Date 6/18/07

Ms. Robin A. Guerrero
Deputy Executive Officer
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Ms. Guerrero:

Subject: CUP, Oak Tree Permit, Environmental
Use: 03-249-5 2005-00051-5 Impact Report

Address Northeasterly extension of Shadow Pines east of Snow Drop Ct & Jasmine Valley Dr

Soledad Zoned District

Related zoning matters:

Tract or Parcel Map No. 06025 "Tick Canyon"

Change of Zone Case No. _____

Other OT Permit, CUP, Certification of Environmental Impact Report

This is a notice of appeal from the decision of the Regional Planning Commission on:
(Check One)

_____ The Denial of this request

X The Approval of this request

_____ The following conditions of the approval:

_____, _____, _____, _____, _____, _____, _____.

Briefly, the reason for this appeal is as follows:

See Attached letter from C-WIN. Failure to disclose accurate information in the Environmental Impact Report regarding water supply, failure to protect oaks in accordance with County ordinance, failure to substatiate adequate water supply in light of new information. Approval does not comply with SB 221 verification as required by County.

Enclosed is a check (or money order in the total amount of $ 1,482.20. The amount of $ 732.20 is estimated to cover the cost of preparing for the Board of Supervisors six (6) copies of the transcript of all pertinent hearings held by the Regional Planning Commission. The amount of $1,499.00 for applicants or $750.00 for non-applicants is to cover the Regional Planning Department's processing fee.

California Water Impact Network (CWIN) SCOPE

(Signed) Appellant

Cam Noltemeyer Cam Noltemeyer

Print Name

808 Rancho Cyn Rd
Santa Barbara CA 93108

PO Box 1182
Canyon Country CA 91386

Address

805 969 0824 661 254 7112 ~~818 845 7651~~

Day Time Telephone Number

original

Date 6/18/07

Ms. Robin A. Guerrero
Deputy Executive Officer
Los Angeles, County Board of Supervisor
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Ms. Guerrero:

Subject: Tentative Tract/Parcel Map No. 060259

Applicant: Synergy LLC

Location: Northwesterly Extension of Shadow Pines Blvd east of Snow Drop Court & Jasmine Valley Way

Soledad Zoned District

Related zoning matters:

CUP or VAR No. 03 249-5

Change of Zone Case No. _____

Other Oak Tree Permit & Certification of EIR 2005-00051-5

This is a notice of appeal from the decision of the Regional Planning Commission in the subject case. Submitted herewith is a check (or money order), in the total amount of $750.00. The fee of $130.00 is to cover the cost of a hearing by the Board of Supervisors and the fee of $620.00 is to cover the Regional Planning Department's processing fee.

This is to appeal: (Check one)

_____ The Denial of this request

__X__ The Approval of this request

_____ The following conditions of the approval:

_____, _____, _____, _____, _____, _____, _____.

Briefly, the reason for this appeal is as follows:

See Attached letter from California Water Impact Net-Work, insufficiency of water supply, failure to disclose related facts in EIR. This appeal is timely filed within 10 business days and with reliance on information provided by staff of the Regional Planning Dept.

C-WIN letter Attached

Email regarding appeal dates attached

California Water Impact Network

C-WIN / SCOPE

(Signed) Appellant

Cami Waltemeyer Cami Waltemeyer

Print Name

808 Romero Canyon Rd SCOPE

Santa Barbara CA 93108 PO Box 1182 C.C. 91386

Address

805 969 0824 661 259 7112

Day Time Telephone Number

S:\2007 AOZ Section Forms\Appeal Nonapplicant.doc

california water impact network

Carolee K. Krieger
president

Dorothy Green
secretary

Joan Hartmann
treasurer

Lloyd G. Carter
director

Malinda Chouinard
director

Yvon Chouinard
director

Jim Edmondson
director

Michael Jackson
director

Huey Johnson
director

Linda Mitrovich
director

Tom Stokely
director

Executive Officer
Board of Supervisors
County of Los Angeles
500 W. Temple Street
LA, CA 90012

June 17th, 2007

RE: Appeal of Tick Canyon VVTR060259 and Certification of the Environmental Impact Report

To Whom It May Concern:

California Water Impact Network hereby appeals to the Board of Supervisors the above approvals by the Regional Planning Commission based on the following issues:

1. Tick Canyon development relies on a contested transfer of 41,000 acre feet (AF) of SWP allocation from the Kern County Water Agency to the Castaic Lake Water Agency (CLWA) as a reliable source of water supply as indicated in the SB610/221 Water Assessment Report. The analysis is inappropriately relying on the permanence of a non-final and highly contested transfer of 41,000 acre feet of SWP water from the Kern County Water Agency. This 41,000 acre foot transfer continues to be clouded by ongoing litigation and its very validity is one of the subjects of the forthcoming and very complex EIR known as "Monterey Plus," to be prepared by the state Department of Water Resources. **In fact, the certified EIR completed by Castaic Lake Water Agency to support this transfer was set aside by the Court in a Decision earlier this month. Therefore, the verification for water supply under SB221 required for approval by the County of Los Angeles is no longer accurate or valid and will not meet the requirements of this legislation**.

2. This project depends on water transferred form the State Water Project through the Sacramento Delta. In the last several weeks the pumps delivering this water have been turned off or turned down to severally reduce their production in an effort to save the Delta Smelt. Given recent decisions in both state and federal court, such reductions may become permanent. Impacts of reduced water supply from the Sacramento Delta due to impacts to endangered species were not disclosed, discussed or mitigated in the Environmental Impact Report.

3. We believe that the proposed water supply for the **Tick Canyon** development consisting of **492 dwelling units** is inadequate and unsubstantiated at this time and cumulative impacts have not been assessed.

4. Global warming has not been factored in to the reliability of the water supply being considered. The consensus of scientists who are studying global warming concludes that it will snow less, rain more and the snow will melt sooner giving us a rush of water in the Spring rather than the snow pack acting as a reservoir as it has in the past. C-WIN incorporates "Emissions Pathways, Climate Change, and Impacts on California"; see attached.

5. C-WIN hereby incorporates and includes by reference in this appeal all other comments opposing the proposed **Tick Canyon** development.

Please send me notification of the hearing date for this appeal.

Sincerely,

Lisa Coffman, Esq.
Executive Director, C-WIN

Carolee K. Krieger
President, C-WIN
808 Romero Canyon Road
Santa Barbara, CA 93108
(805) 969-0824

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

2007 JUN 18 PM 12: 45

FILED

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

CERTIFIED-RECEIPT REQUESTED

July 10, 2007

Footage: 3,641

Synergy-Brookfield, LLC
Attn: Rick Doremus
4209 Seashore Drive, 2nd Floor
Newport Beach, California 92663

Gentlemen:

SUBJECT: VESTING TENTATIVE TRACT MAP CASE NO. 060259
CONDITIONAL USE PERMIT CASE NO. 03-249-(5)
OAK TREE PERMIT CASE NO. 2005-00051-(5)

A public hearing on Vesting Tentative Tract Map No. 060259, Conditional Use Permit Case No. 03-249-(5), and Oak Tree Permit Case No. 2005-00051-(5) was held before the Regional Planning Commission of Los Angeles County ("Commission") on July 12, 2006, September 13, 2006 and December 13, 2006.

After considering the evidence presented, the Commission in its action on June 6, 2007, approved the vesting tentative tract map, conditional use permit and oak tree permit in accordance with the Subdivision Map Act, Titles 21 (Subdivision Ordinance) and 22 (Zoning Ordinance) of the Los Angeles County Code ("County Code"), and the recommendations and conditions of the Los Angeles County Subdivision Committee. A copy of the approved findings and conditions is attached.

The action on the vesting tentative tract map, conditional use permit and oak tree permit authorize:

1. The subdivision of the 500.6-acre into 492 single-family lots, 37 open space lots (including landscaped and natural open space), three park lots, one water pump station lot, 14 public facility lots and one water tank lot;
2. The development of the property in compliance with requirements for hillside management, density-controlled development and onsite project grading; and
3. The removal of 72 oak trees and encroachment into the protected zone of 71 oaks.

Your attention is called to the following:

- During the 10-day period following action by the Commission, ending June 18, 2007, the Commission's decision may be appealed to the Board of Supervisors. If you wish to appeal this decision to the Board, you must do so in writing. Your,

appeal should be filed with the Office of the Clerk of the Board, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012. Please contact the Clerk of the Board at (213) 974-1432 for the current appeal fee.

Once the appeal period has passed and all applicable fees have been paid in person, the approved tentative tract map and Exhibit "A" may be obtained at the Land Divisions Section in Room 1382, Hall of Records Building, 320 West Temple Street, Los Angeles, CA 90012.

The vesting tentative tract map approval shall expire on **June 6, 2009.** If the subject tentative tract map does not record prior to the expiration date, a request in writing for an extension of the approval, accompanied by the appropriate fee, **must be delivered in person within one month prior to the expiration date**.

If you have any questions regarding this matter, please contact Ms. Susan Tae of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 6 p.m., Monday through Thursday. Our offices are closed Fridays.

Sincerely,

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

Susan Tae, AICP
Supervising Regional Planner
Land Divisions Section

SMT:st

Enclosures: Findings and Conditions, Mitigation Monitoring Program, Affidavit of Acceptance, Fish and Game Fee

c: Board of Supervisors
Subdivision Committee

FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
CONDITIONAL USE PERMIT CASE NO. 03-249-(5)

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Conditional Use Permit Case No. 03-249-(5) on July 12, 2006, September 13, 2006 and December 13, 2006. Conditional Use Permit Case No. 03-249-(5) was heard concurrently with Vesting Tentative Tract Map No. 060259 and Oak Tree Permit Case No. 2005-00051-(5).

2. The project proposes a residential development of 492 single family lots with a 16-acre public park, including universally accessible playground, community building, soccer and baseball fields, hard courts, picnic area, and restrooms. A multi-use trail along Shadow Pines Boulevard for pedestrians and bicycle use is also proposed. A gated, offsite private driveway and fire lane ranging in width from 20 to 26 feet, will serve as emergency access northerly to Summit Knoll Road.

3. A Conditional Use Permit ("CUP") is required to ensure compliance with nonurban hillside management design review criteria, onsite project grading, and clustering pursuant to Sections 22.24.150, 22.56.210 and 22.56.215 of the Los Angeles County Code ("County Code").

4. This is a hillside project since the subject property exhibits natural slopes of 25 percent or greater. A conditional use permit is required for the project since the 492 dwelling units proposed exceeds the nonurban low-density threshold of 34 dwelling units, and urban mid-point density threshold of 205 dwelling units, established for the site.

5. The subject site is located northeasterly extension of Shadow Pines Boulevard east of Snow Drop Court and Jasmine Valley Drive, north of the City of Santa Clarita in the Soledad Zoned District.

6. The project proposes 5.2 million cubic yards of cut and fill grading to be balanced onsite.

7. The irregularly-shaped property is approximately 500.6 gross acres in size in a mostly natural condition with level to steeply sloping topography. Of the approximately 422.1 acres of nonurban lands, approximately 114.8 acres are within 0 to 25 percent slopes, 116.1 acres within 25 to 50 percent slopes, and 191.2 acres have slopes 50 percent and over.

8. Access to the proposed development is provided by an extension of Shadow Pines Boulevard, an 80-foot wide secondary highway as indicated on the County Master Highway Plan.

Findings

9. The project site is currently zoned A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area), which was established by Ordinance No. 3555 as Zone Change Case No. 7399, effective June 6, 1958. The property also contains R-1-7,000 (Single Family Residential – 7,000 Square Feet Minimum Required Lot Area), R-1-9,000 (Single Family Residential – 9,000 Square Feet Minimum Required Lot Area), R-1-10,000 (Single Family Residential – 10,000 Square Feet Minimum Required Lot Area), and R-1-11,000 (Single Family Residential – 11,000 Square Feet Minimum Required Lot Area) zoning, which were established by Ordinance No. 9034 as Zoning Case No. 4991 adopted on January 25, 1966. Surrounding zoning is A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) with A-2-1, R-1-6,000 (Single Family Residential – 6,000 Square Feet Minimum Required Lot Area), R-1-7,000, R-1-9,000, R-1-10,000 with City of Santa Clarita ("City") to the south and west.

