drive (new)

  North Approach: One left-turn lane, one through lane, and one right-turn lane.

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

  South Approach: One left-turn lane, one through lane, and right-turn lane.

  West Approach: One left-turn lane, one through lane, and one shared through/ right-turn lane.

- "C" Street North (fourth Project access west of McBean Parkway)/Copper Hill Drive (new)

  North Approach ("C" Street North): One left-turn lane and one right-turn lane.

  East Approach (Copper Hill Drive): One through lane and one shared through/right-turn lane.

  West Approach (Copper Hill Drive): One left-turn lane and two through lanes.

- Copper Hill Drive/"C" Street South (fifth Project access west of McBean Parkway-new)

  North Approach (Copper Hill Drive): One left-turn lane, one through lane, and one shared through/right-turn lane.

  East Approach ("C" Street South): Two left-turn lanes and one shared through/ right-turn lane.

  South Approach (Copper Hill Drive): One left-turn lane, one through lane, and one shared through/right-turn lane.

  West Approach ("C" Street South): One left-turn lane, one through lane, and one right-turn lane.

- Copper Hill Drive/"YY" Street South (sixth Project access west of McBean Parkway-new)

  North Approach (Copper Hill Drive): One left-turn lane, two through lanes, and one right-turn lane.

  East Approach ("YY" Street South): Two left-turn lanes and one shared through/ right-turn lane.

  South Approach (Copper Hill Drive): One left-turn lane, two through lanes, and one right-turn lane.

  West Approach ("YY" Street South): Two left-turn lanes and one shared through/ right-turn lane.

- Copper Hill Drive/"B" Street (seventh Project access west of McBean Parkway-new)

  North Approach (Copper Hill Drive): One through lane and one shared through/ right-turn lane.

South Approach (Copper Hill Drive): One left-turn lane and two through lanes.

West Approach ("B" Street): One left-turn lane and one right-turn lane.

- Copper Hill Drive/Decoro Drive (new)

North Approach: ~~Two~~ One HW left-turn lanes and two through lanes.

East Approach: One left-turn lane and one right-turn lane.

South Approach: One through lane and shared through/right-turn lane.

- Copper Hill Drive/Newhall Ranch Road (new)

North Approach: Two left-turn lanes and two through lanes.

East Approach: Two left-turn lanes and two right-turn lanes.

South Approach: Two through lanes and one right-turn lane.

- The following intersections, with the exception of Apartment No. 1-Commercial No. 2 Access/Copper Hill Drive, are within the proposed Valencia Bridge and Major Thoroughfare (B&T) District. The developer should pay the entire cost for the installation/modification of these traffic signals and receive in-lieu of credits. Traffic signals should be installed when actual traffic conditions warrant the signals.

McBean Parkway/Copper Hill Drive
McBean Parkway/Decoro Drive (modify)
McBean Parkway/Newhall Ranch Road (modify)
"YY" Street North-Tesoro Del Valle West Access/Copper Hill Drive
~~Apartment No. 1-Commercial No. 2 Access/Copper Hill Drive~~ Deleted. HW
"C" Street North/Copper Hill Drive
Copper Hill Drive/"C" Street South
Copper Hill Drive/"YY" Street South
Copper Hill Drive/Decoro Drive
Copper Hill Drive/"B" Street
Copper Hill Drive/Newhall Ranch Road

The cumulative traffic generated by the Project and other related projects will significantly impact the following intersections within Los Angeles County. The Project should pay its fair share of the following recommended mitigation measures:

- The Old Road/Southbound I-5 Freeway On/Off Ramps (North of Rye Canyon Road)

  North Approach: Two left-turn lanes and two through lanes. (Add second left-turn lane. Modify the southbound I-5 Freeway on-ramp to accommodate three lanes including the northbound free flow right-turn lane which is a stand-alone mitigation measure.)

  East Approach: One left-turn lane and one shared left/right-turn lane. (Convert existing westbound right-turn lane to a shared left/right-turn lane.)

  South Approach: Two through lanes and one free flow right-turn lane (same as stand-alone mitigation).

  Install signals.

  Fair Share: 4 percent.

- The Old Road/Rye Canyon Road

  The proposed improvement of a second southbound left-turn lane and a second northbound through lane may not be feasible due to right of way constraints. There appears to be no other feasible mitigation for this intersection.

- Magic Mountain Parkway at The Old Road and at I-5 Freeway Southbound Ramps

  The proposed improvements at these intersections will not mitigate the cumulative traffic impacts. There are plans to improve the I-5 Freeway/Magic Mountain Parkway interchange including the intersection of The Old Road and Magic Mountain Parkway. We recommend the Project pay its fair share towards the improvement of the interchange.

  Fair share: 15 percent

- The ultimate improvement of the following intersections are included in the Valencia B&T Construction Fee District. The Project's District fees will cover their share to mitigate the following intersections:

  McBean Parkway/Copper Hill Drive
  McBean Parkway/Decoro Drive
  McBean Parkway/Newhall Ranch Road
  Dickason Drive/Decoro Drive
  Dickason Drive-Avenue Tibbitts/Newhall Ranch Road
  Attached Residential-Tesoro Del Valle East Access/Copper Hill Drive
  "YY" Street North-Tesoro Del Valle West Access/Copper Hill Drive
  Apartment No. 1-Commercial No. 2 Access/Copper Hill Drive
  "C" Street North/Copper Hill Drive
  Copper Hill Drive/"C" Street South
  Copper Hill Drive/"YY" Street South
  Copper Hill Drive/Decoro Drive
  Copper Hill Drive/"B" Street
  Copper Hill Drive/Newhall Ranch Road

In addition, we have the following comments regarding our review of the traffic study:

- The Interim Year volume to capacity (v/c) ratios for County intersections are consistently less than the v/c ratios on actual calculation sheets by 7 percent (v/c=0.07). A higher reduction of 10 percent has been assumed for intersections within the City of Santa Clarita. The traffic study indicates that the v/c's are reduced to account for the implementation of Advanced Transportation Management Systems and Intelligent Vehicle Highway Systems. Since we have not been presented with conclusive evidence to substantiate this assertion, we recommend the study explore the feasibility of implementing traditional transportation improvements such as widening intersection approaches and roadways to provide additional capacity. If there are no feasible traditional mitigation measures, we may consider a maximum of a 7 percent reduction in v/c ratios if the developer commits to pay the full cost to implement these measures and are implemented on a systemwide basis to the satisfaction of this Department and the City of Santa Clarita.

- The proposed circular streets and semicircular streets within Area C of the Project should be designed to provide a clear line of sight of 40 mph at all intersecting cross streets including driveways to the recreation lots 1452, 1453, and 1454. An air space easement should be dedicated to the County encompassing the desired line of sight.

We recommend Caltrans and the City of Santa Clarita review this Project for impacts/mitigation within their jurisdictions.

If you have any questions, please contact Hector Rodriguez of our Traffic Studies Section at Extension 5909.

HR:ce
T-2\WEST

cc: Brian T. Sasaki
Building and Safety/Land Development (Ondrozeck)

DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 52455 (Rev.)
TENTATIVE MAP DATED 04-06-99
INFORMATION MAPS "A" AND "B" DATED 09-01-99
INFORMATION MAP "C" DATED 09-02-99

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

- The subdivider shall install and dedicate main line sewers and serve each lot/building with a separate house lateral or have approved and bonded sewer plans on file with this Department.

- The subdivider shall submit an area study to this Department to determine capacity is available in the sewerage system to be used as the outlet for the sewers in this land division. If the system is found to have insufficient capacity, the problem must be resolved to the satisfaction of this Department.

- 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.

- Offsite improvements are tentatively required.

- Easements are required, subject to review by this Department to determine the final locations and requirements.

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

-HW/for

Name Randine M. Ruiz Phone (626) 458-4915 Date 09-20-99

DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 52455 (Rev.)

TENTATIVE MAP DATED 04-06-99
INFORMATION MAPS "A" AND "B" DATED 09-01-99
INFORMATION MAP "C" DATED 09-02-99

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

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

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

- Offsite improvements are tentatively required.

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

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

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

HW/for

Name Randine M. Ruiz Phone (626) 458-4915 Date 09-20-99

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave.
Alhambra, CA 91803
District Office 8.2
Telephone: (626) 458-4925
Fax: (626) 458-4913
Sheet 1 of 1

Calling hours - Monday through Thursday 8-9 a.m. & 3-4 p.m.

Tentative Map (Tract) 52455
Location Newhall
Developer/Owner Valencia Company
Engineer/Architect Psomas
Soils Engineer Allen E. Seward (J.N. 98-1528-4)
Geologist Same as above

Review of:
Tentative Tract Map dated 4/6/99
Tentative Tract Map (Info Only) Dated By Regional Planning 9/2/99

Previous review sheet dated 4/28/99

ACTION:

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

REMARKS:

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

REGISTERED PROFESSIONAL ENGINEER
AMIR M. ALAM
No. C43738
Exp. 9-30-00
CIVIL
STATE OF CALIFORNIA

Prepared by Amir M. Alam Date 9/16/99

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes fo excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Order

Amir/52455

MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW

1 Geologist
__ Geotechnical Eng.
1 LDMA/Proc. Ctr.
1 Section
1 Subdivision

Tentative Tract Map dated 4/6/99

ENTATIVE TRACT/MINOR LAND SUBDIVISION 52455 TENTATIVE MAP DATED 9/2/99 (Info Only)
UBDIVIDER The Valencia Company LOCATION Valencia
NGINEER Psomas
EOLOGIST & SOILS ENGINEER Allan Seward REPORT DATE 12/29/98, 6/30/98

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

[X] The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.

