



COUNTY OF LOS ANGELES  
OFFICE OF THE COUNTY COUNSEL

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LOS ANGELES, CALIFORNIA 90012-2713

RAYMOND G. FORTNER, JR.  
County Counsel

November 16, 2005

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Agenda No. 8  
09/27/05

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

Re: **CONDITIONAL USE PERMIT NUMBER 00-253-(5)  
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

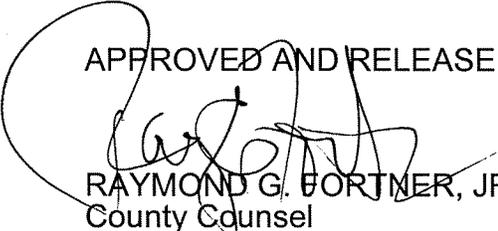
Your Board previously conducted a hearing regarding the above-referenced permit which proposes construction of a three-story 112-unit hotel at 31425 The Old Road in the unincorporated community of Castaic in the Castaic Canyon Zoned District, adjacent to the Interstate 5 Freeway. At the conclusion of the hearing, you indicated an intent to approve the permit with revised conditions and instructed us to prepare the appropriate findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.  
County Counsel

By   
ELAINE M. LEMKE  
Principal Deputy County Counsel  
Property Division

APPROVED AND RELEASED:

  
RAYMOND G. FORTNER, JR.  
County Counsel

EML:di

Enclosures

HOA.331127.1

**FINDINGS OF THE BOARD OF SUPERVISORS  
AND ORDER  
CONDITIONAL USE PERMIT NUMBER 00-253-(5)**

1. The applicant requests a conditional use permit ("CUP") to construct, operate, and maintain a three-story 112-unit hotel, currently planned as a "Hampton Inn & Suites." It is located at 31425 The Old Road, adjacent to the Interstate 5 Freeway ("I-5 Freeway") in the unincorporated community of Castaic in the Castaic Canyon Zoned District. The proposed hotel will also include two conference rooms and a swimming pool. The only proposed dining services will be breakfast service for guests.
2. Zoning on the subject property is C-3 (Unlimited Commercial), which allows for construction and maintenance of hotels pursuant to a CUP.
3. The subject property is located within the Castaic Area Community Standards District ("Castaic Area CSD") and is presently vacant.
4. The properties surrounding the subject property are zoned as follows:
  - North: A-1-7,000 (Light Agricultural – 7,000 square feet minimum area) and C-3;
  - South: A-1-20,000 (Light Agricultural – 20,000 square feet minimum area) and CPD (Commercial Planned Development);
  - East: C-3; and
  - West: C-2-DP (Neighborhood Business – Development Program) and A-1-7,000
5. Surrounding land uses consist of the following uses:
  - North: Vacant property and I-5 Freeway;
  - South: Vacant property, a road maintenance yard, and a mobile home park;
  - East: I-5 Freeway and commercial; and
  - West: Vacant land and single-family residences.
6. The Santa Clarita Valley Areawide General Plan land use designation for the subject property and surrounding area is Commercial. This designation includes Regional Commercial, which includes uses such as major department stores, automobile centers, and hotels/motels.