10. The subject property consists of five lots. Surrounding uses include single-family residences and vacant property.

11. The project is consistent with the A-2-1, R-1-7,000, R-1-9,000, R-1-10,000 and R-1-11,000 zoning classification. Single family residences are permitted in the R-1 and A-1 zone pursuant to Sections 22.20.070 and 22.24.120 of the Los Angeles County Code ("County Code"). The proposed lot sizes of the project are less than the area requirements of the A-2-1, R-1-7,000, R-1-9,000, R-1-10,000 and R-1-11,000 zoning. However, the applicant has requested a conditional use permit ("CUP") for density-controlled development pursuant to Section 22.56.205 of the County Code, which concentrates dwelling units to a portion of the property and allows smaller lot sizes as long as the required size is achieved over the entire subject property. The remaining area is reserved as permanent open space.

12. The property is depicted in the Hillside Management ("HM"), Urban 1 ("U1"), Urban 2 ("U2"), and Floodway/Flood Plan ("W") land use categories of the Santa Clarita Valley Area Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). The proposed 492 dwelling units is consistent with the maximum 494 dwelling units permitted by the land use categories for nonurban and urban hillside residential development, with no density credit for areas within the W land use category.

13. The project provides an approximate total of 374.1 acres of open space (75 percent) within park Lot Nos. 494 through 496, open space (including landscaping) Lot Nos. 497 through 500, 505, 507 through 509, and 519 through 547. The project is consistent with the minimum 25 percent required for urban hillside projects, and 70 percent required for nonurban hillside projects.

14. Vesting Tentative Tract Map No. 060259 is a related request to create 492 single family lots, 37 open space lots (including landscaped and natural open space), three park lots, one water pump station lot, 14 public facility lots and one water tank lot on 500.6 acres.

15. Oak Tree Permit Case No. 2005-00051-(5) is a related request to remove 72 oak trees, and encroachment into the protected zone of 71 oak trees.

16. Letters have been received and submitted to the Commission, including from the City as well as Los Angeles County Sanitation District, Southern California Association of Governments (SCAG), US Department of Interior-Bureau of Land Management, and California Highway Patrol. The correspondence reflected comments on the draft Environmental Impact Report ("EIR") as well as on the project design.

17. During the July 12, 2006 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.

18. Ten persons testified at the July 12, 2006 public hearing: six in support, and four with concerns related to the development. Those in support included Shane's Inspiration for the project's inclusion of universally accessible play equipment as well as for the project's provision of all-weather access for adjacent residents, removal of nuisances from the property with development, and anticipation of quality homes. Concerns expressed during the public hearing included water quality, responsibility for maintenance of the private access driveway leading to properties to the east past the public park, the loss of environmental resources and wildlife as well as the number of lanes on Shadow Pines Boulevard.

19. Issues raised during the July 12, 2006 public hearing included interpretation of the Plan with respect to density transfer, evidence of permission for offsite improvements, project grading, and access to adjacent properties. While the Plan encourages clustering to preserve resources, the Plan is also explicit regarding density transfers in predominately 50 percent slopes. Evidence of permission for improvements included the southern, offsite extension of Shadow Pines Boulevard, as well as additional information regarding offsite grading to the north that was previously not analyzed. Access to adjacent properties to avoid any 'land-locking' of parcels was also raised.

20. During the July 12, 2006 public hearing, the applicant clarified that the offsite private driveway to properties east of the park, will be maintained by the proposed project's homeowners' association.

Findings

21. During the July 12, 2006 public hearing, the Commission discussed how best to determine the appropriate number of dwelling units against an infrastructure deficit and cost of improvements. The Commission also discussed that a discussion regarding interpretation of Plan provisions related to density transfer, would be most benefited by a full Commission.

22. After testimony and discussion, the Commission continued the public hearing to September 13, 2006.

23. Subsequent to the July 12, 2006 public hearing, the applicant met with staff several times to discuss the project issues and a conceptual redesign of the project. The applicant indicated their intent to relocate the offsite debris basin to within the project boundary, as well as redesign the project to reduce project by approximately 1 million cubic yards of grading as well as move the development footprint away from steeper slopes.

24. During the September 13, 2006 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public, eight persons in favor and three persons in opposition. A conceptual redesign of the project that had not yet been reviewed by Los Angeles County Subdivision Committee ("Subdivision Committee"), was also presented by the applicant to reflect initial efforts to minimize project grading and reduce the development footprint in steeper slopes.

25. During the September 13, 2006 public hearing, the Commission discussed the effects of development near Tick Canyon Wash, including construction of a bridge and potential increased velocity of water. The Commission also discussed the need for sufficient parking proposed for the public park, and the extent of improvements, including number of lanes, for Shadow Pines Boulevard through the project.

26. After hearing all the testimony, the Commission directed the applicant to work with staff to resolve the outstanding issues, including clearance by Subdivision Committee review, and provided direction including incorporation of undulating slopes, and consideration of visual impacts. The Commission then continued the public hearing to December 13, 2006.

27. During the December 13, 2006 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public both from one person in favor and three persons in opposition. The redesign of the project included reduction in grading from approximately 5.9 million cubic yards to 5.2 million cubic yards as well as addition of contour grading, reduction in the development footprint for an increase of 21 acres of open space, relocation of an

offsite debris basin to within the project boundaries, additional park improvements including additional standard and accessible parking spaces, and change in proposed improvements to Shadow Pines Boulevard from four lanes of traffic to two lanes with no parking and meandering sidewalks and multi-use trail. The redesigned tentative map and Exhibit "A," was not cleared for technical holds by Subdivision Committee for the December 13 public hearing.

28. Clearance of technical holds from Subdivision Committee was required of the tentative map and Exhibit "A." Staff recommended that the revised tentative map and Exhibit "A" be submitted for review by the Subdivision Committee review before final action by the Commission.

29. After hearing all testimony, the Commission closed the public hearing on December 13, 2006 and directed staff to prepare the final documents.

30. The Commission finds that the project's infrastructure balance against the project's requested density near the maximum density permitted by hillside management.

31. The Commission finds that 374.1 acres of the property (75 percent) is set aside as permanent open space with the urban and nonurban hillside, density-controlled development of 492 single-family homes on the subject property. This open space is comprised of a public park lots, landscape lots, manufactured slopes and natural open space. The open space lots are to be dedicated to the County of Los Angeles with maintenance of both the park and natural open space by a Landscaping and Lighting Act District.

32. The Commission finds that improvements to the public park are required to be completed earlier in the development of the property than as originally recommended during the public hearing. As agreed, the Commission amends the conditions of Los Angeles County Department of Parks and Recreation, to require completion of the public park improvements and conveyance to the County of Los Angeles, prior to the issuance of the 100th building permit.

33. The Commission finds that the front yard setback to the habitable structure may be 14 feet as measured from the property line.

34. The proposed use is required to comply with the development standards of the R-1 zone pursuant to Section 22.20.105 of the County Code, and A-2 zone pursuant to Section 22.24.170 of the County Code, and except as otherwise modified by Conditional Use Permit Case No. 03-249-(5).

35. A Final EIR for the project has been prepared in accordance 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 Final EIR consists of the Draft EIR dated May 2006, the Technical Appendices to the Draft EIR dated May 2006, and the Final EIR including Responses to Comments, dated May 2007. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.

36. The Commission has reviewed and considered the Final EIR and finds that it reflects the independent judgment of the County. As stated in the Final EIR and the Findings of Fact and Statement of Overriding Considerations regarding the Final EIR, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse effects upon air quality, biota, education facilities, libraries and parks, solid waste, police services and growth inducement, identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions in this vesting tentative map; and the related conditional use permit and oak tree permit.

37. With respect to the adverse effects upon air quality, biota, education facilities, libraries and parks, solid waste, police services and growth inducement, the Commission determines that the substantial benefits resulting from implementation of the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and Statement of Overriding Considerations, which findings and statement of overriding considerations are incorporated herein by reference.

38. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Final EIR has been prepared, and its requirements have been incorporated into the conditions of approval for this project.

39. The MMP prepared in conjunction with the Final EIR 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.

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

41. Approval of this conditional use permit is conditioned on the permittee's compliance with the attached conditions of approval and the MMP as well as the conditions of approval for Vesting Tentative Tract Map No. 060259 and Oak Tree Permit Case No. 2005-00051-(5).

Findings

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

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

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

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

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

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

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

E. That 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;

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

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

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

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Final EIR has been completed in compliance with the CEQA and the state and County guidelines related thereto and reflects the independent judgment and analysis of the County; finds that the Commission has reviewed and considered the information contained in the Final EIR prior to approving the project; adopts the MMP incorporated in the Final EIR, finding that, pursuant to Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; and determines that the significant adverse effects of the project have been reduced to an acceptable level as outlined in the attached Environmental Findings of Fact, which findings are incorporated herein by reference.

2. Approves Conditional Use Permit Case No. 03-249-(5) subject to the attached conditions and recommendations of the Subdivision Committee.

DEPARTMENT OF REGIONAL PLANNING
CONDITIONAL USE PERMIT CASE NO. 03-249-(5) **Exhibit "A" Date: 3-14-07**

CONDITIONS:

1. This grant authorizes the use of the 500.2-acre subject property for a maximum total of 492 single-family residential lots as well as open space lots, public facility lots and one water tank lot, clustered in compliance with hillside management design review criteria and density-controlled development, as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.

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

3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 7, 9 and 58.

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

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

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

7. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles ("County") the sum of **$750.00**. These monies shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval.

The fund provides for **five (5) biennial inspections**. The inspections shall be unannounced.

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

9. Upon completion of the appeal period, the permittee shall remit processing fees in the amount of **$2,550.00** payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code and Section 711.4 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurrd by the California Department of Fish and Game. No land use project subject to this requirement is final, vested or operative until the fee is paid.

10. The mitigation measures set forth in the Final Environmental Impact Report ("EIR") for the project are incorporated by this reference and made conditions of this permit, and the permittee shall comply with the Mitigation Monitoring Program. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director of Regional Planning ("Director") for approval in the following sequence:

    a. Prior to with submittal of a Revised Exhibit "A" to be approved by Regional Planning prior to issuance of grading permits.

    b. Prior to recordation of a final map.

    c. Prior to issuance of building permits.

    d. Additional reports as required by the Director.

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

12. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional

Planning an initial deposit of $5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

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

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

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

13. This grant shall expire unless used within two years after the recordation of the final map(s) for Vesting Tentative Tract Map No. 060259. In the event that Vesting Tentative Tract Map No. 060259 should expire without the recordation of the final map(s), this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

14. No grading permit shall be issued prior the recordation of a final map, unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of Vesting Tentative Tract Map No. 060259, Conditional Use Permit Case No. 03-249-(5) and Oak Tree Permit Case No. 2005-00051-(5).

15. The subject property shall be graded, developed and maintained in substantial compliance with the approved tentative tract map. An amended tentative tract map approved for Vesting Tentative Tract Map No. 060259 may, at the discretion of the Director, constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.

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

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

18. The development of the subject property shall comply with all requirements and conditions approved for Vesting Tentative Tract Map No. 060259.

19. The applicant shall provide no less than 374.1 acres of open space, representing 75 percent of the project site, within park Lot Nos. 494 through 496, and natural and graded open space Lot Nos. 497 through 500, 505, 507 through 509, and 519 through 547.

20. This project is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the A-2-1, R-1-7,000, R-1-9,000, R-1-10,000 and R-1-11,000 zones in accordance with Section 22.56.205 of the County Code. Associated Vesting Tentative Tract Map No. 060259 may record in phases as separate final maps, provided that the average area of all lots shown on each final map in conjunction with all previously recorded final maps complies with the minimum area requirements of the A-2-1, R-1-7,000, R-1-9,000, R-1-10,000 and R-1-11,000 zone.

21. Prior to the issuance of any grading and/or building permit, site plans covering the applicable development phase as identified on the phasing map for Vesting Tentative Tract Map No. 060259 shall be submitted to and approved by the Director indicating that the proposed grading and/or construction:

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

    b. is compatible with hillside resources.

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

23. The front yard setback shall be modified as follows:

    a. For Habitable Structures: Minimum 14 feet from the property line.

    b. For Garage: Minimum 20 feet from the property line.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

38. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented to the satisfaction of Public Health. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board.