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

[X] A detailed engineering geologic report and soils engineering report must be approved.

[X] All geologic hazards associated with this proposed development must be eliminated,

or

delineate restricted use areas, approved by the consultant geologist, 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.

[ ] Specific recommendations will be required from the consultant (s) regarding the suitability for development of all lots designed essentially as ungraded site lots.

[ ] A Final Parcel Map is recommended for recordation of this Minor Land Subdivision.

[X] The Geotechnical Engineering Unit's review dated 9/16/99 is attached.

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

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

[X] A geology and/or geotechnical engineering report may be required prior to approval of building or grad plans.

[ ] Approved without conditions.

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

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

Prepared by _____ Reviewed by _____ Date 9/9/99
Charles Nestle

DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION - DRAINAGE AND GRADING UNIT

TENTATIVE MAP DATED 04/06/99

TRACT NO. 52455 INFORMATION TENTATIVE MAP DATED 09/02/99

DRAINAGE CONDITIONS

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

[X] Portions of the existing property lying in and adjacent to San Francisquito Canyon are subject to flood hazard because of overflow, inundation, and debris flows.

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

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

Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. A 1601 stream bed alteration may be needed.

[X] A Notice of Intent (NOI) and a Stormwater Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.

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

[X] This site is located in Zone "A" per the Federal Flood Insurance Rate Map. The Department of Public Works, Planning Division (626) 458-4322, should be contacted to obtain procedures for revising the flood insurance rate map once the storm drain facilities are constructed. A Conditional Letter of Map Revision must be secured from FEMA prior to any approval of storm drain plans

[X] Department of Public Works approval for location, span, and clearance will be required for any proposed bridges spanning a watercourse.

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

[X] Comply with the requirements of the revised drainage concept approved 02/24/99 to the satisfaction of the Department of Public Works.

[X] Prior to final map approval, provide mitigation and/or offsite covenants, to the Department of Public Works' satisfaction, for any negative impacts from flooding and erosion to offsite property due to the proposed improvements within San Francisquito Canyon. Provide before and after development hydraulic analysis assuming vegetated and vegetated conditions consistent with permit(s) conditions and Department of Public works maintenance criteria.

TENTATIVE MAP DATE 04/06/99

TRACT NO. 52455 INFORMATION TENTATIVE MAP DATED 09/02/99

ADING CONDITIONS

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

[X] A stormwater management plan sump is required and must be submitted and approved prior to approval of grading plan.

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

(X) COMMENTS

1. The street drainage arrows of "II" Street and connection to "HH" Street were shown incorrectly. Please make corrections at submittal of improvement plans.

2. Prior to submittal of any improvements plans applicant shall submit storm water quality mitigation plans for review and approval.

Name MO HOSSEIN KAJBAF Date 9/20/99 Phone (626) 458-492

PKD

NTATIVE CONDITIONS - COUNTY
SPUB\SUBDIVS\NPLANCHK\52455.TCON-CO
09/20/99

SOUTHERN CALIFORNIA
EDISON
An EDISON INTERNATIONAL™ Company

Rec'd 03/25/98
HW

County of Los Angeles
Department of Public Works
900 S. Fremont Avenue
Alhambra, CA 91803

March 23, 1998

Attention: Land Development Division

Subject: Tentative Tract Map No. 52455

Our review of the subject subdivision map reveals that the proposed development may interfere with easement rights, and/or facilities held by Southern California Edison within the subdivision boundaries. Until such time as arrangements have been made with the developer to eliminate this interference, the development of the subdivision may unreasonably interfere with the complete and free exercise of Edison's rights.

Five copies of the grading, drainage and street improvement plans are required to be submitted by the developer to determine the extent of interference. Included with the above referenced plans, the developer must state the proposed method to eliminate any interference. Plans should be forwarded to my attention at the following address:

Southern California Edison Company
14803 Chestnut Street
Westminster, CA 92683

Attention: Lisa Salinas

If you have any questions or need additional information in connection with the subject subdivision, please contact me at (714) 934-0838.

Sincerely,
Mark Meizner
Manager of Right of Way
By Lisa Salinas
Lisa Salinas
Real Estate Operations

cc: Psomas and Associates
The Valencia Company

14803 Chestnut St.
Westminster, CA 92683
[illegible]

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

Rodney E. Cooper, Directo

08 /13 / 98

NOTICE OF TRAIL REQUIREMENT FOR TRACT MAPS AND PARCEL MAPS

Map #: TR - 52455 Date on Map: July 14, 1998

Provide 12' easement for San Francisquito River Trail to the satisfaction of the Department of Parks and Recreations' Standards. Because of the necessity to show the trail alignment as it pertains to topographical lines, all information pertaining to trail requirements must be shown on the Tentative Parcel Map.

X TRAIL OK AS SHOWN

_____ SEE APPLICANT COPY OF MAP.

The exact following language must be shown for trail dedications on the final map.

Title Page: We hereby dedicate to the County of Los Angeles a 12' easement for Riding and Hiking purposes for the San Francisquito River Trail.

Map Sheets: A 12' foot wide easement to the County of Los Angeles for Riding and Hiking purposes San Francisquito River Trail.

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

For any questions concerning trail alignment or other trail requirements, please contact James A. McCarthy, Park Project Coordinator at (213) 738-2972.

James A. McCarthy, Park Project Coordinator

Executive Offices • 433 South Vermont Avenue • Los Angeles, CA 90020-1975 • (213) 738-2961

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

VALENCIA COMPANY'S PROPOSAL 01/10/LETTER

Tentative Map # 52455	DRP Map Date:03/01/2000	SMC Date: / /	Report Date: / /
Park Planning Area # 35C	SAUGUS		

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

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

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

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 1990 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

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

D = Total approved number of Dwelling Units.

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

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

To ELLEN FITZGERALD
Co./Dept. REG. PLANNING
Phone # (213) 974-6433
Fax # (213) 626-0434

From PAT SOBREPEÑA
Co. PARKS & REC.
Phone # (213) 738-2986
Fax # (213) 487-0380

Total Units [2,545] = Proposed Units [2,545] + Exempt Units [0]

	People	Goal (3.0 Ac. / 1000 People)	Number of Units	Acre Obligation
Detached S.F. Units	3.17	0.0030	1,806	17.18
M.F. < 5 Units	2.73	0.0030	410	3.36
M.F. >= 5 Units	2.38	0.0030	329	2.35
Mobile Units	2.65	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	22.89

Park Planning Area = 35C SAUGUS

Goal	Acre Obligation	AFMV/Acre	In-Lieu Base Fee
@(0.0030)	22.89	$129,000	$2,952,810

Type	Provided By	Provided Acres	Credit %	Acre Credit	Use
MWD P#2	Park Area	5.50	50.00%	2.75	Public
MWD P#3	Park Area	1.50	50.00%	0.75	Public
MWD P#5	Park Area	2.75	49.82%	1.37	Public
			Total Provided Acre Credit:	17.93	

Acre Obligation	Public Land Credit	Private Land Credit	Net Obligation	AFMV / Acre	In-Lieu Fee Due
22.89	8.97	8.96	4.96	$129,000	$639,840

9.75
3.20
12.95

2.75
0.75
1.37
1.60
2.50

March 30, 2000 11:42:52
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COUNTY OF LOS ANGELES

F. . DEPARTMENT

5823 Rickenbacker Street
Commerce, California 90040

REVISED

WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No. 52455 Tentative Map Date 4/6/99
Revised Report

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

[ ] The required fire flow for public fire hydrants at this location is 5000 gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 hydrant(s) flowing simultaneously may be used to achieve th required fire flow.

[X] The required fire flow for private on-site hydrants is 2500 gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing 2500 gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which m be the furthest from the public water source.

[X] Fire hydrant requirements are as follows: FIRE HYDRANT LOCATIONS TO BE DETERMINED ON APPROVED ACC

Install _____ public fire hydrant(s). Upgrade / Verify existing _____ public fire hydrant(s).
Install _____ private on-site fire hydrant(s).

[X] All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. Al hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated fire wall.

[ ] Location: As per map on file with the office.
[ ] Other location: _____

[X] All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access m 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 conditi of approval for this division of land as presently zoned and/or submitted.

[X] 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.

[X] Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our offi

mments: _____

hants 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 m minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

Steven Stokes DATE: 10/3/99
Inspector ~~Janna Masi~~

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

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Subdivision 52455

- Structures, which are 35 feet in height or more, shall provide for 28 feet of vehicular access to structures. Said access shall be parallel to one side of the structure, with the access centerline within 30 feet of the exterior wall. Building appendages and planted trees will be reviewed individually. Changes in roof elevations on a single structure will require the installation of approved access ladders to be approved by L.A.Co. Fire Department Fire Prevention unit prior to architectural plan approval. All turnarounds shall provide a minimum radius of 42 feet.

- All proposed gates shall be submitted and approved prior to tentative map approval. Each design shall be submitted with appropriate details/elevations.

- All driveways, which are less than 34 feet in width shall be, posted a "No Parking-Fire Lane." Signs shall be visible from any point within 75 feet. Or as directed by Field inspection.

- Provide labeling of each driveway A, B, C, on tentative map.

- All private driveways shall be posted as "Private Driveway and Firelane" on the Final map.

- Verify/Comply that all structures shall be within 150 feet of required width vehicular access.

- All multiple residential lots shall provide a 42 foot turning radii on al access driveway corners and turnarounds.

- Indicate whether or not any of the proposed multi-residential have underground parking.