7. CUP 90-042 (approved October 17, 1990) authorized construction and maintenance of a 150-unit hotel on the subject site. This earlier permit, however, was never used and expired on October 17, 1993.
8. The site plan depicts the proposed 112-unit hotel built in three stories with a total of 64,416 square feet. The applicant estimates that approximately 400 cubic yards of grading will be required for construction and that all graded material will be balanced on-site. Access to the site is shown from The Old Road to the west.
9. A hotel of this size is an appropriate use for this site because it is located adjacent to the I-5 Freeway and would be easily accessible to travelers.
10. Pursuant to Section 22.52.1130 of Title 22 of the Los Angeles County Code ("County Code"), minimum parking shall be provided for the proposed hotel as follows: one parking space for every two guestrooms and one parking space for each suite of guestrooms. The applicant's site plan depicts a total of 85 rooms and 27 suites. Accordingly, 43 parking spaces are required for guestrooms and 27 parking spaces are required for the suites. Thus, a total of 70 spaces is required.
11. The applicant's site plan depicts a total of 119 parking spaces (76 standard, 38 compact, and five handicap parking spaces). As such, this proposed parking complies with County Code requirements.
12. The proposed height of the three-story building initially varied in height between 29 and 40 feet, which would have complied with the height requirements for the C-3 Zone. The height limit within the Castaic Area CSD, however, is 35 feet for buildings within 500 feet of a residential or agricultural zone. The subject property is within 500 feet of A-1 zoning. Thus, the portions of the structure as initially proposed which are higher than 35 feet would not comply with the Castaic Area CSD.
13. While the portions of the proposed hotel design exceeding the 35-foot limit were a small part of the building, a variance from the Community Standards District requires that the project provide a significant public benefit and that there be substantial community support for the project as set forth in Section 22.44.137.1 of the County Code. Although the Regional Planning Commission ("Commission") concluded otherwise, the Board of Supervisors ("Board") has determined that the project does not meet the criteria allowing for a variance; therefore, compliance with the Castaic Area CSD will be required, including, but not limited to its height limitations.
14. Pursuant to Section 22.28.220 of the County Code, there are no requirements for yard setbacks within the C-3 zone. The maximum allowed lot coverage is 90 percent of the net area of a lot. Ten percent of the net area must be landscaped.

15. The Castaic Area CSD requires that the footprint of the building not cover more than 70 percent of the gross area of the subject site. Buildings, structures, and circulation areas, including vehicle parking lot aisles, shall be set back a minimum of 20 feet from the front property line in commercial zones. The Castaic Area CSD further requires that the setback area shall be landscaped with no less than one 15-gallon non-invasive tree for every 150 square feet of setback area.
16. The applicant proposes a total building footprint of 22,394 square feet on an approximate 90,130 square-foot lot, or 24.8 percent lot coverage, and 11,227 square feet (12.5 percent lot coverage) of landscaping. This project is in compliance with the required lot coverage and landscaping standards for both the C-3 zone and the Castaic Area CSD.
17. While initially proposing a setback area failing to meet the Castaic Area CSD standards, the applicant has agreed to comply with the requirement that buildings, structures, and circulation areas, including parking lot aisles, be set back a minimum of 20 feet from the front property line.
18. To reduce the project's visual impact from the adjacent I-5 Freeway, the applicant shall prepare a landscape plan to be reviewed and approved by the Department of Regional Planning's ("Department") staff biologist. The landscaping shall conform to the requirements of the Castaic Area CSD. This requirement is included in the Mitigation Monitoring Program for the project.
19. Pursuant to Section 22.52.890 of the County Code, roof and freestanding business signs are allowed on any lot or parcel of land for each street or highway frontage having a continuous distance of 100 feet or more.
20. The Castaic Area CSD prohibits projecting business signs and roof signs. The applicant has not submitted any signage plans. A provision that the applicant shall provide signage plans is included as a condition of approval for this grant and signage will be required to comply with the Castaic Area CSD.
21. To mitigate traffic impacts, a condition of the project will require the applicant to install a traffic signal at the intersection of Parker Road and The Old Road, which must be operational prior to issuance of the final certificate of occupancy for the hotel. The Los Angeles County Department of Public Works ("DPW") initially requested the applicant to enter into an agreement with DPW to contribute \$91,730 toward installation of traffic signals. Installation of the traffic signal is in lieu of payment of these fees and will sufficiently mitigate traffic impacts.

22. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant impacts on the environment with respect to flooding, water quality, noise, visual, traffic and access, and cultural resources. Prior to the release of the Initial Study and proposed Mitigated Negative Declaration for public review, the applicant agreed to revisions in the project that would avoid the impacts or mitigate the impacts to a point where no significant impacts will occur. Based on the Initial Study and agreed-to project revisions, the Department has determined that a Mitigated Negative Declaration for this project is appropriate.
23. The applicant will comply with DPW's requirements regarding mitigation for flood/drainage, water quality, and traffic issues. Dual-paned glass will mitigate freeway noise, and a landscape plan is required to reduce the visual impact from the I-5 Freeway. These conditions or changes in the proposed project are necessary to assure the proposed project will not have a significant effect on the environment, and such conditions or changes were included in the initial Mitigation Monitoring Program prepared for the project. The applicant will be required to comply with all provisions in the Mitigation Monitoring Program which has been modified to reflect the Board's decision to require installation of the traffic signal referenced in Finding No. 21, above. The Initial Study, Mitigated Negative Declaration, and project revisions show that there is no substantial evidence, in light of the whole record before the Board, that the project as revised may have a significant effect on the environment.
24. The Board conducted a duly noticed public hearing on this proposed CUP 00-253-(5) on September 27, 2005. The Commission previously conducted its duly noticed public hearing on the proposed CUP on September 29, 2004. The Commission approved the requested permit and adopted a Mitigated Negative Declaration for the project on February 9, 2005. The Commission's approval of the Project was appealed to the Board.
25. Proper notice was provided for both the Commission hearing and subsequent hearing before the Board. At the Board hearing, two nearby residents testified in opposition to the requested permit, objecting to a hotel project being located across the street from proposed detached condominiums. They also objected that the proposed project was incompatible with the area.
26. The Castaic Area Town Council and the Castaic Chamber of Commerce have indicated their support of the proposed project. At the Board hearing, the applicant and its representatives testified in support of the project as did a former member of the Castaic Chamber of Commerce and Castaic Area Town Council Land Use Committee.

27. The Board finds that compliance with the restrictions regarding the hotel's construction and operation as set forth in the conditions of approval will ensure that the hotel is compatible with surrounding land uses. To further ensure such compatibility, the project conditions shall require that the project conform to the Castaic Area CSD in all respects including with respect to building height, front setback, and landscaping requirements.
28. The documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter are located at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits Section of the Department.

**BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:**

- A. That the proposed use with the attached conditions will be consistent with the adopted general plan for the area;
- B. With the attached conditions, the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. With the attached conditions, that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**THEREFORE, THE BOARD OF SUPERVISORS:**

1. After consideration of the Mitigated Negative Declaration together with all comments received during the public review process, finds on the basis of the whole record before the Board that, with the attached conditions, there is no substantial evidence the project will have a significant impact on the environment, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Board, adopts the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the project.
2. Approves CUP 00-253-(5), subject to the attached conditions.

**CONDITIONS OF APPROVAL  
CONDITIONAL USE PERMIT NUMBER 00-253-(5)**

1. This grant authorizes the use of the subject property for the construction, operation, and maintenance of a 112-unit hotel, as depicted on the approved revised Exhibit "A." The grant is subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning ("Department") their affidavit that they are aware of, and agree to accept, all of the conditions of this grant, and that the conditions have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10 and 11.
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 section 65009 of the Government Code or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
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 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 will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code ("County Code").

6. This grant shall expire unless used within two years from the date of approval. A one-year time extension may be requested in writing with the payment of the applicable fee, at least six months before the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
9. This grant shall terminate on February 9, 2025. Upon written application of the permittee made no less than six months prior to January 5, 2025, the term of this grant shall be extended by the Director of the Department ("Director") for a period not to exceed 20 years, as provided below. The Director shall grant such extension unless it finds one of the following: (1) that the permittee has failed to adhere to the conditions of approval and such failure has not been timely corrected upon written notice thereof; and (2) that the use is not in compliance with all applicable laws and regulations. If either of the foregoing findings is made by the Director, the extension may be denied. Subsequent extensions may be granted by the Los Angeles County Regional Planning Commission ("Commission") upon written application made no less than six months prior to the expiration of the previous extension.
10. 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 such full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$1,500. These monies shall be placed in a performance fund, which shall be used exclusively to compensate the Department for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for 10 biennial (every other year) inspections of the site. The inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department for all additional inspections and any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the current recovery cost at the time of payment, whichever is greater, (currently \$150 per inspection). If the term of the grant is extended, additional monies sufficient to provide for additional biennial inspections shall be deposited with the County by the permittee for the life of the grant. The amount due for such inspections shall be the amount equal to the recovery cost at the time of payment.