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

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

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

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

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

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

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

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

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

45. No residential development shall be permitted within park Lot Nos. 494 through 496, open space (including landscaping) Lot Nos. 497 through 500, 505, 507 through 509, and 519 through 547; public facility Lot Nos. 501 through 504, 510 through 518 and 548; water pump station Lot No. 506; and water tank Lot No. 493. Record a covenant with the County and prior to recordation, submit a copy of the covenant to the Director for approval.

46. Open space shall comprise not less than 75 percent of the project area which shall be not less than 374.1 acres.

47. Open space Lot Nos. 519 through 524 shall be dedicated to the County of Los Angeles.

48. All commonly owned areas shall be reserved as permanent open space. Such reservation shall be by establishment of a homeowners association, maintenance district or other appropriate means or methods to ensure to the satisfaction of the Director the permanent reservation and continued perpetual maintenance of required commonly owned areas.

49. As a means to further ensure the permanent reservation of commonly owned areas, no dwelling unit shall be sold, conveyed or otherwise alienated or encumbered separately from an undivided interest in any commonly owned areas comprising a part of such development. Such undivided interest shall include either an undivided interest in the commonly owned areas or a share in the corporation or voting membership in an association owning the commonly owned area.

50. Park Lot Nos. 494 through 496 shall be developed as a 16-acre public park with improvements to include a universally accessible playground, community building, soccer and baseball fields, hard courts, picnic area, and restrooms.

51. Improvements to the public park and conveyance to the County of Los Angeles, shall be required to be completed prior to the issuance of the 100th building permit. Provide evidence of such park completion and conveyance, to Regional Planning prior to issuance of the 100th building permit.

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

53. Provide for the maintenance of the slopes and landscaping within Lot Nos. 497 through 500 by a Landscaping and Lighting Act District, to the satisfaction of Regional Planning.

54. Provide for the maintenance of the slopes and landscaping with Lot Nos. 505, 507 through 509, and 525 through 547 by a homeowners association, and provide proof of maintenance in the project CC&Rs as well as draft easement documents describing the landscaped portions of the open space for maintenance by the homeowners' association.

55. Provide for the maintenance of the private driveway and fire lanes within the project, and provide proof of guaranteed maintenance in the project CC&Rs as well as draft easement documents with exhibits, granting access to respective offsite property owners.

56. No grading permit shall be issued prior the recordation of a final map, unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of Vesting Tentative Tract Map No. 060259, Conditional Use Permit Case No. 03-249-(5) and Oak Tree Permit Case No. 2005-00051-(5).

57. No additional grading or development shall be permitted beyond that depicted on the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.

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

59. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final Environmental Impact Report for the project are incorporated by this reference and made conditions of this grant. Comply with all such mitigation measures in accordance with the Mitigation Monitoring Program. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director of Regional Planning ("Director") for approval in the following sequence:

a. Prior to with submittal of a Revised Exhibit "A" to be approved by Regional Planning prior to issuance of grading permits.

b. Prior to recordation of a final map.

c. Prior to issuance of building permits.

d. Additional reports as required by the Director.

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

FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR OAK TREE PERMIT CASE NO. 2005-00051-(5)

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Oak Tree Permit Case No. 2005-00051-(5) on July 12, 2006, September 13, 2006 and December 13, 2006. Oak Tree Permit Case No. 2005-00051-(5) was heard concurrently with Vesting Tentative Tract Map No. 060259 and Conditional Use Permit Case No. 03-249-(5).

2. The subject site is located northeasterly extension of Shadow Pines Boulevard east of Snow Drop Court and Jasmine Valley Drive, north of the City of Santa Clarita in the Soledad Zoned District.

3. The irregularly-shaped property is approximately 500.6 gross acres in size in a mostly natural condition with level to steeply sloping topography. Of the approximately 422.1 acres of nonurban lands, approximately 114.8 acres are within 0 to 25 percent slopes, 116.1 acres within 25 to 50 percent slopes, and 191.2 acres have slopes 50 percent and over.

4. Oak Tree Permit Case No. 2005-00051-(5) is a request to authorize the removal of up to 74 oak trees (no heritage) (project proposes 72 removals) and the encroachment of 71 oak trees (no heritage).

5. The applicant submitted an Oak Tree Report prepared by Thomas Leslie, the consulting arborist, dated April 24, 2006, that identifies and evaluates 145 oak trees on the subject property.

6. The applicant proposes to remove 72 oak trees and encroach into the protected zone of 71 oak trees. The proposed removals and encroachments are due to potential impacts from construction and the development of the proposed public park.

7. The Los Angeles County Forester and Fire Warden ("Forester"), has reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition and species of the oak trees on the site. The Forester has recommended approval of the requested oak tree removals, subject to recommended conditions of approval, including replacement of oak tree removals at a rate of 4:1 for a total of 288 mitigation trees.

8. Vesting Tentative Tract Map No. 060259 is a related request to create 492 single family lots, 37 open space lots (including landscaped and natural open space), three park lots, one water pump station lot, 14 public facility lots and one water tank lot on 500.6 acres.

Findings

9. Conditional Use Permit Case No. 03-249-(5) is a related request to ensure compliance with the requirements for hillside management and density-controlled development as well as onsite project grading that exceeds 100,000 cubic yards.

10. Access to the proposed development is provided by an extension of Shadow Pines Boulevard, an 80-foot wide secondary highway as indicated on the County Master Highway Plan.

11. Letters have been received and submitted to the Commission, including from the City as well as Los Angeles County Sanitation District, Southern California Association of Governments (SCAG), US Department of Interior-Bureau of Land Management, and California Highway Patrol. The correspondence reflected comments on the draft Environmental Impact Report ("EIR") as well as on the project design.

12. During the July 12, 2006 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.

13. Ten persons testified at the July 12, 2006 public hearing: six in support, and four with concerns related to the development. Those in support included Shane's Inspiration for the project's inclusion of universally accessible play equipment as well as for the project's provision of all-weather access for adjacent residents, removal of nuisances from the property with development, and anticipation of quality homes. Concerns expressed during the public hearing included water quality, responsibility for maintenance of the private access driveway leading to properties to the east past the public park, the loss of environmental resources and wildlife as well as the number of lanes on Shadow Pines Boulevard.

14. Issues raised during the July 12, 2006 public hearing included interpretation of the Plan with respect to density transfer, evidence of permission for offsite improvements, project grading, and access to adjacent properties. While the Plan encourages clustering to preserve resources, the Plan is also explicit regarding density transfers in predominately 50 percent slopes. Evidence of permission for improvements included the southern, offsite extension of Shadow Pines Boulevard, as well as additional information regarding offsite grading to the north that was previously not analyzed. Access to adjacent properties to avoid any 'land-locking' of parcels was also raised.

15. During the July 12, 2006 public hearing, the applicant clarified that the offsite private driveway to properties east of the park, will be maintained by the proposed project's homeowners' association.

16. During the July 12, 2006 public hearing, the Commission discussed how best to determine the appropriate number of dwelling units against an infrastructure deficit and cost of improvements. The Commission also discussed that a discussion regarding interpretation of Plan provisions related to density transfer, would be most benefited by a full Commission.

17. After testimony and discussion, the Commission continued the public hearing to September 13, 2006.

18. Subsequent to the July 12, 2006 public hearing, the applicant met with staff several times to discuss the project issues and a conceptual redesign of the project. The applicant indicated their intent to relocate the offsite debris basin to within the project boundary, as well as redesign the project to reduce project by approximately 1 million cubic yards of grading as well as move the development footprint away from steeper slopes.

19. During the September 13, 2006 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public, eight persons in favor and three persons in opposition. A conceptual redesign of the project that had not yet been reviewed by Los Angeles County Subdivision Committee ("Subdivision Committee"), was also presented by the applicant to reflect initial efforts to minimize project grading and reduce the development footprint in steeper slopes.

20. During the September 13, 2006 public hearing, the Commission discussed the effects of development near Tick Canyon Wash, including construction of a bridge and potential increased velocity of water. The Commission also discussed the need for sufficient parking proposed for the public park, and the extent of improvements, including number of lanes, for Shadow Pines Boulevard through the project.

21. After hearing all the testimony, the Commission directed the applicant to work with staff to resolve the outstanding issues, including clearance by Subdivision Committee review, and provided direction including incorporation of undulating slopes, and consideration of visual impacts. The Commission then continued the public hearing to December 13, 2006.

22. During the December 13, 2006 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public both from one person in favor and three persons in opposition. The redesign of the project included reduction in grading from approximately 5.9 million cubic yards to 5.2 million cubic yards as well as addition of contour grading, reduction in the development footprint for an increase of 21 acres of open space, relocation of an

offsite debris basin to within the project boundaries, additional park improvements including additional standard and accessible parking spaces, and change in proposed improvements to Shadow Pines Boulevard from four lanes of traffic to two lanes with no parking and meandering sidewalks and multi-use trail. The redesigned tentative map and Exhibit "A," was not cleared for technical holds by Subdivision Committee for the December 13 public hearing.

23. Clearance of technical holds from Subdivision Committee was required of the tentative map and Exhibit "A." Staff recommended that the revised tentative map and Exhibit "A" be submitted for review by the Subdivision Committee review before final action by the Commission.

24. After hearing all testimony, the Commission closed the public hearing on December 13, 2006 and directed staff to prepare the final documents.

25. The Commission finds that the project's infrastructure balance against the project's requested density near the maximum density permitted by hillside management.

26. The Commission finds that 374.1 acres of the property (75 percent) is set aside as permanent open space with the urban and nonurban hillside, density-controlled development of 492 single-family homes on the subject property. This open space is comprised of a public park lots, landscape lots, manufactured slopes and natural open space. The open space lots are to be dedicated to the County of Los Angeles with maintenance of both the park and natural open space by a Landscaping and Lighting Act District.

27. The Commission finds that improvements to the public park are required to be completed earlier in the development of the property than as originally recommended during the public hearing. As agreed, the Commission amends the conditions of Los Angeles County Department of Parks and Recreation, to require completion of the public park improvements and conveyance to the County of Los Angeles, prior to the issuance of the 100th building permit.

28. The Commission finds that the front yard setback to the habitable structure may be 14 feet as measured from the property line.

29. The applicant submitted the maps with requested changes to the Subdivision Committee, as depicted on the tentative map and Exhibit "A" dated March 14, 2007. The Subdivision Committee reviewed the project, and provided conditions recommended for approval.

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

31. The proposed use is required to comply with the development standards of the R-1 zone pursuant to Section 22.20.105 of the County Code, and A-2 zone pursuant to Section 22.24.170 of the County Code, and except as otherwise modified by Conditional Use Permit Case No. 03-249-(5).

32. A Final EIR for the project has been prepared in accordance 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 Final EIR consists of the Draft EIR dated May 2006, the Technical Appendices to the Draft EIR dated May 2006, and the Final EIR including Responses to Comments, dated May 2007. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.

33. The Commission has reviewed and considered the Final EIR and finds that it reflects the independent judgment of the County. As stated in the Final EIR and the Findings of Fact and Statement of Overriding Considerations regarding the Final EIR, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse effects upon air quality, biota, education facilities, libraries and parks, solid waste, police services and growth inducement, identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions in this vesting tentative map; and the related conditional use permit and oak tree permit.

34. With respect to the adverse effects upon air quality, biota, education facilities, libraries and parks, solid waste, police services and growth inducement, the Commission determines that the substantial benefits resulting from implementation of the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and Statement of Overriding Considerations, which findings and statement of overriding considerations are incorporated herein by reference.

35. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Final EIR has been prepared, and its requirements have been incorporated into the conditions of approval for this project.

36. The MMP prepared in conjunction with the Final EIR 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.

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

38. Approval of this oak tree permit is conditioned on the permittee's compliance with the attached conditions of approval and the MMP as well as the conditions of approval for Vesting Tentative Tract Map No. 060259 and Conditional Use Permit Case No. 03-249-(5).