- All proposed alleys shall provide a minimum clear access width of 26 feet WITH 24 FEET PAVED, AN UNOBSTRUCTED 2 FOOT SETBACK SHALL BE MAINTAINED FROM THE REAR PR LINE ABUTTING ALLEY, TO ANY STRUCTURE, FENCE, WALL, HEDGE SCRUB, LANDSCAPING OR OTHER FEATU

Tr. 52455 Area "A" Lots 1 through 436

- "A" Drive (Lot 392) shall provide a minimum paved vehicular access width of 34 feet. (Correct detail to show an actual paved driving width of 34 feet)

- Water tank sites (Lots 394, 395) shall provide 20 feet of all weather access with an approved Fire Dept. turnaround at each tank, or as discussed a vehicular access around each tank, Indicate compliance on tentative.

Area "C" Lot 1381

Preferred Lot 1381 "C"

Provide 36 feet of vehicular access on the main drive as discussed at SCM 2-1-99. Additionally, Provide ladder truck access to all structures, which requires 28 feet minimum width adjacent to one side o the structure. The proposed guest parking is inadequate and additional guest spaces shall be provided. Incorporate changes on to tentative map

Alternate 1 Lot 1381 "C"

Access as provided at 36 feet is adequate to Meet Fire Department requirements.

Alternate 2 Lot 1381 "C"

Access as provided main drives and cul-de-sacs at 36 feet paved width meet current Fire Department standards.

Alternate 3 Lot 1381 "C" (179 detached condominiums)

Main drives shall provide a minimum width of 36 feet. All cul-de-sacs shall provide 34 feet vehicular access.

Alternate 4 lot 1381 (125 dwelling units)

Private driveways serving two homes maximum shall provide 28 feet of vehicular access, post "No Parking Fire Lane". Three homes shall provic a minimum of 34 feet of vehicular access, with parking allowed on one side. Proposed general circulation at 36 feet is adequate to meet Fire Department requirements. Proposed emergency access shall provide a minimum width of 28 feet, gated entrances shall also provide 28 feet clear entrance. Provide gate detail.

Area "C" Lot 1383

Preferred Plan (90 detached condominiums)

Main drives shall provide a minimum clear width of 36 feet vehicular access.

All cul-de-sacs shall provide 34 feet of vehicular access.

Alternate 1 Lot 1383 (75 detached condominiums)

Main drives shall provide a minimum clear width of 36 feet.

All cul-de-sac access shall be a minimum width of 34 feet.

Alternate 2 Lot 1383 (59 detached condominiums)

Access as shown on the tentative at minimum width of 36 feet is adequ to meet Fire Department requirements.

Alternate 1 Lot 1385 (147 attached condominiums)

Access as shown, 36 fee in width meets Fire Depa ient requirements.

Alternate 2 Lot 1385 (97 detached condominiums)

Access as shown, 36 feet in width meets Fire Departments requirements.

lternate 3 Lot 1385 (200 attached condominiums)

Proposed access of 36' and 31' feet as shown on the tentative map is adequate to meet Fire Department requirements.

rea "C" Lot 1384

Preferred

Main loop access as shown at 36 feet is adequate, although the short outer fingers need to be increased to a minimum width of 28 feet.

Area "C" Lot 1384

Alternate 1 Lot 1384 (25 R-1 Occupancy Buildings)

Provide a minimum 28 feet of vehicular access to within 150' feet of all exterior walls. All turning radii shall be a minimum of 42 feet. If gates are being provided, provide a minimum setback from the street of 50 feet and include an actual gate detail prior to approval.

Alternate 2 Lot 1384 (103 detached condominiums)

Provide a minimum clear width of 36' feet on all main drives and 34' feet on cul-de-sacs.

lternate 3 Lot 1384 (30 R-1 Occupancy buildings)

Provide 36' feet of vehicular access where parallel parking occurs and 28' feet of access elsewhere. Ladder truck access design is a concern to be addressed. Gated entrances shall comply with regulation 5. Provid detail.

LOS ANGELES COUNTY Department of Health Services

TRACT NO. 52465 TENTATIVE MAP DATE: 4/6/99

VICINITY Walnut

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

X The owner's statement indicates that domestic water will be supplied by Valencia Water Company.

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

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

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

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

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

____ e. The owner's statement indicates that domestic water will be supplied by ____.

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

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

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

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

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

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

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

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

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

____ Comments: ____

ZONING CASE NO. 98-008(5)

ORDINANCE NO. 2000-0076Z

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the General Plan, relating to Newhall Zoned District No. 118.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of the Newhall Zoned District as shown on the maps attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the General Plan of the County of Los Angeles.

CHANGE OF ZONE

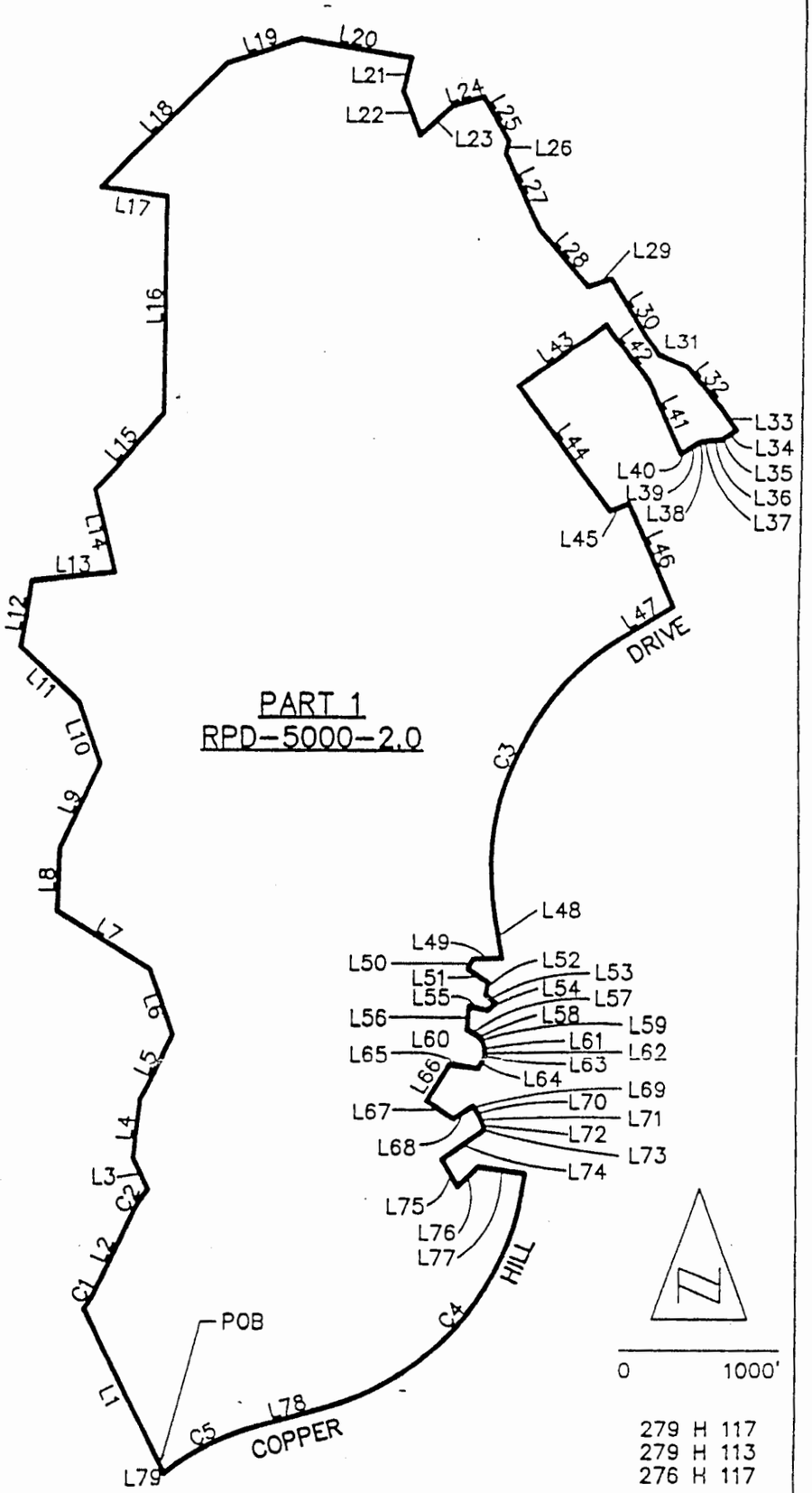
NEWHALL DISTRICT NO. 118

ADOPTED BY ORDINANCE NO. 2000-0076Z

ON December 19, 2000

AMENDING SECTION 22.16.230 OF THE COUNTY CODE

ZONING CASE 98008-A01



A PORTION OF THE RANCHO SAN FRANCISCO, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. BEGINNING AT THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND DISTANCE OF SOUTH 26 DEGREES 31 MINUTES 00 SECONDS EAST 1111.16 FEET ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN CERTIFICATE OF COMPLETION AS ANNEXATION 1995-03 TO THE CITY OF SANTA CLARITA RECORDED OCTOBER 31, 1996 AS INSTRUMENT NO. 96-1773306 OF OFFICIAL RECORDS OF SAID COUNTY.