11. Within 15 calendar days of the approval date of this grant, the permittee shall remit a \$25 processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the 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.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans. The subject property shall comply with all Castaic Area Community Standards District ("Castaic Area CSD") requirements, including but not limited to setback, lot coverage, and height restrictions. No part of the building may exceed 35 feet above finished grade. Buildings, structures, and circulation areas, including parking lot aisles, shall be set back a minimum of 20 feet from the front property line.
14. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said department.
15. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.

16. Within 90 days of the approval date of this grant, the permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A" that depict all project changes required by these conditions of approval. The subject property shall be developed and maintained in substantial compliance with the approved revised Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner.
17. Within 60 days of the approval date of this grant, the permittee shall submit to the Director for approval three copies of sign elevations depicting any proposed signs on the subject property. Signs shall be in conformance with Part 10 of Section 22.52 of the County Code and with the Castaic Area CSD requirements.
18. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any marking, drawing, or signage that does not directly relate to the use subject to this grant or that does not provide pertinent information about the project premises. The only exceptions shall be seasonal decorations.
19. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
20. The construction, operation, and maintenance of the 112-unit hotel is further subject to all of the following conditions:
  - a. During construction, the permittee and his contractor shall comply with Sections 12.12.010 – 12.12.100 of the County Code regarding building construction noise;
  - b. The permittee shall maintain all areas of the premises over which the permittee has control in a neat and orderly fashion, free of litter and debris. All required landscaping shall be continuously maintained in good condition, including proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary;
  - c. A minimum of 70 parking spaces shall be maintained on site, five of which shall be handicapped/van accessible;

- d. The conditions and/or changes in the project, which are set forth in the Mitigated Negative Declaration as necessary to assure that the proposed project will not have a significant effect on the environment, are incorporated herein by this reference and made conditions of approval of this grant. The permittee shall comply with the attached "Project Changes/Conditions Due to Environmental Evaluation" and the corresponding Mitigation Monitoring Program. The applicant shall deposit the sum of \$3,000 with the Department to defray the cost of reviewing and verifying the information contained in the required mitigation monitoring reports. This deposit is due and payable within 30 days of the approval date of this grant;
- e. The permittee shall comply with the conditions of the County of Los Angeles Fire Department as outlined in their attached memorandum dated July 15, 2003;
- f. The permittee shall comply with the conditions of the County of Los Angeles Department of Public Works as outlined in their attached memorandum dated December 18, 2002, with the exception of the requirement for payment of traffic mitigation fees of \$91,730;
- g. The permittee shall install a traffic light at the intersection of Parker Road and The Old Road, which must be operational prior to issuance of the final certificate of occupancy for the hotel. This condition replaces the above-referenced initial required payment of traffic signal mitigation fees;
- h. The use authorized hereby shall be conducted at all times with due regard for the character of the surrounding neighborhood, and the right is reserved to the County to impose additional corrective conditions, if, in the Commission's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property;
- i. Amplified sound equipment, music, or public address systems intended to be audible outside the building are prohibited;
- j. Security lighting shall be low intensity, shielded, at low height, and directed downward;
- k. The permittee shall maintain a current contact name, address, and phone number on file with the Department at all times; and

- I. Tractor-trailer and commercial truck parking is prohibited at the subject hotel and along portions of The Old Road across from or adjacent to the subject property. The permittee shall direct hotel guests to park said vehicles in designated off-site truck parking areas.

ATTACHMENTS:

Project Changes/Conditions Due To Environmental Evaluation  
Mitigation Monitoring Program  
County Fire Department letter dated July 15, 2003  
Department of Public Works letter dated December 18, 2002

**PROJECT CHANGES/CONDITIONS  
DUE TO ENVIRONMENTAL EVALUATION**

**PROJECT No. CUP 00-253**

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

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

**FLOOD**

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

**WATER QUALITY**

To mitigate potential water quality impacts to less than significant, the applicant shall comply with all pertinent NPDES requirements of the Regional Water Quality Control Board and the Los Angeles County Department of Public Works prior to issuance of any grading permits.