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

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

A. That construction of the proposed land use will be accomplished without endangering the health of any remaining trees on the property that are subject to Chapter 22.56, Part 16, of the Los Angeles County Code; and

B. That the proposed removal of the oak trees will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and

C. That in addition to the above facts, at least one of the following findings apply:

1. That the removal of up to 74 oak trees and the encroachment of 71 oak trees is necessary for development reasons as continued existence of the trees at the present location frustrates the planned improvements or proposed use of the subject property to such an extent that a) alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive; or b) Placement of such trees precludes the reasonable and efficient use of such property for a use otherwise authorized; or

2. That the oak trees proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the trees; or

3. That the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices; and

D. That the proposed removal and encroachment of the oak trees will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for an oak tree permit as set forth in Section 22.56.2100 of the Los Angeles County Code (Zoning Ordinance).

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Final EIR has been completed in compliance with the CEQA and the state and County guidelines related thereto and reflects the independent judgment and analysis of the County; finds that the Commission has reviewed and considered the information contained in the Final EIR prior to approving the project; adopts the MMP incorporated in the Final EIR, finding that, pursuant to Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; and determines that the significant adverse effects of the project have been reduced to an acceptable level as outlined in the attached Environmental Findings of Fact, which findings are incorporated herein by reference.

2. Approves Oak Tree Permit Case No. 2005-00051-(5) subject to the attached conditions.

DEPARTMENT OF REGIONAL PLANNING
OAK TREE PERMIT CASE NO. 2005-00051-(5)

CONDITIONS:

(Questions relating to these conditions should be addressed to the Forestry Division, Prevention Bureau of the County Forester and Fire Warden at 323-890-4330.)

1. This grant authorizes the removal of up to 74 trees of the Oak genus identified as Tree Numbers 5, 6, 7, 8, 11, 12, 13, 14, 26, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 107, 108, 109, 110, 111, 115, 139, 140, 141, 142, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 344, 345, and 346 on the applicant's site plan and Oak Tree Report, subject to all of the following conditions of approval. This grant also authorizes encroachment within the protected zone of 71 trees of the Oak genus identified as Tree Numbers 9, 10, 27, 49, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 84, 85, 86, 87, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 101, 114, 117, 118, 121, 122, 123, 124, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 176, 177, 178, 179, 180 181, 182, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197 and 198 on the applicant's site plan and Oak Tree Report.

2. 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.

3. This grant shall not be effective until the permittee and the owner of the property if other than the permittee, have filed at the office of the Department of Regional Planning an affidavit stating 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.4 and until all required monies have been paid pursuant to Condition No 9, 10 and 40.

4. 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.

5. 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.

6. The subject property shall be developed, 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.

7. 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.

8. No oak tree shall be removed until the permittee has obtained all permits and approvals required for the work which necessitates such removal.

9. Within 10 days of the approval date of this grant, the permittee shall remit processing fees 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. The project has an impact on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current total fee amount is **$2,550.00**.

10. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Fire Department a sum of **$3.000.00**. 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 fees provide for one initial inspection of temporary fencing (required to secure the protected zone of the remaining Oak trees), prior to the commencement of construction and five subsequent annual inspections until the conditions of approval have been met. The Director of the Department of Regional Planning ("Director of Planning") and the County Forester shall retain the right to make regular and unannounced site inspections.

11. The term "Oak Tree Report" refers to the report on file by Thomas Leslie Corporation, the consulting arborist, datedDecember 11, 2003 and revised April 24, 2006.

12. 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 her or she agrees to report to the Director of Planning and County Forester any failure to fully comply with the conditions of this grant. The arborist shall prepare a schedule of construction activities wherein the arborist will be present on the project site to ensure compliance 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.

13. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak Tree Map, Mitigation Planting Plan and Conditions of Approval. 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 the Oak Tree Permit or the Vesting Tentative Tract Map No. 060259.

14. The permittee shall install temporary chain-link fencing, not less than four feet in height, to secure the protected zone of the remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five feet beyond the dripline of the Oak tree (before pruning), or 15 feet from the trunk, whichever is greater.

15. 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. If the conditions of approval are not present on site during a monitoring inspection of an active project, the County Forester will give an immediate "Stop Work Order." This will be administered both verbally and in writing. The "Stop Work Order" will be rescinded after the conditions of approval are present on the site and all employees associated with the project are fully aware of these conditions.

16. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak trees or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two inches in diameter or less accordance with the guidelines published by the national Arborist Association. Copies of these guidelines are available from the Forestry Division of the County of Los Angeles Fire Department. In no case shall more than 20 percent of the tree canopy of any one tree be removed.

17. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, Oak Trees: Care and Maintenance, prepared by the Forestry Division of the County of Los Angeles Fire Department, a copy of which is enclosed with these conditions.

MITIGATION TREES:

18. The permittee shall provide mitigation trees of the Oak genus at a rate of four to one (4:1) trees for Tree Numbers 5, 6, 7, 8, 11, 12, 13, 14, 26, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 107, 108, 109, 110, 111, 115, 139, 140, 141, 142, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 344, 345, and 346 for each tree removed for a total of up to 296 15-gallon trees.

    In addition, the permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachment.

19. Each non-Heritage Oak mitigation tree shall be at least a 15-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.

20. This total of up to 296 mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* or *Quercus lobata* depending on which species of tree was removed or lost due to its permitted encroachment. The seed shall be grown from a local seed source and be of high-quality.

21. The permittee shall plant one acorn of the *Quercus agrifolia* variety for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.

22. All required mitigation trees shall be planted within one year of the permitted oak tree removals. Additional mitigation trees shall be planted within one year of the death of any tree which results from permitted encroachment. Mitigation trees shall be planted on-site in locations approved by the project arborist in consultation with the County Forester. In circumstances where on-site planting is shown to be infeasible, the mitigation trees may be planted at an off-site location approved by the County Forester, or a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resources loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal".

23. 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 five-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 of the trees failing to survive five years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

24. The project arborist shall inspect all mitigation trees on a quarterly basis for two years after completion of construction. The arborist's observations shall be reported to the County Forester, including any loss of trees.

25. All mitigation oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance, once the trees have survived the required maintenance period.

26. Prior to the planting of the trees, the biologist/arborist for the permittee shall determine planting sites, prepare planting plans and specifications, and a monitoring program, all of which shall be approved by the County Forester and Director of Planning.

27. All work on or within the protected zone of an oak tree shall be performed by or under the supervision of the consulting arborist.

28. 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.

29. Installation of fencing around the perimeter of the properties shall be of wrought iron or wood post type construction wherever the fencing passes within 10 feet of any oak trunk. No block walls or other type of fence or wall construction which requires substantial trenching for foundations shall be located within ten feet of any oak tree in order to limit damage caused by such types of construction.

30. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited. If the applicant encroaches or removes an Oak tree not specified in the Oak Tree Report all work must stop immediately. A new Oak Tree Report, which accurately identifies the project conditions must be submitted for approval through the permitting process. The applicant will be responsible to pay all associated fees for the new Oak Tree Permit.

31. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.

32. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.

33. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any oak tree. No temporary structures shall be placed within the protected zone of any oak.

34. Any violation of the conditions of this grant shall result in immediate work stoppage or in 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.

35. Should any future inspection disclose that the subject property is being used in violation of any condition of this grant, the permittee shall be held financially responsible and shall reimburse the Forestry Division of the County of Los Angeles Fire Department for all enforcement efforts necessary to bring the subject property into compliance. The Director and the County Forester shall retain the right to make regular and unannounced site inspections.

36. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a 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 as to be a nuisance.

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

38. 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 $5,000.00, from which actual costs shall be billed an 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 by the department reach 80 percent of the amount on deposit up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

    b. At the sole discretion of the 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 permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

39. As a means of ensuring the effectiveness of the mitigation monitoring measures set forth in the attached Mitigation Monitoring Program, the permittee shall submit mitigation monitoring reports to the Director. The reports shall describe the status of compliance with the mitigation measures adopted as conditions of this grant. The reports shall be submitted and approved in the following sequence:

    a. At the time of submittal of a final map;

    b. At the time of grading permit issuance, include verification and payment of applicable fees

    c. At the time of building permit issuance;

    d. Additional reports as required by the Director of Planning.

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

41. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 060259. In the event that Vesting Tentative Tract Map No. 060259 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

42. This grant shall terminate upon the completion of the authorized oak tree removal and the completion of all required mitigation and monitoring to the satisfaction of the County of Los Angeles Forester and Fire Warden, Forestry Division, and the Department of Regional Planning.

FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR VESTING TENTATIVE TRACT MAP NO. 060259

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Vesting Tentative Tract Map No. 060259 on July 12, 2006, September 13, 2006 and December 13, 2006. Vesting Tentative Tract Map No. 060259 was heard concurrently with Conditional Use Permit Case No. 03-249-(5) and Oak Tree Permit Case No. 2005-00051-(5).

2. Vesting Tentative Tract Map No. 060259 proposes a residential development of 492 single family lots, 37 open space lots (including landscaped and natural open space), three park lots, one water pump station lot, 14 public facility lots and one water tank lot. The project includes a 16-acre public park, including universally accessible playground, community building, soccer and baseball fields, hard courts, picnic area, and restrooms as well as a multi-use trail along Shadow Pines Boulevard for pedestrians and bicycle use. A gated, offsite private driveway and fire lane ranging in width from 20 to 26 feet, will serve as emergency access northerly to Summit Knoll Road.

3. The subject site is located northeasterly extension of Shadow Pines Boulevard east of Snow Drop Court and Jasmine Valley Drive, north of the City of Santa Clarita in the Soledad Zoned District.

4. The irregularly-shaped property is approximately 500.6 gross acres in size in a mostly natural condition with level to steeply sloping topography. Of the approximately 422.1 acres of nonurban lands, approximately 114.8 acres are within 0 to 25 percent slopes, 116.1 acres within 25 to 50 percent slopes, and 191.2 acres have slopes 50 percent and over.

5. Access to the proposed development is provided by an extension of Shadow Pines Boulevard, an 80-foot wide secondary highway as indicated on the County Master Highway Plan.

6. The project site is currently zoned A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area), which was established by Ordinance No. 3555 as Zone Change Case No. 7399, effective June 6, 1958. The property also contains R-1-7,000 (Single Family Residential – 7,000 Square Feet Minimum Required Lot Area), R-1-9,000 (Single Family Residential – 9,000 Square Feet Minimum Required Lot Area), R-1-10,000 (Single Family Residential – 10,000 Square Feet Minimum Required Lot Area), and R-1-11,000 (Single Family Residential – 11,000 Square Feet Minimum Required Lot Area) zoning, which were established by Ordinance No. 9034 as Zoning Case No. 4991 adopted on January 25, 1966. Surrounding zoning is A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) with A-2-1, R-1-6,000 (Single Family Residential – 6,000 Square Feet

Minimum Required Lot Area), R-1-7,000, R-1-9,000, R-1-10,000 with City of Santa Clarita ("City") to the south and west.

7. The subject property consists of five lots. Surrounding uses include single-family residences and vacant property.

8. The project is consistent with the A-2-1, R-1-7,000, R-1-9,000, R-1-10,00 and R-1-11,000 zoning classification. Single family residences are permitted in the R-1 and A-1 zone pursuant to Sections 22.20.070 and 22.24.120 of the Los Angeles County Code ("County Code"). The proposed lot sizes of the project are less than the area requirements of the A-2-1, R-1-7,000, R-1-9,000, R-1-10,000 and R-1-11,000 zoning. However, the applicant has requested a conditional use permit ("CUP") for density-controlled development pursuant to Section 22.56.205 of the County Code, which concentrates dwelling units to a portion of the property and allows smaller lot sizes as long as the required size is achieved over the entire subject property. The remaining area is reserved as permanent open space.

9. The property is depicted in the Hillside Management ("HM"), Urban 1 ("U1"), Urban 2 ("U2"), and Floodway/Flood Plain ("W") land use categories of the Santa Clarita Valley Area Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). The proposed 492 dwelling units is consistent with the maximum 494 dwelling units permitted by the land use categories for nonurban and urban hillside residential development, with no density credit for areas within the W land use category.

10. This is a hillside project since the subject property exhibits natural slopes of 25 percent or greater. A conditional use permit is required for the project since the 492 dwelling units proposed exceeds the nonurban low-density threshold of 34 dwelling units, and urban mid-point density threshold of 205 dwelling units, established for the site.