CHANGE OF PRECISE PLAN
NEWHALL DISTRICT NO. 118
ADOPTED BY ORDINANCE NO. 2000-0076Z
ON December 19, 2000
AMENDING SECTION 22.16.230 OF THE COUNTY CODE
ZONING CASE 98008-A02

Curve Table

No.	Radius	Delta	Length
C1	910.00'	10°42'13"	170.00'
C2	890.00'	14°58'16"	232.55'
C3	1750.00'	67°17'33"	2055.33'
C4	1750.00'	67°22'47"	2058.00'
C5	1750.00'	21°47'40"	665.67'

Bearing Table

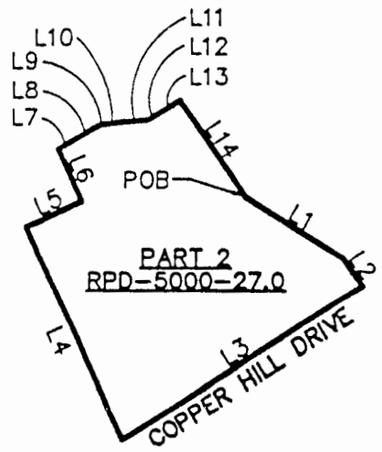
No.	Bearing	Distance
L1	N 26°24'58" W	1113.40'
L2	N 25°05'32" E	450.73'
L3	N 26°15'57" W	213.33'
L4	N 05°57'18" E	376.03'
L5	N 26°25'21" E	450.64'
L6	N 20°22'25" W	417.47'
L7	N 57°53'43" W	698.56'
L8	N 02°20'11" E	390.40'
L9	N 24°03'03" E	620.75'
L10	N 20°05'57" W	404.90'
L11	N 47°19'07" W	512.19'
L12	N 09°16'22" E	420.09'
L13	N 83°54'40" E	531.17'
L14	N 14°03'01" W	536.47'
L15	N 42°10'40" E	644.66'
L16	N 00°06'22" W	1390.26'
L17	N 81°57'12" W	425.48'
L18	N 44°57'10" E	1118.46'
L19	N 71°10'49" E	497.54'
L20	S 80°20'30" E	713.46'
L21	S 12°27'02" W	221.38'
L22	S 21°05'01" E	305.04'
L23	N 47°17'30" E	275.74'
L24	N 72°37'42" E	209.03'
L25	S 29°58'52" E	329.19'
L26	S 11°49'12" W	82.11'
L27	S 24°18'45" E	517.97'
L28	S 40°07'59" E	481.87'
L29	N 70°54'05" E	155.00'
L30	S 32°28'06" E	562.67'
L31	S 66°20'25" E	195.95'
L32	S 39°59'55" E	336.63'
L33	S 34°05'19" E	176.35'
L34	N 57°30'34" E	82.15'
L35	N 54°50'44" E	26.68'
L36	N 85°45'09" E	76.73'
L37	N 81°51'50" E	51.68'
L38	N 76°25'11" E	13.23'
L39	N 58°22'24" E	96.44'
L40	N 57°14'43" E	38.74'

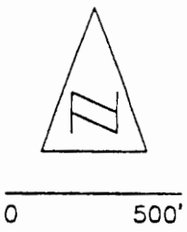
Bearing Table

No.	Bearing	Distance
L41	S 24°25'35" E	503.38'
L42	S 36°46'35" E	452.46'
L43	N 53°13'25" E	679.95'
L44	N 36°46'35" W	981.73'
L45	S 65°34'25" W	126.01'
L46	S 24°25'35" E	701.58'
L47	S 57°31'38" W	391.03'
L48	N 09°45'55" W	278.25'
L49	N 87°50'38" E	181.67'
L50	N 30°20'32" E	69.88'
L51	N 56°18'44" W	153.37'
L52	N 07°59'00" E	75.24'
L53	S 50°02'19" E	80.11'
L54	S 48°33'15" W	64.43'
L55	N 78°29'10" W	120.88'
L56	S 04°57'44" W	134.69'
L57	S 62°55'24" E	76.34'
L58	S 52°22'12" E	22.09'
L59	S 35°06'16" E	27.56'
L60	S 22°44'44" E	24.17'
L61	S 05°33'07" E	37.01'
L62	S 04°55'39" E	14.00'
L63	S 08°19'22" W	21.35'
L64	S 29°12'16" W	83.30'
L65	N 82°07'17" W	181.44'
L66	S 31°10'14" W	275.77'
L67	S 55°41'18" E	206.85'
L68	N 55°12'25" E	147.21'
L69	S 38°56'44" E	26.64'
L70	S 30°15'26" E	57.54'
L71	S 22°42'32" E	40.52'
L72	S 13°22'10" E	36.65'
L73	S 01°20'29" W	11.52'
L74	S 55°14'44" W	317.32'
L75	S 30°31'58" E	194.38'
L76	N 46°24'16" E	179.17'
L77	S 82°13'51" E	297.65'
L78	N 74°03'38" E	444.05'
L79	N 26°24'58" W	50.96'

A PORTION OF THE RANCHO SAN FRANCISCO, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. BEGINNING AT THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND DISTANCE OF SOUTH 26 DEGREES 31 MINUTES 00 SECONDS EAST 1111.16 FEET ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN CERTIFICATE OF COMPLETION AS ANNEXATION 1995-03 TO THE CITY OF SANTA CLARITA RECORDED OCTOBER 31, 1996 AS INSTRUMENT NO. 96-1773306 OF OFFICIAL RECORDS OF SAID COUNTY.

CHANGE OF PRECISE PLAN
NEWHALL DISTRICT NO. 118
ADOPTED BY ORDINANCE NO. 2000-0076Z
ON December 19, 2000
AMENDING SECTION 22.16.230 OF THE COUNTY CODE
ZONING CASE 98008-B





279 H 117
279 H 113
276 H 117

Bearing Table

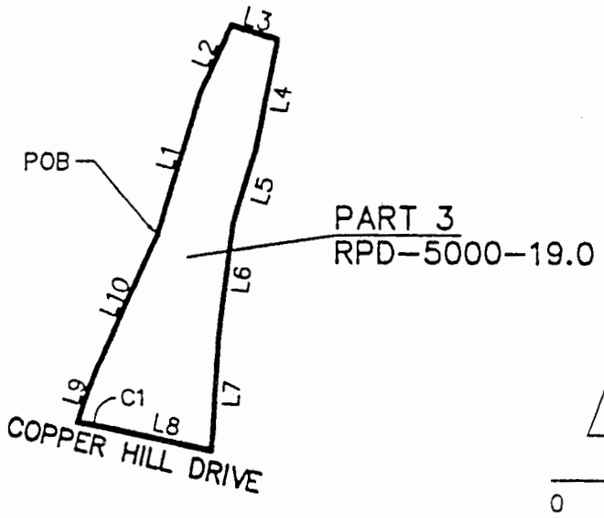
No.	Bearing	Distance
L1	S 58°37'01" E	325.68'
L2	S 34°25'04" E	102.68'
L3	N 57°31'38" E	816.45'
L4	N 24°25'35" W	666.24'
L5	S 65°34'25" W	175.00'
L6	S 24°25'35" E	159.07'
L7	N 57°14'43" E	38.74'

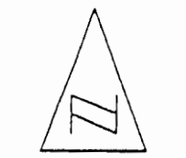
Bearing Table

No.	Bearing	Distance
L8	N 58°22'24" E	96.44'
L9	N 76°25'11" E	13.23'
L10	N 81°51'50" E	51.68'
L11	N 85°45'09" E	76.73'
L12	N 54°50'44" E	26.68'
L13	N 57°30'34" E	82.15'
L14	S 34°05'19" E	336.02'

A PORTION OF THE RANCHO SAN FRANCISCO, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. BEGINNING AT THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND DISTANCE OF NORTH 34 DEGREES 05 MINUTES 19 SECONDS WEST 512.37 FEET ON THE NORTHEASTERLY LINE OF LOT 7 OF LICENSED SURVEYOR'S MAP FILED IN BOOK 27 PAGES 32 THROUGH 39, RECORD OF SURVEY, RECORDS OF SAID COUNTY.

CHANGE OF PRECISE PLAN
NEWHALL DISTRICT NO. 118
ADOPTED BY ORDINANCE NO. 2000-0076Z
ON December 19, 2000
AMENDING SECTION 22.16.230 OF THE COUNTY CODE
ZONING CASE 98008-C





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279 H 117
279 H 113
276 H 117

Curve Table

No.	Radius	Delta	Length
C1	1800.00'	03°12'46"	100.93'

Bearing Table

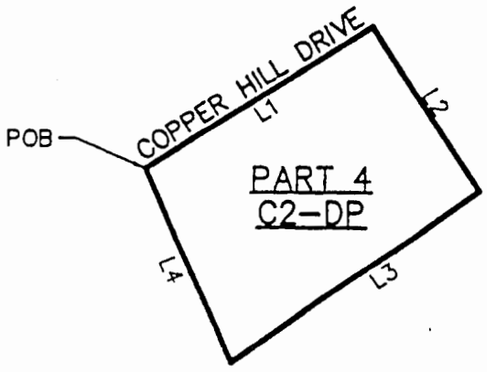
No.	Bearing	Distance
L1	N 16°08'57" E	437.62'
L2	N 24°06'24" E	208.46'
L3	S 73°15'43" E	137.73'
L4	N 10°15'01" E	325.13'
L5	N 16°25'22" E	220.50'

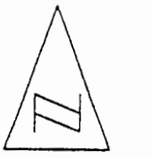
Bearing Table

No.	Bearing	Distance
L6	N 07°03'26" E	328.84'
L7	N 02°58'55" E	330.62'
L8	N 77°51'20" W	294.29'
L9	N 19°05'46" E	163.75'
L10	N 24°17'44" E	419.00'

A PORTION OF THE RANCHO SAN FRANCISCO, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. BEGINNING AT THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND DISTANCE OF NORTH 24 DEGREES 17 MINUTES 44 SECONDS EAST 160.58 FEET ON THE NORTHERLY LINE OF LOT 7 OF LICENSED SURVEYOR'S MAP FILED IN BOOK 27 PAGES 32 THROUGH 39, RECORD OF SURVEY, RECORDS OF SAID COUNTY.