**NOISE**

To reduce noise impact from the I-5, all windows and glass doors facing east, north, and south shall be glazed with STC 32 glazing. The said features shall be noted on the building plan prior to issuance of any building permits.

**VISUAL**

To reduce the project visual impact from Golden State Highway (i.e., I-5), the applicant shall prepare a Landscape Plan to be reviewed and approved by the DRP prior to issuance of any grading permits. Landscaping shall consist of locally indigenous, native plants.

**TRAFFIC/ACCESS**

The applicant shall prepare detailed striping plans to the Department of Public Works (DPW) for review and approval prior to issuance of any grading permits. Adequate pavement shall be provided to the satisfaction of the DPW.

The applicant either install a traffic signal at the intersection of The Old Road and Parker Road.

## **CULTURE RESOURCES**

To reduce potential impacts on cultural resources, the applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.

## **OTHERS**

The applicant shall prepare a waste reduction/recycling plan to be reviewed by the DPW Environmental Programs prior to issuance of building permits. A copy of the said plan shall be forwarded to the Department of Regional Planning (DRP).

## **Mitigation Compliance**

As a means of ensuring compliance of all above mitigation measures, the applicant and subsequent owner is responsible for submitting annual mitigation compliance report to the DRP for review and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented.

MITIGATION MONITORING PROGRAM  
PROJECT NUMBER 00-253

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<b>Flood</b> To mitigate project's potential impact on drainage, the applicant shall comply with all requirements of the approved drainage concept to the satisfaction of the Department of Public Works.	Compliance with approved drainage concept	Prior to issuance of any grading or building permits, whichever occurs first	Applicant	Public Works
<b>Water Quality</b> The applicant shall comply with all pertinent NPDES requirements of the Regional Water Quality Control Board and the Los Angeles County Department of Public Works.	Approval or waiver of the NPDES permits.	Prior to issuance of any grading or building permits, whichever occurs first	Applicant	Public Works Regional Water Quality Control Board
<b>Noise</b> All windows and glass doors facing east, north, and south shall be glazed with STC 32 glazing.	Review and approval of Exhibit "A"	Prior to issuance of building permits	Applicant	Regional Planning Public Works Building and Safety
<b>Visual</b> The applicant shall prepare a Landscape Plan to be reviewed and approved by the DRP prior to issuance of any grading permits. Landscaping shall consist of locally indigenous, native plants.	Review and approval of Landscape Plan.	Prior to issuance of any grading or building permits, whichever occurs first	Applicant	Regional Planning
<b>Traffic/Access</b> The applicant shall prepare detailed striping plans to the Department of Public Works (DPW) for review and approval prior to issuance of any grading permits. Adequate pavement shall be provided to the satisfaction of the DPW.	Review and approval of detailed striping plans	Prior to issuance of any grading or building permits, whichever occurs first	Applicant	Public Works
The applicant shall install a traffic signal at the intersection of The Old Road and Parker Road subject to review and	Review and approval of traffic signal installation plans.	Prior to issuance of the final certificate of occupancy	Applicant	Public Works

MITIGATION MONITORING PROGRAM  
PROJECT NUMBER 00-253

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
approval by the DPW.				
<b>Other</b> The applicant shall prepare a waste reduction/recycling plan to be reviewed by the DPW/ Environmental Programs prior to issuance of building permits. A copy of the said plan shall be forwarded to the Department of Regional Planning (DRP).	Review and approval of a waste reduction/recycling plan.	Prior to issuance of any grading or building permits, whichever occurs first	Applicant	Public Works
<b>Cultural Resources</b> The applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.	Suspension of construction activities until a qualified archaeologist can examine them and determine appropriate mitigation measures	Upon encounter of cultural resource	Applicant	Regional Planning
<b>Mitigation Compliance</b> As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting annual mitigation compliance report to the DRP for review and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented.	Submittal of annual Mitigation Measure Compliance report and replenishment of Mitigation Monitoring account	Annual under such time as all mitigation measures have been implemented.	Applicant	Regional Planning