11. Conditional Use Permit Case No. 03-249-(5) is a related request to ensure compliance with the requirements for hillside management and density-controlled development as well as onsite project grading that exceeds 100,000 cubic yards.

12. Oak Tree Permit Case No. 2005-00051-(5) is a related request to remove 72 oak trees, and encroachment into the protected zone of 71 oak trees.

13. The project provides an approximate total of 374.1 acres of open space (75 percent) within park Lot Nos. 494 through 496, open space (including landscaping) Lot Nos. 497 through 500, 505, 507 through 509, and 519 through 547. The project is consistent with the minimum 25 percent required for urban hillside projects, and 70 percent required for nonurban hillside projects.

14. Letters have been received and submitted to the Commission, including from the City as well as Los Angeles County Sanitation District, Southern California Association of Governments (SCAG), US Department of Interior-Bureau of Land Management, and California Highway Patrol. The correspondence reflected comments on the draft Environmental Impact Report ("EIR") as well as on the project design.

15. During the July 12, 2006 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.

16. Ten persons testified at the July 12, 2006 public hearing: six in support, and four with concerns related to the development. Those in support included Shane's Inspiration for the project's inclusion of universally accessible play equipment as well as for the project's provision of all-weather access for adjacent residents, removal of nuisances from the property with development, and anticipation of quality homes. Concerns expressed during the public hearing included water quality, responsibility for maintenance of the private access driveway leading to properties to the east past the public park, the loss of environmental resources and wildlife as well as the number of lanes on Shadow Pines Boulevard.

17. Issues raised during the July 12, 2006 public hearing included interpretation of the Plan with respect to density transfer, evidence of permission for offsite improvements, project grading, and access to adjacent properties. While the Plan encourages clustering to preserve resources, the Plan is also explicit regarding density transfers in predominately 50 percent slopes. Evidence of permission for improvements included the southern, offsite extension of Shadow Pines Boulevard, as well as additional information regarding offsite grading to the north that was previously not analyzed, were also raised as issues. Access to adjacent properties to avoid any 'land-locking' of parcels was also raised.

18. During the July 12, 2006 public hearing, the applicant clarified that the offsite private driveway to properties east of the park, will be maintained by the proposed project's homeowners' association.

19. During the July 12, 2006 public hearing, the Commission discussed how best to determine the appropriate number of dwelling units against an infrastructure deficit and cost of improvements. The Commission also discussed that a discussion regarding interpretation of Plan provisions related to density transfer, would be most benefited by a full Commission.

20. After testimony and discussion, the Commission continued the public hearing to September 13, 2006.

21. Subsequent to the July 12, 2006 public hearing, the applicant met with staff several times to discuss the project issues and a conceptual redesign of the project. The applicant indicated their intent to relocate the offsite debris basin to within the project boundary, as well as redesign the project to reduce project grading by approximately 1 million cubic yards as well as move the development footprint away from steeper slopes.

22. During the September 13, 2006 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public, eight persons in favor and three persons in opposition. A conceptual redesign of the project that had not yet been reviewed by Los Angeles County Subdivision Committee ("Subdivision Committee"), was also presented by the applicant to reflect initial efforts to minimize project grading and reduce the development footprint in steeper slopes.

23. During the September 13, 2006 public hearing, the Commission discussed the effects of development near Tick Canyon Wash, including construction of a bridge and potential increased velocity of water. The Commission also discussed the need for sufficient parking proposed for the public park, and the extent of improvements, including number of lanes, for Shadow Pines Boulevard through the project.

24. After hearing the testimony on September 13, 2006, the Commission directed the applicant to work with staff to resolve the outstanding issues, including clearance by Subdivision Committee review, and provided direction including incorporation of undulating slopes, and consideration of visual impacts. The Commission then continued the public hearing to December 13, 2006.

25. During the December 13, 2006 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public both from one person in favor and three persons in opposition. The redesign of the project included reduction in grading from approximately 5.9 million cubic yards to 5.2 million cubic yards as well as addition of contour grading, reduction in the development footprint for an increase of 21 acres of open space, relocation of an offsite debris basin to within the project boundaries, additional park improvements including additional standard and accessible parking spaces, and change in proposed improvements to Shadow Pines Boulevard from four lanes of traffic to two lanes with no parking and meandering sidewalks and multi-use trail. The redesigned tentative map and Exhibit "A," was not cleared for technical holds by Subdivision Committee for the December 13 public hearing.

26. Clearance of technical holds from Subdivision Committee was required of the tentative map and Exhibit "A." Staff recommended that the revised tentative map and Exhibit "A" be submitted for review by the Subdivision Committee review before final action by the Commission.

27. After hearing all testimony, the Commission closed the public hearing on December 13, 2006 and directed staff to prepare the final documents.

28. The Commission finds that the project's infrastructure balance against the project's requested density near the maximum density permitted by hillside management.

29. The Commission finds that 374.1 acres of the property (75 percent) is set aside as permanent open space with the urban and nonurban hillside, density-controlled development of 492 single-family homes on the subject property. This open space is comprised of a public park lots, landscape lots, manufactured slopes and natural open space. The open space lots are to be dedicated to the County of Los Angeles with maintenance of both the park and natural open space by a Landscaping and Lighting Act District.

30. The Commission finds that improvements to the public park are required to be completed earlier in the development of the property than as originally recommended during the public hearing. As agreed, the Commission amends the conditions of Los Angeles County Department of Parks and Recreation, to require completion of the public park improvements and conveyance to the County of Los Angeles, prior to the issuance of the 100th building permit.

31. The Commission finds that the front yard setback to the habitable structure may be 14 feet as measured from the property line.

32. The applicant submitted the maps with requested changes to the Subdivision Committee, as depicted on the tentative map and Exhibit "A" dated March 14, 2007. The Subdivision Committee reviewed the project, and provided conditions recommended for approval.

33. The proposed use is required to comply with the development standards of the R-1 zone pursuant to Section 22.20.105 of the County Code, and A-2 zone pursuant to Section 22.24.170 of the County Code, and except as otherwise modified by Conditional Use Permit Case No. 03-249-(5).

34. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the Plan, a component of the General Plan. The project increases the supply and diversity of housing and promotes the

efficient use of land through a more concentrated pattern of development while minimizing development in hillside and natural resources.

35. The site is physically suitable for the type of development and density being proposed, since the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geologic hazards mitigated in accordance with the requirements of Los Angeles County Department of Public Works.

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

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

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

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

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

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

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

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

44. A Final EIR for the project has been prepared in accordance 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 Final EIR consists of the Draft EIR dated May 2006, the Technical Appendices to the Draft EIR dated May 2006, and the Final EIR including Responses to Comments, dated May 2007. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.

45. The Commission has reviewed and considered the Final EIR and finds that it reflects the independent judgment of the County. As stated in the Final EIR and the Findings of Fact and Statement of Overriding Considerations regarding the Final EIR, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse effects upon air quality, biota, education facilities, libraries and parks, solid waste, police services and growth inducement, identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions in this vesting tentative map; and the related conditional use permit and oak tree permit.

46. With respect to the adverse effects upon air quality, biota, education facilities, libraries and parks, solid waste, police services and growth inducement, the Commission determines that the substantial benefits resulting from implementation of the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and Statement of Overriding Considerations, which findings and statement of overriding considerations are incorporated herein by reference.

47. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Final EIR has been prepared, and its requirements have been incorporated into the conditions of approval for this project.

48. The MMP prepared in conjunction with the Final EIR 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.

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

50. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval and the MMP as well as the conditions of approval for Conditional Use Permit Case No. 03-249-(5) and Oak Tree Permit Case No. 2005-00051-(5).

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

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Final EIR has been completed in compliance with the CEQA and the state and County guidelines related thereto and reflects the independent judgment and analysis of the County; finds that the Commission has reviewed and considered the information contained in the Final EIR prior to approving the project; adopts the MMP incorporated in the Final EIR, finding that, pursuant to Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; and determines that the significant adverse effects of the project have been reduced to an acceptable level as outlined in the attached Environmental Findings of Fact, which findings are incorporated herein by reference.

2. Approves Vesting Tentative Tract Map No. 060259 subject to the attached conditions and recommendations of the Subdivision Committee.

DEPARTMENT OF REGIONAL PLANNING
VESTING TENTATIVE TRACT MAP NO. 060259 **Map Date: 3-14-07**

CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). Also, conform to the requirements of Conditional Use Permit Case No. 03-249-(5), Oak Tree Permit Case No. 2005-00051-(5) and the Mitigation Monitoring Program.

2. Except as otherwise specified in Condition No. 3 and by Conditional Use Permit Case No. 03-249-(5), conform to the applicable requirements of the A-2-1, R-1-7,000, R-1-9,000, R-1-10,000 and R-1-11,000 zones.

3. In accordance with Conditional Use Permit Case No. 03-249-(5), this land division is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the A-2-1, R-1-7,000, R-1-9,000, R-1-10,000 and R-1-11,000 zones. If multiple final maps are recorded, the average area of all lots shown on each final unit map and and all previously recorded final unit maps shall comply with the minimum lot area requirements of the A-2-1, R-1-7,000, R-1-9,000, R-1-10,000 and R-1-11,000 zones.

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

5. Submit evidence that the conditions of the associated Conditional Use Permit Case No. 03-249-(5) and Oak Tree Permit Case No. 2005-00051-(5) have been recorded.

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

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

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

9. Show Shadow Pines Boulevard, Snow Drop Court, "A" Street, "B" Street, "C" Street, "C-1" Street, "C-2" Street, "D" Street, "E" Street, "F" Street, "G" Street, "H"

Street, "H-1" Street, "I" Street, "J" Street, "K" Street, "L" Street, "M" Street, "N" Street, "O" Street, "P" Street, and "Q" Street as dedicated streets on the final map.

10. Construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving on flag Lot Nos. 58, 59, 249, 278, 401 and 402.

11. Label the fee access strips on Lot Nos. 58, 59, 249, 278, 401 and 402 as "Private Driveway and Fire Lane" on the final map.

12. Provide reciprocal easements for ingress and egress over any shared driveways.

13. Dedicate to the County of Los Angeles on the final map the right to prohibit any development on the open space lots (Lot Nos. 519 through 524); and residential construction rights on park and slope lots (Lot Nos. 494 through 500), water tank lot (Lot No. 493), water pump station lot (Lot No. 506) and debris basin lots (Lot Nos. 501 through 504, 510 through 518, and 548). Record an open space building restriction area over the above listed lots on the final map.

14. Dedicate the open space lots (Lot Nos. 519 through 524) to the County of Los Angeles.

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

16. Dedicate the park lots (Lot No. 494 through 496) to the County of Los Angeles.

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

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

19. No grading permit shall be issued prior the recordation of a final map, unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of Vesting Tentative Tract Map No. 060259, Conditional Use Permit Case No. 03-249-(5) and Oak Tree Permit Case No. 2005-00051-(5).

20. As agreed, dedicate and construct the meandering sidewalk, and shared bike path and pedestrian walk within the right-of-way of Shadow Pines Boulevard, as depicted on the tentative map dated March 14, 2007.

21. As agreed, construct a 26-foot wide private driveway and fire lane from "Q" Street to the eastern property line. Record access easements granting permission for offsite property owners to the east, over the private driveway and fire lane, and provide a draft copy for approval prior to recordation. Provide for guaranteed maintenance by the homeowners association, and include in the project CC&Rs.

22. As agreed, construct a minimum 20-foot wide private driveway and fire lane from the terminus of Shadow Pine Boulevard, northerly to Summit Knoll Road. Record access easements granting permission for offsite property owners to the east, over the private driveway and fire lane, and provide a draft copy for approval prior to recordation. Provide for guaranteed maintenance by the homeowners association, and include in the project CC&Rs.

23. Prior to the issuance of a grading and/or building permit, three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Director as required by Conditional Use Permit Case No. 03-249-(5).

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

25. Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of Los Angeles County Subdivision Committee ("Subdivision Committee"). Each final unit map to record shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance and Conditional Use Permit Case No. 03-249-(5). Prior to approval of each final unit map, submit the following to Regional Planning:

    - Phasing map, to be reviewed and approved by the Subdivision Committee if modified from what is depicted on the tentative map dated October 6, 2006, indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps and the expected boundaries and phasing of all future final unit maps; and

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

Multiple copies of the phasing map shall be submitted to Regional Planning for circulation and approval by Subdivision Committee.