CHANGE OF PRECISE PLAN
NEWHALL DISTRICT NO. 118
ADOPTED BY ORDINANCE NO. 2000-0076Z
ON December 19, 2000
AMENDING SECTION 22.16.230 OF THE COUNTY CODE
ZONING CASE 98008-D





0 500'

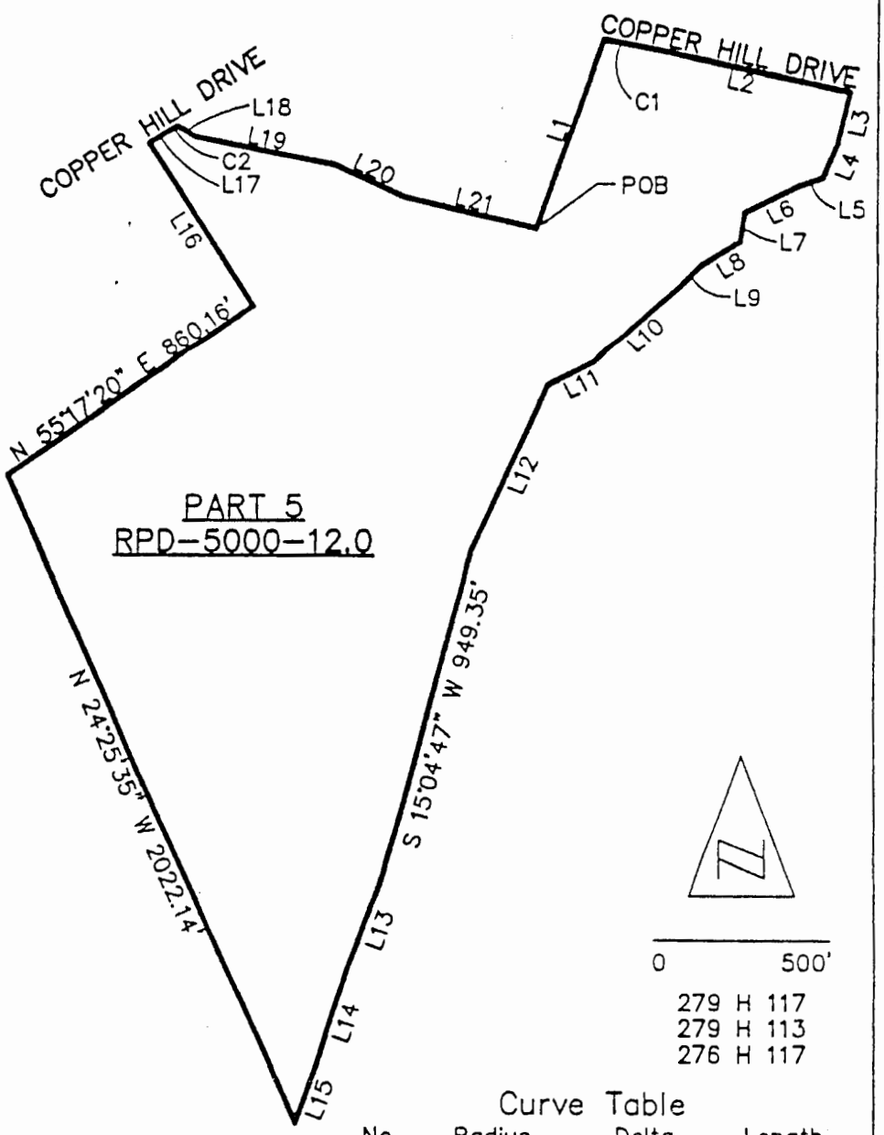
279 H 117
279 H 113
276 H 117

Bearing Table

No.	Bearing	Distance
L1	N 57°31'38" E	768.42'
L2	S 33°08'47" E	563.86'
L3	S 55°17'20" W	860.16'
L4	N 24°25'35" W	603.36'

A PORTION OF THE RANCHO SAN FRANCISCO, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF PARCEL 1 AS SHOWN ON RECORD OF SURVEY AS PER MAP FILED IN BOOK 86 PAGES 43 THROUGH 48, RECORD OF SURVEY, RECORDS OF SAID COUNTY AND THE CENTERLINE OF COPPER HILL DRIVE, 100 FEET WIDE, AS SHOWN ON HORIZONTAL ALIGNMENT MAP P-246 APPROVED BY SAID COUNTY ON JUNE 15, 1995 ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS OF SAID COUNTY.

CHANGE OF ZONE PLAN
NEWHALL DISTRICT NO. 118
ADOPTED BY ORDINANCE NO. 2000-0076Z
ON December 19, 2000
AMENDING SECTION 22.16.230 OF THE COUNTY CODE
ZONING CASE 98008-E



279 H 117
279 H 113
276 H 117

Curve Table

No.	Radius	Delta	Length
C1	1800.00'	03°12'46"	100.93'
C2	1800.00'	0°47'02"	24.62'

Bearing Table

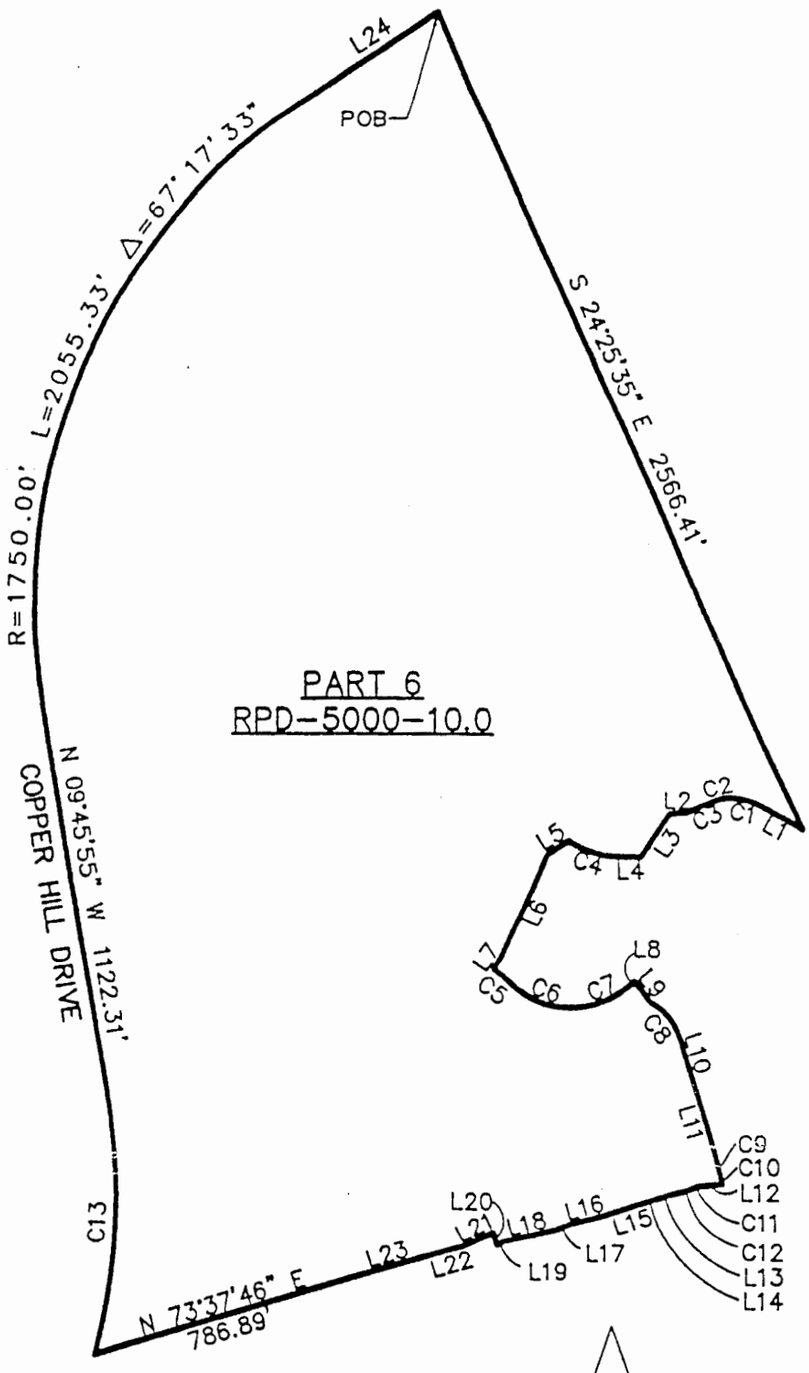
No.	Bearing	Distance
L1	N 19°05'46" E	578.77'
L2	N 77°51'20" W	615.18'
L3	N 12°51'15" E	157.03'
L4	N 22°52'35" E	106.39'
L5	N 70°21'33" E	71.18'
L6	N 63°30'35" E	170.34'
L7	N 08°43'36" E	86.71'
L8	N 58°42'14" E	129.36'
L9	N 44°18'07" E	86.45'
L10	N 47°58'20" E	328.00'
L11	N 62°43'35" E	147.47'

Bearing Table

No.	Bearing	Distance
L12	S 24°12'06" W	522.16'
L13	S 20°55'12" W	293.15'
L14	N 18°03'17" E	302.14'
L15	S 20°31'77" W	155.48'
L16	S 33°08'47" E	563.86'
L17	N 57°31'38" E	70.37'
L18	S 58°37'01" E	60.71'
L19	S 78°25'44" E	414.45'
L20	S 64°57'33" E	219.62'
L21	S 76°15'06" E	390.01'

A PORTION OF THE RANCHO SAN FRANCISCO, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. BEGINNING AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND DISTANCE OF NORTH 76 DEGREES 15 MINUTES 06 SECONDS WEST 390.01 FEET ON THE NORTHEASTERLY LINE OF LOT 7 OF LICENSED SURVEYOR'S MAP FILED IN BOOK 27 PAGES 32 THROUGH 39, RECORD OF SURVEY, RECORDS OF SAID COUNTY.