## COUNTY OF LOS ANGELES

### FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

DATE: July 15, 2003  
TO: Department of Regional Planning  
Permits and Variances  
SUBJECT: C.U.P. 00-253

LOCATION: 31426 N. The Old Road

- The Fire Department has no additional requirements for this permit.
- The required fire flow for this development is 5000 gallons per minute for 5 hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- Install 1 Public and/or 1 On-site and/or    Upgrade/Verify 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Location: As per map on file with our office.
- Access: Due to the building design, access shall be a minimum width of 28' around the perimeter of the building with all turns providing a minimum turning radii or 42' to the outside. With an additional 6' of clearance for ladder clearance in front of the truck. The required access shall meet the following criteria, centerline of the required access shall be adjacent to one side of the building with the center line of the access within 30' of the building without any obstructions, including landscaping. Provide information on the site plan to clarify this requirement.
- Special Requirements: No gates approved for this project at this time.  
Fire Prevention plan check review is required at the building permit phase of development. Contact the Fire Prevention office at 661-286-8821 for specifics on the plan check process.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: *Janna Masi*

Co.CUP 9/01

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



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS

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

December 18, 2002

IN REPLY PLEASE  
REFER TO FILE: LD-4

TO: Frank Meneses  
Zoning Permits Section  
Department of Regional Planning

Attention Maria Masis

FROM: Barry S. Wittler *Barry S. Wittler*  
Transportation Planning and Subdivision Review Section  
Land Development Division

**CONDITIONAL USE PERMIT NO. 00- 253**

We have reviewed the revised site plan for the subject case in the Castaic area in the vicinity of The Old Road (31426 North The Old Road ) and Parker Road. This case is now for the construction of a hotel with 118 rooms.

If this permit is approved, we recommend the following conditions:

1. Dedicate the right to restrict vehicular access to The Old Road.
2. Construct secondary highway improvements on The Old Road including curb, gutter, base, pavement, street trees, and sidewalk to the satisfaction of Public Works. Also construct pavement transition in the vicinity of the northerly and southerly property line to the satisfaction of Public Works.
3. Construct drainage improvements and offer easements needed for street drainage or slopes on The Old Road. Submit any required drainage concept study to the satisfaction of Public Works.
4. Provide pavement widening and transition for a striped left-turn lane on The Old Road at driveway entrances to the satisfaction of Public Works.
5. Submit signing and striping plan for The Old Road along the property frontage to Public Works for review and approval.
6. Underground all existing and new utility lines on The Old Road to the satisfaction of Public Works.

7. Prior to the issuance of a building permit, pay the fees established by the Board of Supervisors for the Castaic Bridges and Major Thoroughfare Construction Fee District in effect at the time of building permit application. The current applicable fee is \$ 3,400 per factored unit and is subject to change.
8. Comply with the following street lighting requirements to the satisfaction of Public Works:
  - a. Provide street lights on concrete poles with underground wiring on The Old Road. Street lighting plans must be approved by the Street Lighting Section.
  - b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$23,250 and comply with the conditions listed below in order for the Lighting Districts to pay for future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.
    - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
    - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
    - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed development area to the Street Lighting Section. Contact the Street Lighting Section for map requirements, and with any questions at (626) 300-4726.
  - c. For acceptance of street light transfer billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans and energized for at least one year as of July 1 of the current year.

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December 18, 2002  
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- d. Note that the annexation and/or assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans.
9. Comply with the mitigation measures identified through Public Works' review of the project traffic reports dated February 27, 2001, and June 21, 1990 (copies attached.) If desired, the applicant may submit an updated traffic study to reflect the decrease in the number of rooms from 150 to 118. If an updated traffic study is submitted, comply with any requirements or mitigation measures identified in the traffic study approved by Public Works.

WH:ca  
WP100-253 HOTEL

Attach.

cc: Traffic and Lighting (Abdelhadi, Chon, Munoz)