26. Upon termination of the appeal period, remit processing fees (currently **$2,550.00**) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

27. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final Environmental Impact Report for the project are incorporated by this reference and made conditions of Vesting Tentative Tract Map No. 060259. Comply with all such mitigation measures in accordance with the Mitigation Monitoring Program. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director of Regional Planning ("Director") for approval in the following sequence:

    a. Prior to with submittal of a Revised Exhibit "A" to be approved by Regional Planning prior to issuance of grading permits.

    b. Prior to recordation of a final map.

    c. Prior to issuance of building permits.

    d. Additional reports as required by the Director.

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

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

30. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of $5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider, or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

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

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

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

Except as modified herein above, this approval is subject to all those conditions set forth in Conditional Use Permit Case No. 03-249-(5) and Oak Tree Permit Case No. 2005-00051-(5), the attached mitigation monitoring program, and the attached reports recommended by the Subdivision Committee, which also consists of members of the Public Works, Fire Department, Department of Parks and Recreation, and Public Health.

RP

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 060259 (Rev.)

TENTATIVE MAP DATED 03-14-2007
EXHIBIT "A" MAP DATED 03-14-2007

The following reports consisting of 29 pages are the recommendations of Public Works.

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

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

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

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

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

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

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

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

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

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

10. The first unit of this subdivision shall be filed as Tract No. 60259-01, the second unit, Tract No. 60259-02, ... and the last unit, Tract No. 60259.

11. Show open space/graded slope lots on the final map and dedicate residential construction rights over the open space/graded slope lots.

12. Quitclaim or relocate easements running through proposed structures.

13. If possible, modify the boundaries of the open space/graded slope lots or add additional open space/graded slope lots to include the airspace easements for sight distance to the satisfaction of the Departments of Regional Planning and Public Works.

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

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

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

17. Permission is granted to record large lots (20 acres minimum lot size) parcel map provided that full street right of way and slope easements including the off-site portion are dedicated along the latest approved alignment on Shadow Pine Boulevard to the satisfaction of Public Works. In addition, future right of way shall be offered and slope easements shall be dedicated along all interior access streets to the satisfaction of Public Works.

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

19. The applicant represents and warrants that the subdivider is the owner of, or has an option or contract to purchase the fee title to or a sufficient interest for the proposed use in, all the property within the boundaries of Vesting Tentative Tract Map No. 060259 as shown on the Exhibit Map dated June 30, 2006. The boundaries depicted on the final map for this subdivision shall clearly correspond to the boundaries shown on the Exhibit Map dated June 30, 2006, and all public improvements in connection with this subdivision shall be located within these boundaries. Accordingly, the applicant and his counsel acknowledge and agree that no condition of approval of Vesting Tentative Tract Map No. 060259 requires or otherwise involves the construction or installation of an offsite improvement, that the provisions of Government Code Section 66462.5 are not applicable to the approval of this Vesting Tentative Tract Map, and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or interest in any land in connection with the conditions associated with this Vesting Tentative Tract Map approval.

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

TRACT MAP NO. 060259

REVISED TENTATIVE MAP DATED 03/14/07
EXHIBIT MAP DATED 03/14/07

DRAINAGE CONDITIONS

1. Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.

2. Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.

3. A hydrology study for design of drainage facilities/delineation of flood hazard is required. Hydrology study must be submitted and approved prior to submittal of improvement plans. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.

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

5. A maintenance permit is required from the State Department of Fish and Game, the Corps of Engineers, and the State Water Resources Control Board for debris basins with a minimum capacity of 5,000 cubic yards. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.

6. Show the Los Angeles County Flood Control District (LACFCD) right of way on the final map. A permit will be required for any construction affecting the right of way or facilities. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.

7. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).

8. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.

9. Contact the Corps of Engineers to determine if a permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).

10. The applicant represents and warrants that the subdivider is the owner of, or has an option or contract to purchase the fee title to or a sufficient interest for the proposed use in, all the property within the boundaries of Vesting Tentative Tract Map No. 60259 as shown on the Exhibit Map dated 03/14/07. The boundaries depicted on the final map for this subdivision shall clearly correspond to the boundaries shown on the Exhibit Map dated 03/14/07, and all public improvements in connection with this subdivision shall be located within these boundaries. Accordingly, the applicant and his counsel acknowledge and agree that no condition of approval of Vesting Tentative Tract Map No. 060259 requires or otherwise involves the construction or installation of an offsite improvement, that the provisions of Government Code Section 66462.5 are not applicable to the approval of this Vesting Tentative Tract Map, and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or interest in any land in connection with the conditions associated with this Vesting Tentative Tract Map approval.

11. Comply with the requirements of the drainage concept/Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 01/16/07 to the satisfaction of Public Works..

12. Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; comply with NPDES, SWMP, and Standard Urban Stormwater Mitigation Plan (SUSMP) requirements.

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

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

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

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GRADING CONDITIONS:

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

Name Yong Guo GARY GUO Date 04/16/07 Phone (626) 458-4921

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

DISTRIBUTION
1 Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 60259 **TENTATIVE MAP DATED** 3/14/07 (Revised)
SUBDIVIDER Synergy **LOCATION** Canyon Country
ENGINEER Sikand
GEOLOGIST & SOILS ENGINEER Pacific Soils Engineering, Inc. **REPORT DATE** 2/1/06, 10/7/04, 11/12/04

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

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

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

[X] All geologic hazards associated with this proposed development must be eliminated,

or

delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.

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

[X] The Soils Engineering review dated 4/19/07 is attached.

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

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

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

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

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

[ ] The Soils Engineering review dated _____ is attached.

Prepared by _____ Reviewed by _____ Date 4/19/07
Geir Mathisen

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 8.2
Job Number LX001129
Sheet 1 of 1

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

Tentative Map (Tract)	60259
Location	Canyon Country
Developer/Owner	Synergy Land and Development
Engineer/Architect	Sikand
Soils Engineer	Pacific Soils Engineering, Inc. (102526-T)
Geologist	Same as above

Review of:
Revised Tentative Map (Tract) Dated By Regional Planning **3/14/07**
Soils Engineering and Geologic Report Dated 11/16/06, 2/1/06,12/1/05, 10/7/04
Previous review sheet dated 2/8/07

ACTION:

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

REMARKS:

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

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
THE ON-SITE SOILS ARE MODERATELY CORROSIVE TO FERROUS METALS.

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

Reviewed by Yoshiya Morisaku Date 4/19/07

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
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The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets and a minimum centerline curve radius of 100 feet on all cul-de-sac streets. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are 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 1,500 feet, and any curve need not exceed a radius of 3,000 feet.

2. 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 highways). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate, in accordance with AASHTO guidelines.

3. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.

4. The minimum centerline radius on a local street with an intersection street on the concave side shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances per the current AASHTO.

5. The centerline 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.

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

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

8. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections to the satisfaction of Public Works.

9. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent. For 4-legged intersections, the maximum permissible grade of the through street is 8 percent.

10. Prepare detailed 40-foot-scale signing and striping plans for Shadow Pines Boulevard and roadways/intersections as identified in the approved traffic study to the satisfaction of Public Works.

11. Provide intersection sight distance commensurate with a design speed of:

    a. 30 mph (310 feet) on "B" Street from "C" Street (northerly direction), "C" Street from "M" Street (westerly direction), "E" Street from "K" Street (northerly direction), "G" Street from "J" Street (southerly direction), and "G" Street from "E" Street (both directions) to the satisfaction of Public Works. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.

    b. 40 mph (415 feet) on "A" Street from "I" Street (southerly direction) to the satisfaction of Public Works. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.

    With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the ultimate TC or F/L prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6-feet from ultimate TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline. Measure 6-feet from centerline or from the median curb (when present).

12. Depict all line of sight easements on landscape and grading plans.

13. Provide property line return radii of 13 feet at all local street intersections, and 27 feet at the intersection of local streets with Shadow Pines Boulevard plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.

14. Provide 80 feet of off-site right of way on Shadow Pines Boulevard from the southerly tract boundary southerly to the County/City line per the latest I.E.C. approved alignment map P-266 to the satisfaction of Public Works.

15 Provide 75 feet of off-site right of way as shown on the tentative map to the satisfaction of the City of Santa Clarita on Shadow Pines Boulevard from Grandifloras Road to the County/City line per the latest I.E.C. approved alignment map P-266 to the satisfaction of the City of Santa Clarita.

16. Dedicate right of way 40 feet centerline (80 feet total) on Shadow Pines Boulevard within the tract boundaries per the latest I.E.C. approved alignment map P-266.

17. Dedicate right of way from 72 to 68 feet on "A" Street between Shadow Pines Boulevard and "B" Street as shown on the tentative map to the satisfaction of Public Works.

18. Dedicate right of way 32 feet from centerline on "A" Street north of "B" Street, "B" Street between Shadow Pines Boulevard and "C" Street, "C" Street between "A" Street and "M" Street, "C" Street between "B" Street and "N" Street, "C-1" Street between "A" Street and "L" Street, "D" Street (including the cul-de-sac street west of Snow Drop Court, and Snow Drop Court.

19. Dedicate right of way 28 feet from centerline including right of way for a standard cul-de-sac bulb on "Q" Street to the satisfaction of Public Works. Permission is granted to reduce the parkway width from 12 feet to 8 feet on "Q" Street.

20. Dedicate right of way 30 feet from centerline on "B" Street between "A" Street and "C" Street , "C" Street between "M" Street and "N" Street, "C-1" Street north of "L" Street, "C-2" Street between "B" Street and "O" Street, "E" Street, "F" Street, and "G" Street.

21. Dedicate right of way 29 feet from centerline plus additional right of way for a standard cul-de-sac bulb on "C-2" Street south of "O" Street, "D" Street, "H" Street, "H-1" Street, "I" Street, "J" Street, "K" Street, "L" Street, "M" Street east of "C" Street, "P" Street west of "D" Street, "N" Street east of "C" Street, and "O" Street.

22. Dedicate vehicular access rights on Shadow Pines Boulevard on all graded slope lots. If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.

23. Dedicate the right to restrict vehicular access on Shadow Pines Boulevard on all open space lots.

24. Construct off-site full street improvements on Shadow Pines Boulevard from the southerly tract boundary to Grandifloras Road to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary right of way and/or easements.

25. If needed, provide off-site easement and/or right of way to allow for the construction of the necessary off-site grading and street improvements on Snow Drop Court in the vicinity of the westerly property line to join the existing Snow Drop Court to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary right of way and/or easements.

26. Provide off-site easement and/or right of way to allow for the construction of the necessary off-site grading and road/drainage improvements on "A" Street in the vicinity of the northerly property line to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary right of way and/or easements. If road and/or drainage improvements need to be pull back from the northerly tract boundary due to a hardship to obtain the off-site easement, reserve on-site right of way and slope easements on "A" Street in the vicinity of the northerly tract boundary to the satisfaction of Public Works.

27. Permission is granted to vacate the excess right of way at the terminus of Jasmine Valley Drive by separate instrument to the satisfaction of Public Works. Remove the existing road improvements on Jasmine Valley Drive easterly of Sunrose Place. Construct curb, gutter, and sidewalk on Sunrose Place to join the existing improvements to close the vacated Jasmine Valley Drive to the satisfaction of Public Works. Relocate existing utilities and drainage structures as needed to accommodate the proposed vacation. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.

28. Permission is granted to vacate the excess right of way at the terminus of Greencourt Drive by separate instrument to the satisfaction of Public Works. Remove the existing road improvements on Greencourt Drive easterly of Abelia Road. Construct curb, gutter, and sidewalk on Abelia Road to join the existing improvements to close the vacated Greencourt Drive to the satisfaction of Public Works. Relocate existing utilities and drainage structures as needed to accommodate the proposed vacation. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.