CHANGE OF PRECISE PLAN
NEWHALL DISTRICT NO. 118
ADOPTED BY ORDINANCE NO. 2000-0076Z
ON December 19, 2000
AMENDING SECTION 22.16.230 OF THE COUNTY CODE
ZONING CASE 98008-F01



279 H 117
279 H 113
276 H 117

A PORTION OF THE RANCHO SAN FRANCISCO, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF PARCEL 1 AS SHOWN ON RECORD OF SURVEY AS PER MAP FILED IN BOOK 86 PAGES 43 THROUGH 48, RECORD OF SURVEY, RECORDS OF SAID COUNTY AND THE CENTERLINE OF COPPER HILL DRIVE, 100 FEET WIDE, AS SHOWN ON HORIZONTAL ALIGNMENT MAP P-246 APPROVED BY SAID COUNTY ON JUNE 15, 1995 ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS OF SAID COUNTY.

CHANGE OF PRECISE PLAN
NEWHALL DISTRICT NO. 118
ADOPTED BY ORDINANCE NO. 2000-0076Z
ON December 19, 2000
AMENDING SECTION 22.16.230 OF THE COUNTY CODE
ZONING CASE 98008-F02

Curve Table

No.	Radius	Delta	Length
C1	214.61'	20°38'29"	77.31'
C2	147.06'	19°59'06"	51.29'
C3	1034.45'	04°28'53"	80.91'
C4	275.00'	32°00'13"	153.61'
C5	300.00'	11°04'01"	57.95'
C6	250.00'	50°15'45"	219.31'
C7	268.32'	33°54'56"	158.83'
C8	173.32'	45°41'04"	138.19'
C9	935.24'	04°25'02"	72.10'
C10	131.97'	02°11'51"	5.06'
C11	38.04'	06°28'50"	4.30'
C12	250.16'	13°53'16"	60.64'
C13	1750.00'	24°38'55"	752.85'

Bearing Table

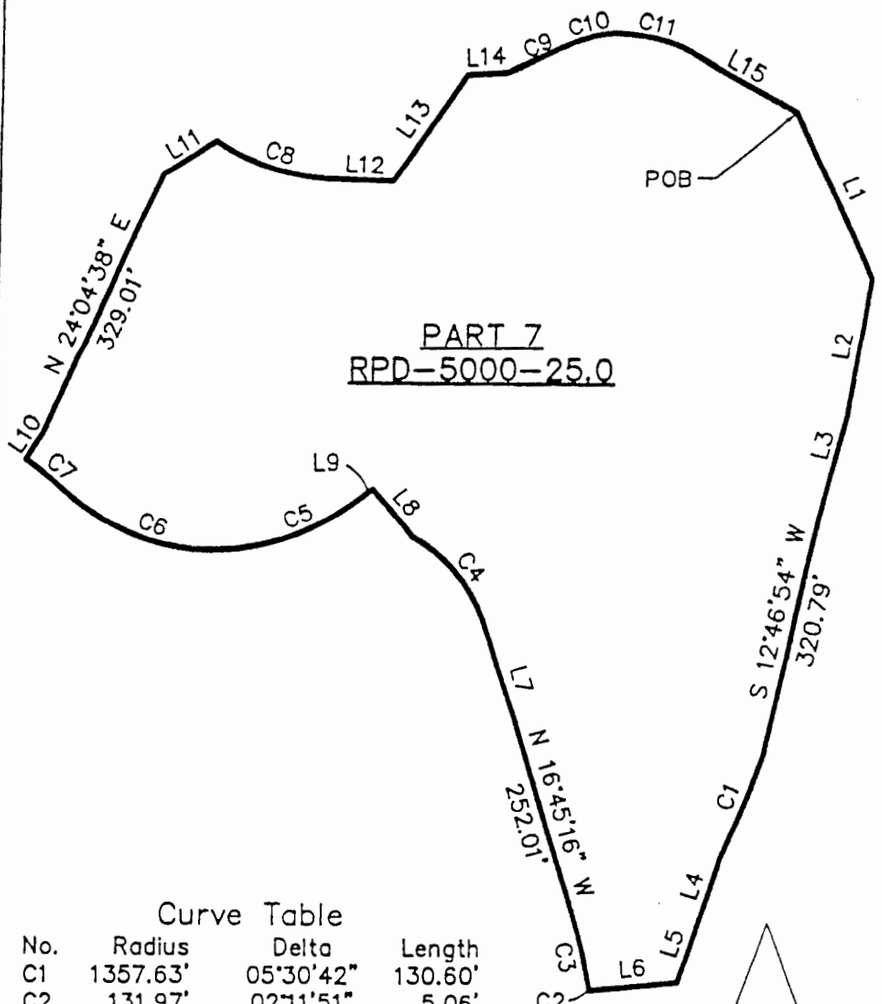
No.	Bearing	Distance
L1	N 61°07'38" W	150.32'
L2	S 86°59'59" W	46.01'
L3	S 34°08'15" W	148.16'
L4	S 88°04'12" E	59.53'
L5	N 57°34'16" E	71.59'
L6	N 24°04'38" E	329.01'
L7	S 32°40'53" W	36.56'
L8	S 49°34'13" W	14.04'
L9	S 39°49'32" E	74.13'
L10	S 18°06'08" E	97.30'
L11	N 16°45'16" W	252.01'
L12	S 84°14'10" W	70.14'

Bearing Table

No.	Bearing	Distance
L13	N 73°11'30" E	66.55'
L14	N 71°55'53" E	20.84'
L15	N 72°14'00" E	119.06'
L16	N 74°50'43" E	108.59'
L17	N 66°59'12" E	40.43'
L18	N 76°37'05" E	155.52'
L19	N 61°32'15" E	20.29'
L20	S 19°30'46" E	38.48'
L21	S 63°53'16" W	86.19'
L22	N 73°49'30" E	123.11'
L23	N 73°53'55" E	198.44'
L24	N 57°31'38" E	391.03'

A PORTION OF THE RANCHO SAN FRANCISCO, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF PARCEL 1 AS SHOWN ON RECORD OF SURVEY AS PER MAP FILED IN BOOK 86 PAGES 43 THROUGH 48, RECORD OF SURVEY, RECORDS OF SAID COUNTY AND THE CENTERLINE OF COPPER HILL DRIVE, 100 FEET WIDE, AS SHOWN ON HORIZONTAL ALIGNMENT MAP P-246 APPROVED BY SAID COUNTY ON JUNE 15, 1995 ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS OF SAID COUNTY.

CHANGE OF PRECISE PLAN
NEWHALL DISTRICT NO. 118
ADOPTED BY ORDINANCE NO. 2000-0076Z
ON December 19, 2000
AMENDING SECTION 22.16.230 OF THE COUNTY CODE
ZONING CASE 98008-G



279 H 117
279 H 113
276 H 117

Curve Table

No.	Radius	Delta	Length
C1	1357.63'	05°30'42"	130.60'
C2	131.97'	02°11'51"	5.06'
C3	935.24'	04°25'02"	72.10'
C4	173.32'	45°41'04"	138.19'
C5	268.32'	33°54'56"	158.83'
C6	250.00'	50°15'45"	219.31'
C7	300.00'	11°04'01"	57.95'
C8	275.00'	32°00'13"	153.61'
C9	1034.45'	04°28'53"	80.91'
C10	147.06'	19°59'06"	51.29'
C11	214.61'	20°38'29"	77.31'

Bearing Table

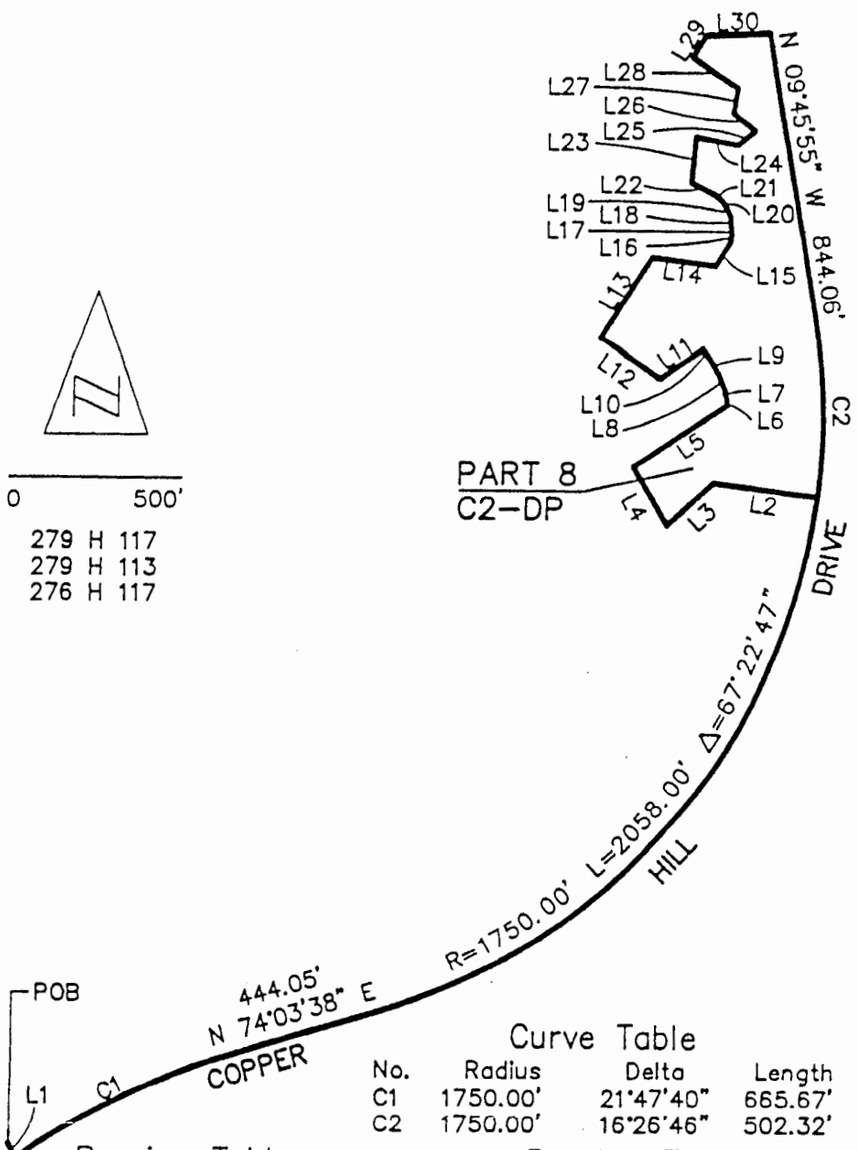
No.	Bearing	Distance
L1	N 24°25'35" W	210.51'
L2	N 09°25'35" E	164.07'
L3	N 14°39'36" E	71.39'
L4	S 18°17'33" W	80.42'
L5	S 19°16'04" W	68.55'
L6	S 84°14'10" W	99.76'
L7	S 18°06'08" E	97.30'
L8	S 39°49'32" E	74.13'