29. Remove the existing temporary turnaround on Shadow Pines Boulevard northerly of Grandifloras Road and construct off-site full-width highway improvements; including curb, gutter, base, pavement, and sidewalks; plant street trees; and install street lights; from Grandifloras Road northerly to the southerly tract boundary of the subdivision to the satisfaction of Public Works and the City of Santa Clarita. Sidewalks may be eliminated and parkway width may be reduced from 8 feet to 3 feet on the westerly side Shadow Pines Boulevard along the flood control channel from Grandifloras Road to "B" Street to the satisfaction of Public Works.

30. Construct curb, gutter, base, pavement, and sidewalks on Shadow Pines Boulevard and on all other streets within the tract boundaries to the satisfaction of Public Works. Construct roadway improvements within the tract boundaries on Shadow Pines Boulevard as shown on Typical Section Shadow Pines Boulevard (80 feet road right of way width) to the satisfaction of Public Works. Permission is granted to use the alternate section, where the sidewalk is located directly behind the curb, on all local streets within the tract boundaries.

31. Construct off-site full street road improvements on Shadow Pines Boulevard from Grandifloras Road to the southerly tract boundary to the satisfaction of Public Works and the City of Santa Clarita. Construct off-site full street road improvements on Shadow Pines Boulevard as shown on the off-site Typical Section Shadow Pines Boulevard to the satisfaction of Public Works and the City of Santa Clarita.

32. Construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.

33. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements along the property frontage on Huntington Drive to the satisfaction of Public Works.

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

35. Construct full-width sidewalk and curb ramp at all returns.

36. Construct drainage improvements (and parkway drains, if needed) and offer easements needed for street drainage/slopes/maintenance purposes to the satisfaction of Public Works. Where streets or highways are located within flood hazard areas or subject to inundation, provide adequate freeboard and slope protection to the satisfaction of Public Works. Construct adequate embankment protection, including a service road if required, along those portions of highways or streets located within flood plain boundaries or subject to inundation.

37. Construct bridge/drainage structures on Shadow Pines Boulevard and "Q" Street in the vicinity of Tick Canyon to the satisfaction of Public Works.

38. Plant street trees on Shadow Pines Boulevard (including the off-site portion) and all local streets within the tract boundaries to the satisfaction of Public Works.

39. Comply with the following street lighting requirements:

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

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

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

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

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

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

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

40. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129.

41. Install postal delivery receptacles in groups to serve two or more residential lots.

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

43. 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 to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

44. Comply with the mitigation measures (both on-site and offsite) as identified in the attached December 27, 2006 memorandum and December 1, 2005 letter from our Traffic and Lighting Division to the satisfaction of Public Works.

45. Comply with the mitigation measures as identified in the attached March 30, 2006 letter from the City of Santa Clarita to the satisfaction of Public Works and the City of Santa Clarita.

46. Contribute $250,000 to install traffic control measures at the intersection of Shadow Pines Boulevard and Grandifloras Road to the satisfaction of Public Works and the City of Santa Clarita.

47. Provide detailed signing and striping plans (Scale 1:40) on Shadow Pines Boulevard to the satisfaction of Public Works.

48. Provide Traffic Signal Plans (Scale 1:20) at any location where modification to the existing traffic signal is deemed necessary and at locations where new traffic signals are to be installed to the satisfaction of Public Works.

49. Provide conceptual striping plans, signal plans (where applicable), and corresponding cost estimates for every roadway/intersection that the project shall contribute its proportionate share towards improving as identified in the approved traffic study to the satisfaction of Public Works.

50. Submit final site plans for any park lot (shown in the final map or as part of a future subdivision) to our Traffic and Lighting Division for review and approval of access locations (including sight distance) and parking lot circulation to the satisfaction of Public Works.

51. Prior to final map approval, pay the fees established by the Board of Supervisors for the Eastside Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is $15,870 per factored unit and is subject to change.

52. Prior to approval of the final map, if any improvements constructed by the subdivider are included as District improvements in the Eastside Bridge and Major Thoroughfare Construction Fee District, then the cost of such improvements may be credited against the project's District fee obligation if approved by Public Works. If the amount to be credited exceeds the subdivider's fee obligation, the subdivider may use the excess credits to satisfy the fee obligation of another project within the District, transfer the credit to another subdivider within the District, or be reimbursed by the District at the discretion of Public Works if funds are available. If District improvements are constructed after approval of the final map, the subdivider will receive credit equal to the cost of such improvements which may used to satisfy the fee obligation for another project within the District, transferred to another subdivider within the District, or reimbursed at the discretion of Public Works.

53. Permission is granted to record large lots (20 acres minimum lot size) parcel map provided that full street right of way and slope easements are dedicated along the latest IEC/Public Works approved alignment on Shadow Pine Boulevard including the off-site portion to the satisfaction of Public Works. In addition, make an offer of future right of way and dedicate slope easements along all remaining interior streets and on-site access streets on alignments to the satisfaction of Public Works.

54. The applicant represents and warrants that the subdivider is the owner of, or has an option or contract to purchase the fee title to or a sufficient interest for the proposed use in, all the property within the boundaries of Vesting Tentative Tract Map No. 060259 as shown on the Exhibit Map dated June 30, 2006. The boundaries depicted on the final map for this subdivision shall clearly correspond to the boundaries shown on the Exhibit Map dated June 30, 2006, and all public improvements in connection with this subdivision shall be located within these boundaries. Accordingly, the applicant and his counsel acknowledge and agree that no condition of approval of Vesting Tentative Tract Map No. 060259 requires or otherwise involves the construction or installation of an offsite improvement, that the provisions of Government Code Section 66462.5 are not applicable to the approval of this Vesting Tentative Tract Map, and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or interest in any land in connection with the conditions associated with this Vesting Tentative Tract Map approval.

HCD

December 27, 2006

TO: Dennis Hunter
Land Development Division

Attention Barry Witler

FROM: Bill Winter
Traffic and Lighting Division

PARK PLACE
TENTATIVE TRACT NO. 60259
PINETREE AREA

Subsequent to our approval of the project traffic study, the City of Santa Clarita annexed the unincorporated County area immediately south of the proposed project. Included in the annexed area is the intersection of Shadow Pines Boulevard at Grandifloras Road. The project traffic study includes both lane configuration changes, as well as the installation of a traffic signal as mitigation at this intersection. Since this intersection is now in the City of Santa Clarita, the City proposed to modify the intersection's traffic impact mitigation as follows. This mitigation measure will supercede the one noted for this intersection in our attached December 1, 2005, letter to the traffic consultant. We and the applicant concur with the City's requested revision.

The following improvements shall be the sole responsibility of the project and shall be installed concurrently with the installation of the curb, gutter, sidewalk, and first lift of asphalt.

Shadow Pines Boulevard/Tick Canyon Road at Grandifloras Road

North approach: One left-turn lane, one through-lane, and one shared through/right-turn lane (add north approach).

East approach: One shared through/left-/right-turn lane instead of one shared through/left-turn lane.

South approach: One left-turn lane, one through-lane, and one shared through/right-turn lane instead of one shared left-/right-turn lane.

West approach: One shared left/through lane and one exclusive right-turn lane instead of one shared right-/through lane.

Prior to map recordation, the applicant shall bond with the City of Santa Clarita for the cost to design, procure, and install a traffic signal at the intersection of Shadow Pines Boulevard at Grandifloras Road. Concurrent with the installation of curb, gutter, sidewalk and first lift of asphalt, the applicant shall install either a

traffic signal or an alternate traffic improvement to mitigate the project's impact. The specific method of traffic control shall be determined by the City of Santa Clarita Director of Public Works. The cost of an alternate traffic control shall not exceed the cost of the traffic signal option.

Detailed striping, signing, and traffic signal plans must be prepared and submitted to the City of Santa Clarita for review and approval.

In addition, based on recent discussions with the City of Santa Clarita, the development project, Sand Canyon Gateway, located in the City at the intersection of Sand Canyon Road at Soledad Canyon Road is no longer delayed as they previously indicated in their attached March 30, 2006, letter. Therefore, the Sand Canyon Gateway project will dedicate the right of way necessary along their project frontage to accommodate the mitigation measure proposed at the intersection of Sand Canyon Road at Soledad Canyon Road by the Park Place project as noted in our December 1, 2005, letter. The City requested that the Park Place project applicant coordinate with the developers of two projects located in the City, the Sand Canyon Gateway project and the Wes Thompson project. Both projects in the City have also proposed to improve the intersection of Sand Canyon Road at Soledad Canyon Road in order to mitigate their project impacts. Therefore, the interim mitigation measures for the intersection of Sand Canyon Road at Soledad Canyon Road discussed in our memo to your division dated July 12, 2006, are no longer needed.

If you have any questions regarding this memo, please contact Lani Alfonso of our Traffic Studies Section at Extension 4748.

LA:cn
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Attach.

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

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

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

IN REPLY PLEASE
REFER TO FILE: T-4

December 1, 2005

Mr. Daryl Zerfass
Austin-Foust Associates, Inc.
2223 Wellington Avenue, No. 300
Santa Ana, CA 92701-3161

Dear Mr. Zerfass:

PARK PLACE
TENTATIVE TRACT NO. 60259
TRAFFIC IMPACT ANALYSIS (OCTOBER 2005)
PINETREE AREA

As requested, we have reviewed the above-mentioned document. The project site is located northeast of the existing terminus of Shadow Pines Boulevard and is bisected by Tick Canyon Road in the unincorporated County of Los Angeles area of Pinetree.

The proposed project consists of 492 single-family residential units and approximately 34 acres of park usage. The project is estimated to generate approximately 5,352 vehicle trips on a typical weekday, with 369 and 581 vehicle trips during the weekday a.m. and p.m. peak hours, respectively.

We generally agree with the study that the proposed project alone will significantly impact the County/City intersection listed below. The following improvements shall be the sole responsibility of the project and be made a condition of approval to be in place prior to occupancy of any unit.

Shadow Pines Boulevard/Tick Canyon Road at Grandifloras Road

North approach: One left-turn lane, one through-lane, and one shared through/right-turn lane (add north approach).

East approach: One shared left/through/right-turn lane instead of one shared through/right-turn lane.

South approach: One left-turn lane, one through-lane, and one shared through/right-turn lane instead of one shared left-/right-lane.

West approach: One shared left/through/right-turn lane instead of one shared left-/through-lane.

Install a traffic signal.

Detailed striping, signing, and traffic signal plans must be prepared and submitted to Public Works for review and approval prior to recordation of the tract map. The project is solely responsible for the design and installation of the traffic signal and it shall be in place prior to the issuance of a certificate of occupancy of any unit. The project shall coordinate with the City of Santa Clarita and the County to insure proper roadway transition is maintained at the intersection. The project shall enter into a secured agreement with Public Works for the cost traffic signal. This amount, which is estimated to be $200,000 (reference Table 1), is subject to adjustment based on the estimated cost of the traffic signal at the time of recordation. The security will be released upon the completion and approval of the traffic signal installation.

In addition, we agree with the traffic study that the cumulative traffic generated by the project and other related projects will significantly impact the County and County/City intersections listed below. The project shall contribute its proportionate share of the cost for the following mitigation measures. Caltrans has reviewed and concurs with the following proposed mitigation measures:

Lost Canyon Road/SR-14 northbound ramps at Soledad Canyon Road

North approach: One left-turn lane and one shared through/right-turn lane instead of one shared left/through/right turn-lane (add an exclusive left-turn lane).

South approach: One left-turn lane, one through lane, and one exclusive right-turn lane instead of one left-turn lane and one shared through/right-turn lane (add an exclusive right-turn lane).

Install a traffic signal. The project's pro-rata share is 13 percent (reference Table 1).

Soledad Canyon Road at SR-14 southbound ramps

Install a traffic signal. The project's pro-rata share is 30 percent (reference Table 1).

The project shall pay Public Works for the pro-rata shares of the costs to install the traffic signals mentioned above and in Table 1.

Table 1

Intersections	Pro-rata	Cost	* Amount
Shadow Pines Boulevard/Tick Canyon Road at Grandifloras Road	100%	$200,000	$200,000
Lost Canyon Road/SR-14 Northbound Ramps at Soledad Canyon Road	13%	$200,000	$26,000
Soledad Canyon Road at SR-14 Southbound Ramps	30%	$200,000	$60,000
Amount Due at recordation			$286,000

* Subject to adjustment at time of recordation.