Bearing Table

No.	Bearing	Distance
L9	S 49°34'13" W	14.04'
L10	S 32°40'53" W	36.56'
L11	N 57°34'16" E	71.59'
L12	S 88°04'12" E	59.53'
L13	S 34°08'15" W	148.16'
L14	S 86°59'59" W	46.01'
L15	N 61°07'38" W	150.32'

A PORTION OF THE RANCHO SAN FRANCISCO, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF PARCEL 1 DISTANT SOUTHERLY 3267.99 FEET FROM THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING OF NORTH 24 DEGREES 25 MINUTES 35 SECONDS WEST AS SHOWN ON RECORD OF SURVEY AS PER MAP FILED IN BOOK 86 PAGES 43 THROUGH 48, RECORD OF SURVEY, RECORDS OF SAID COUNTY.

CHANGE OF ZONE PLAN
NEWHALL DISTRICT NO. 118
ADOPTED BY ORDINANCE NO. 2000-0076Z
ON December 19, 2000
AMENDING SECTION 22.16.230 OF THE COUNTY CODE
ZONING CASE 98008-H



Curve Table

No.	Radius	Delta	Length
C1	1750.00'	21°47'40"	665.67'
C2	1750.00'	16°26'46"	502.32'

Bearing Table

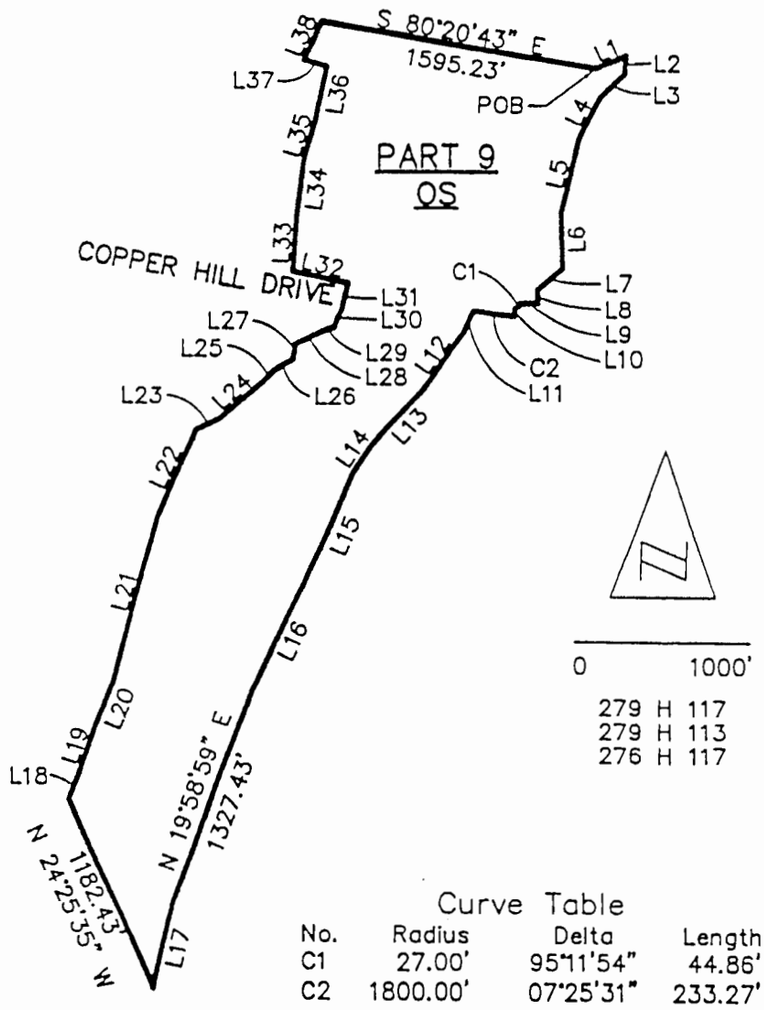
No.	Bearing	Distance
L1	N 26°24'58" W	50.96'
L2	S 82°13'51" E	297.65'
L3	N 46°24'16" E	179.17'
L4	S 30°31'58" E	194.38'
L5	S 55°14'44" W	317.32'
L6	S 01°20'29" W	11.52'
L7	S 13°22'10" E	36.65'
L8	S 22°42'32" E	40.52'
L9	S 30°15'26" E	57.54'
L10	S 38°56'44" E	26.64'
L11	N 55°12'25" E	147.21'
L12	S 55°41'18" E	206.85'
L13	S 31°10'14" W	275.77'
L14	N 82°07'17" W	181.44'
L15	S 29°12'16" W	83.30'

Bearing Table

No.	Bearing	Distance
L16	S 08°19'22" W	21.35'
L17	S 04°55'39" E	14.00'
L18	S 05°33'07" E	37.01'
L19	S 22°44'44" E	24.17'
L20	S 35°06'16" E	27.56'
L21	S 52°22'12" E	22.09'
L22	S 62°55'24" E	76.34'
L23	S 04°57'44" W	134.69'
L24	N 78°29'10" W	120.88'
L25	S 48°33'15" W	64.43'
L26	S 50°02'19" E	80.11'
L27	N 07°59'00" E	75.24'
L28	N 56°18'44" W	153.37'
L29	N 30°20'32" E	69.88'
L30	N 87°50'38" E	181.67'

A PORTION OF THE RANCHO SAN FRANCISCO, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. BEGINNING AT THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND DISTANCE OF SOUTH 26 DEGREES 31 MINUTES 00 SECONDS EAST 1111.16 FEET ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN CERTIFICATE OF COMPLETION AS ANNEXATION 1995-03 TO THE CITY OF SANTA CLARITA RECORDED OCTOBER 31, 1996 AS INSTRUMENT NO. 96-1773306 OF OFFICIAL RECORDS OF SAID COUNTY.

CHANGE OF ZONE PLAN
NEWHALL DISTRICT NO. 118
ADOPTED BY ORDINANCE NO. 2000-0076Z
ON December 19, 2000
AMENDING SECTION 22.16.230 OF THE COUNTY CODE
ZONING CASE 98008-I



Curve Table

No.	Radius	Delta	Length
C1	27.00'	95°11'54"	44.86'
C2	1800.00'	07°25'31"	233.27'

Bearing Table

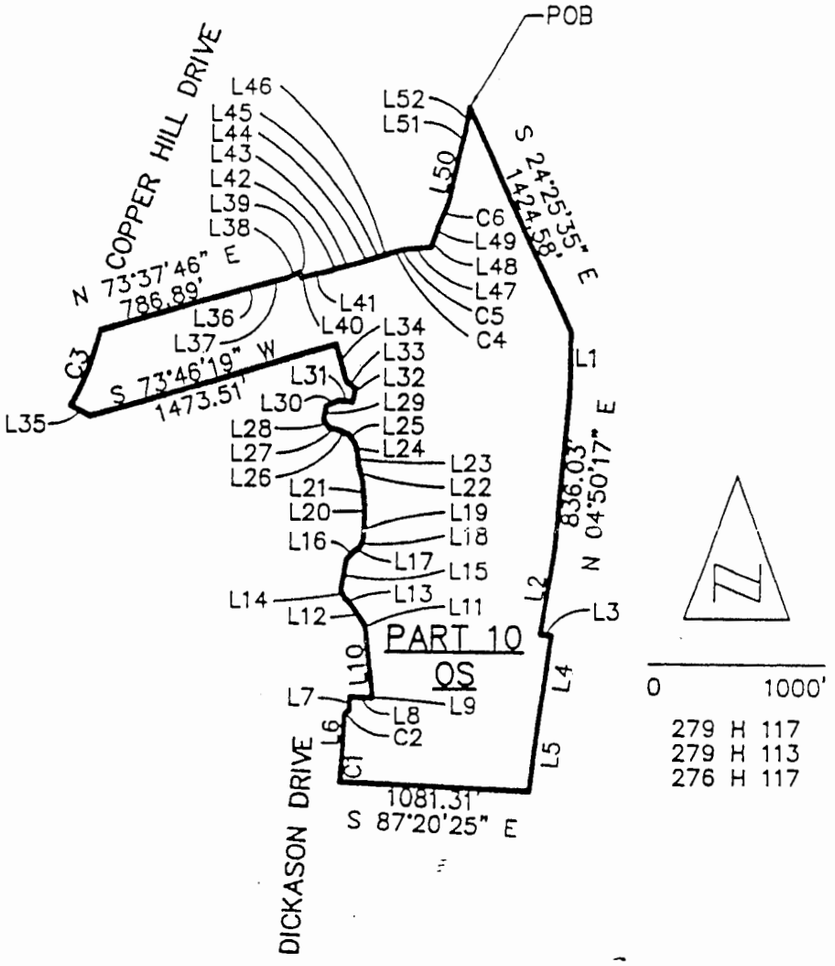
No.	Bearing	Distance
L1	N 65°48'04" E	187.77'
L2	S 02°36'25" W	106.41'
L3	S 43°43'33" W	194.23'
L4	S 26°55'11" W	270.27'
L5	S 13°31'22" W	428.09'
L6	S 02°09'02" E	330.04'
L7	S 49°06'25" W	188.22'
L8	S 01°16'57" E	75.72'
L9	S 88°43'03" W	100.00'
L10	N 03°54'56" E	50.00'
L11	N 25°27'02" E	130.93'
L12	N 34°22'07" E	415.89'
L13	N 41°30'50" E	415.89'
L14	N 34°18'15" E	187.07'
L15	N 23°40'14" E	684.85'
L16	N 26°11'55" E	659.99'
L17	N 12°52'20" E	491.92'
L18	S 20°31'37" W	155.48'
L19	S 18°03'17" W	302.14'

Bearing Table

No.	Bearing	Distance
L20	N 20°55'12" E	293.15'
L21	N 15°04'47" E	949.35'
L22	S 24°12'06" W	522.16'
L23	N 62°43'35" E	147.47'
L24	N 47°58'20" E	328.00'
L25	N 44°18'07" E	86.45'
L26	N 58°42'14" E	129.36'
L27	N 08°43'36" E	86.71'
L28	N 63°30'35" E	170.34'
L29	N 70°21'33" E	71.18'
L30	N 22°52'35" E	106.39'
L31	N 12°51'15" E	157.03'
L32	S 77°51'20" E	320.89'
L33	N 02°58'55" E	330.62'
L34	N 07°03'26" E	328.84'
L35	N 16°25'22" E	220.50'
L36	N 10°15'01" E	325.13'
L37	S 73°15'43" E	137.73'
L38	N 24°06'24" E	242.68'

A PORTION OF THE RANCHO SAN FRANCISCO, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. BEGINNING AT THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND DISTANCE OF NORTH 80 DEGREES 20 MINUTES 43 SECONDS WEST 1595.23 FEET ON THE NORTHEASTERLY LINE OF LOT 7 OF LICENSED SURVEYOR'S MAP FILED IN BOOK 27 PAGES 32 THROUGH 39, RECORD OF SURVEY, RECORDS OF SAID COUNTY.

CHANGE OF PRECISE PLAN
NEWHALL DISTRICT NO. 118
ADOPTED BY ORDINANCE NO. 2000-0076Z
ON December 19, 2000
AMENDING SECTION 22.16.230 OF THE COUNTY CODE
ZONING CASE 98008-J01



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279 H 117
279 H 113
276 H 117

A PORTION OF THE RANCHO SAN FRANCISCO, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF PARCEL 1 DISTANT SOUTHEASTERLY 3478.50 FEET FROM THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING OF NORTH 24 DEGREES 25 MINUTES 35 SECONDS EAST AS SHOWN ON RECORD OF SURVEY AS PER MAP FILED IN BOOK 86 PAGES 43 THROUGH 48, RECORD OF SURVEY, RECORDS OF SAID COUNTY AND

CHANGE OF PRECISE PLAN
NEWHALL DISTRICT NO. 118
ADOPTED BY ORDINANCE NO 2000-0076Z
ON December 19, 2000
AMENDING SECTION 22.16.230 OF THE COUNTY CODE
ZONING CASE 98008-J02

Curve Table

No.	Radius	Delta	Length
C1	2742.00'	03°55'07"	187.53'
C2	27.00'	90°15'18"	42.53'
C3	1750.00'	14°48'54"	452.50'
C4	250.16'	13°53'16"	60.64'
C5	38.04'	06°28'50"	4.30'
C6	1357.63'	05°30'42"	130.60'

Bearing Table

No.	Bearing	Distance
L1	N 00°53'18" E	364.81'
L2	N 08°49'56" E	519.51'
L3	N 81°10'04" W	63.92'
L4	N 09°06'01" E	436.26'
L5	N 07°04'24" E	463.42'
L6	N 02°24'17" E	207.51'
L7	N 02°13'57" E	80.00'
L8	S 87°20'25" E	126.65'
L9	N 02°39'35" E	9.45'
L10	N 05°54'53" W	362.09'
L11	N 17°13'33" W	35.05'
L12	N 33°04'43" W	128.67'
L13	N 41°05'24" W	66.03'
L14	N 26°39'52" W	45.35'
L15	N 09°21'05" E	182.50'
L16	N 43°33'28" E	59.61'
L17	N 52°42'43" E	41.79'
L18	N 29°12'13" E	41.03'
L19	N 03°03'57" E	128.63'
L20	N 00°05'01" W	76.93'
L21	N 05°08'45" W	133.63'
L22	N 16°21'36" W	86.43'
L23	N 07°42'25" W	73.95'
L24	N 14°45'02" W	56.66'
L25	N 36°38'59" W	61.98'
L26	N 69°33'39" W	58.92'

Bearing Table

No.	Bearing	Distance
L27	N 72°56'22" W	60.99'
L28	N 35°50'33" W	50.72'
L29	N 09°26'04" E	78.56'
L30	N 64°35'06" E	80.82'
L31	S 83°05'11" E	77.10'
L32	N 14°01'34" E	77.56'
L33	N 49°23'06" W	74.35'
L34	N 15°49'58" W	204.97'
L35	N 60°18'06" W	127.89'
L36	N 73°53'55" E	198.44'
L37	N 73°49'30" E	123.11'
L38	S 63°53'16" W	86.19'
L39	S 19°30'46" E	38.48'
L40	N 61°32'15" E	20.29'
L41	N 76°37'05" E	155.52'
L42	N 66°59'12" E	40.43'
L43	N 74°50'43" E	108.59'
L44	N 72°14'00" E	119.06'
L45	N 71°55'53" E	20.84'
L46	N 73°11'30" E	66.55'
L47	S 84°14'10" W	169.90'
L48	S 19°16'04" W	68.55'
L49	S 18°17'33" W	80.42'
L50	S 12°46'54" W	320.79'
L51	N 14°39'36" E	71.39'
L52	N 09°25'35" E	164.07'

A PORTION OF THE RANCHO SAN FRANCISCO, AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 521 AND 522 OF PATENTS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF PARCEL 1 DISTANT SOUTHEASTERLY 3478.50 FEET FROM THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING OF NORTH 24 DEGREES 25 MINUTES 35 SECONDS EAST AS SHOWN ON RECORD OF SURVEY AS PER MAP FILED IN BOOK 86 PAGES 43 THROUGH 48, RECORD OF SURVEY, RECORDS OF SAID COUNTY AND

Section 3. This ordinance shall be published in

The Daily Commerce

a newspaper printed and published in the County of Los Angeles.

Chair pro tem

ATTEST:

Violet Varona-Lukens
Executive Officer - Clerk of the Board of
Supervisors of the County of Los Angeles

I hereby certify that at its meeting of December 19, 2000, the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

	Ayes		Noes
Supervisors	Gloria Molina	Supervisors	None
	Yvonne Brathwaite Burke		
	Don Knabe		
	Zev Yaroslavsky		

Effective Date: January 18, 2001

~~Operative Date~~: _____

Violet Varona-Lukens
Executive Officer - Clerk of the Board of
Supervisors of the County of Los Angeles

I hereby certify that pursuant to
Section 25103 of the Government Code,
delivery of this document has been made.
VIOLET VARONA-LUKENS
Executive Officer
Clerk of the Board of Supervisors
By _____
Deputy

APPROVED AS TO FORM:
LLOYD W. PELLMAN
County Counsel

By _____
Raymond G. Fortner, Jr.
Chief Deputy County Counsel

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: A-0

January 20, 2005

TO: Each Supervisor

FROM: Donald L. Wolfe
Acting Director of Public Works

BOARD AGENDA DATE: JANUARY 25, 2005
ITEM NO. 13
WEST CREEK PROJECT
AMENDMENT TO 2000 URBAN WATER MANAGEMENT PLAN

The Regional Planning Commission recommended certification of the West Creek Additional Analysis and approval of the West Creek Project. Since that time, the Castaic Lake Water Agency (CLWA) and the Santa Clarita Valley water purveyors prepared an amendment to the 2000 Urban Water Management Plan (UWMP) (Amendment) in response to a court decision unrelated to the West Creek Project. County staff assessed the court decision and the Amendment in relation to the West Creek Project and Additional Analysis.

In light of this review, County staff conclude that: 1) the West Creek Additional Analysis presents a stand-alone water supply assessment of the West Creek Project that concludes that an adequate supply of water exists for the West Creek Project; 2) the West Creek Additional Analysis already contains a detailed analysis of ammonium perchlorate contamination in the Santa Clarita Valley, even absent the information presented in the Amendment; and 3) the UWMP Amendment is consistent with the information presented in the West Creek Additional Analysis.

DDE:plg
UWMPAMEND

cc: Chief Administrative Office
Executive Office