The cumulative traffic generated by the project and other related projects will significantly impact the City intersections listed below. The proposed mitigation measures have been reviewed by the City of Santa Clarita and Caltrans. Both jurisdictions are in agreement with the study and have replied accordingly.

Sand Canyon Road at Soledad Canyon Road

North approach: Two left-turn lanes, one through lane, and one exclusive right-turn lane instead of one left-turn lane, one through lane, and one exclusive right-turn lane.

South approach: Two left-turn lanes, one through lane, one shared through/right-turn lane, and one exclusive right-turn lane instead of one left-turn lane, one through lane, and two exclusive right-turn lanes.

West approach: One left-turn lane, two through lanes, and one shared through/right-turn lane instead of one left-turn lane, two through lanes, and one exclusive right-turn lane.

Antelope Valley (SR-14) Freeway Southbound Ramps (at Sand Canyon Road) at Soledad Canyon Road

West approach: Three through lanes and one exclusive right-turn lane instead of two through lanes and one exclusive left-turn lane.

Sand Canyon Road at Antelope Valley (SR-14) Freeway Northbound Ramps

North approach: Two left-turn lanes and two through lanes instead of one left-turn lane and two through lanes.

The project is within the Eastside Bridge and Major Thoroughfare (B&T) District. The project shall pay its share of the Eastside B&T fees. We also agree with the traffic study that the project will not have significant impacts to the Congestion Management Program-monitored intersections, arterials, or freeways in the area.

If you have any questions, please contact Mr. Patrick Arakawa of our Traffic Studies Section at (626) 300-4867.

Very truly yours,

DONALD L. WOLFE
Director of Public Works

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

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cc: Caltrans (Cheryl Powell)
City of Santa Clarita (Ian Pari)
Department of Regional Planning (Daryl Koutnik)

bc: Land Development (Chong, Witler, Wong)

Santa Clarita
California 91355-2196
Website: www.santa-clarita.com

(661) 259-2489
Fax
(661) 259-8125

March 30, 2006

Mr. Patrick Arakawa
Los Angeles County Department of Public Works
1000 South Fremont Avenue, Bldg. A-9E
Alhambra, CA 91803

Subject: Park Place (TT 060259)

Dear Mr. Arakawa:

City staff has reviewed the traffic impact study for Park Place (TT 60259) located in the unincorporated area of Los Angeles County. We also understand that the County is currently in the process of preparing conditions of approval for the subject project. The City of Santa Clarita requests that the following items be addressed or included in the final conditions of approval:

1. The proposed traffic signal at the intersection of Shadow Pines Boulevard/Grandifloras Road should be installed when warranted and determined to be beneficial for intersection operation and safety, not necessarily at first occupancy of the project.

   At a minimum, the conditions should state that the applicant shall provide a traffic-signal warrant analysis on a periodic basis (e.g., every two years or after occupancy of each 100 units), and that the signal will only be installed at such time that it is actually warranted. (Note: Satisfaction of the peak-hour warrant alone may not be sufficient to require installation of a traffic signal. Additional warrants, such as the four-hour, eight-hour, and/or accident warrants may also need to be met.)

   If the applicant will be bonding for the cost of the traffic signal installation, then the bond should be for a sufficient period of time to cover final occupancy of the proposed project.

2. The conceptual striping plan depicts Shadow Pines Boulevard as a four-lane roadway, both north and south of Grandifloras Road. The long-range traffic volumes provided in the traffic study indicate that Shadow Pines Boulevard is projected to carry 14,000 vehicles per day south of Grandifloras Road and 7,000 vehicles per day to the north, at General Plan buildout.

   An average daily traffic volume of 7,000 does not necessarily require two through lanes in each direction. Consider conditioning the applicant to construct Shadow Pines Boulevard to the full four-lane cross-section, but only

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striping it for one through lane in each direction. The additional lane in each direction can be added through restriping at such time as they are needed.

3. The traffic study includes a list of proposed mitigation measures at significantly impacted intersections in the City's jurisdiction. We understand that many of these mitigation measures are consistent with the mitigation measures proposed for the residential/retail project to be developed at the northeast quadrant of Sand Canyon Road/Soledad Canyon Road. The Sand Canyon Road/Soledad Canyon Road project may be delayed however, which means that it cannot be assumed that the mitigation measures will already be in place at occupancy of the Park Place project. The conditions for Park Place should state that all proposed mitigation measures shall be in place and fully functional prior to occupancy.

If you have any questions or would like to discuss this issue in more detail, please do not hesitate to contact me at (661) 284-1402. Thank you very much for your attention in this matter.

Sincerely,

Ian J. Pari, P.E.
Senior Traffic Engineer

IJP:lkl
traffic\ian\60259.doc

cc: Robert Newman, Director of Public Works
Andrew Yi, City Traffic Engineer
Daryl Zerfass, Austin-Foust Associates

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 060259 (Rev.)

TENTATIVE MAP DATED 04-14-2006
EXHIBIT "A" MAP DATED 04-14-2006

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

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

2. Install off-site sewer main line to serve this subdivision to the satisfaction of Public Works.

3. Provide any necessary off-site easements to construct the off-site sewer improvements to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements.

4. Comply with the mitigation measures identified in the approved sewer area study (PC 11881AS, dated 04-06-2006) to the satisfaction of Public Works. This includes completing and securing any necessary improvements required within the City of Santa Clarita to the satisfaction of the City. An update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

5. 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.

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

7. The subdivider shall further submit an area study to Public Works to determine if capacity is available in the existing sewerage system between the outlet of the PC 11881AS study and the Sanitation District trunk line. The subdivider shall secure appropriate discharge approvals from the City of Santa Clarita and the Newhall County Water District and comply with mitigation measures that may be identified in the report and as may be required by the affected agencies. Submittal of the sewer area study may be waived by Public Works provided that a similarly comprehensive sewer area study is submitted by other subdividers to detail the adequacy of the sewerage systems required to serve the needs of the Tick Canyon and Spring Canyon areas (TR 48086). If such study is accepted in lieu of the sewer area study otherwise required of the subdivider, then the subdivider shall comply with mitigation requirements set forth in the accepted area study.

8. If the existing sewer system is found to have insufficient capacity, upgrade the existing sewerage system to the satisfaction of Public Works.

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

10. Comply with the requirements set forth by Newhall County Water District in their letter dated 02/22/2006 (attached) to the satisfaction of Public Works.

HW
Prepared by Julian Garcia Phone (626) 458-4921 Date 04-19-2007
tr60259s-rev6.doc

NCWD

NEWHALL COUNTY WATER DISTRICT

23780 North Pine Street • P.O. Box 220970 • Santa Clarita, CA 91322-0970
(661) 259-3610 Phone • (661) 259-9673 Fax • email: mail@ncwd.org

Directors: MARIA GUTZEIT, *President* RANDALL D. PRIESTER, *Vice President* B. J. ATKINS BARBARA DORE LYNNE A. PLAMBECK

February 22, 2006

RECEIVED
FEB 2 2 2006
SYNERGY

Rick Doremus, President
Synergy
4209 Seashore Drive, 2nd Floor
Newport Beach, CA 92663-2939

Re: Tick Canyon Sewer Area Study

Dear Mr. Doremus:

Newhall County Water District (District) has received and reviewed the Sewer Area Study for the Tick Canyon Development, Tract No. 060259 (Development) prepared for Synergy (Developer) by Sikand Engineering. This letter is to advise that the District is prepared to permit the Development to connect to the District's sewer system subject to the following conditions of approval being satisfied prior to final map:

1) The Developer must complete a Sewer analysis to identify downstream effects for District review and approval. This study must analyze the capacity of the District's Shadow Pines Lift Station (located at the intersection of Soledad Canyon and Shadow Pines Roads) and the District's trunk sewer downstream of that lift station to the inter-tie with the Los Angeles County Sanitation District trunk sewer system at the intersection of Lost Canyon and Soledad Canyon Roads.

2) This Sewer Analysis must consider and take into account additional flows from anticipated development in the area. The proposed projects in Bee Canyon and Spring Canyon are known to be in the planning stages and the study must take not only those projects into account, but other reasonably foreseeable developments that may likewise feed into the District's sewer system.

3) The Developer must enter into an agreement with the District relating to the design and construction of sewer system improvements related to the Development. This agreement will address, among other things, required fees and charges to be paid to the District, including deposits for processing of plans, design and construction of required off-site improvements, etc.

4) The Developer shall be required to pay the District's Sewer Connection Fee in effect at the time of sewer hookup.

This letter shall expire and be of no further force and effect on January 25, 2009.

The District looks forward to working with Synergy on this project. If you have any questions regarding this letter, please do not hesitate to contact me at (661) 259-3610.

Sincerely,

NEWHALL COUNTY WATER DISTRICT

Steve Cole
General Manager

SLC/ehk

Cc: LA County Public Works – Sewer Unit
City of Santa Clarita – Dennis Mak
Sikand Engineering – Doug Farmer

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 060259 (Rev.)

TENTATIVE MAP DATED 03-14-2007
EXHIBITED MAP DATED 03-14-2007

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

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

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

3. Install off-site water mainline to serve this subdivision to the satisfaction of Public Works.

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

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

6. Depict all line of sight easements on the landscaping and grading plans.

HCD

Prepared by Lana Radle Phone (626) 458-4921 Date 04-19-2007

tr60259w-rev6.doc

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

RP - Susie

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 60259 Map Date March 14, 2007 - EX. A

C.U.P. 03-249 Vicinity 3026C

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

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

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

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

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

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

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

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

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

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

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

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

Comments: **SEE ADDITIONAL COMMENT SHEETS FOR SPECIFICS.**

By Inspector: Janna Masi Date April 19, 2007

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

CLEARED FOR PUBLIC HEARING

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS

ADDITIONAL PAGE

SUBDIVISION NO. TR 60259 **PAGE NO. 1**

1. The "Private Driveway and Firelane" as shown on Tentative Map will satisfy the Fire Department's requirement to provide the secondary access from the northern edge of Park Place project, north to Summit Knoll Road with the following additional modifications:

The off-site "Private Driveway and Firelane" shall be paved with asphalt at grade and shall not be less than 20 feet in width. Turnout areas as indicated on the submitted tentative map shall be maintained as depicted.
If additional revisions are requested as part of the tentative map review, requested entitlements shall be incorporated onto the tentative map for approval.

2.A Fire Department approved gate shall be installed at the most Southern section of the proposed off-site "Private Driveway and Firelane" (Tick Canyon Road) to ensure this access remains restricted. The "Private Driveway and Firelane" shall be restricted for use by the Tick Canyon and Rattlesnake Canyon residents only. The "Private Driveway and Firelane" shall only be used as an access by the Park Place Project residents and all other surrounding residents, during emergencies.

3.The Driveway shall have a minimum centerline radius of 100 feet. Signs shall be posted for a maximum 25 mph speed limit. Speed limit signage shall be installed prior to occupancy of residential units within tract boundary. The "Private Driveway and Firelane" shall have signage installed near the intersection of Summit Knoll Road that clearly states the road is not for through traffic. The Fire Department approved gate shall have signage posted that states, Tick Canyon Road is a Private Driveway/Emergency Firelane. (Contact your local fire prevention office for field inspection at 661-286-8821.)

4.A concrete dip crossing shall be installed at the significant watercourse crossing, approximately 2,800 feet Southerly of Summit Knoll Road.

5.A Civil Engineer shall provide a certified report and plan for the watercourse crossing and a final report that it has been installed per the plan. The design plan shall be submitted to the Land Development Unit prior to the clearance of the Final Map, with the installation report required prior to the issuance of building permit.

6.A Geotechnical consultant shall conduct field tests and provide a Certified Report for pavement structural design and base cross section designed to withstand a live load of 75,000 lbs. The Geotechnical consultant shall also provide a final report to the Santa Clarita Fire Prevention office that shows improvements have been installed per their report. Said report shall be submitted prior to issuance of building permits.

7.Homeowner CC&R's are to be provided that include maintenance responsibility provisions by the HOA and a funding reserve mechanism for the "Private Driveway and Firelane" prior to final map clearance. Additionally the CC&R's for the project shall contain a budget item for the maintenance of the "Private Driveway and Firelane" and Fire Department approved Gate. The developer shall place $50,000 in this maintenance fund.

8.The "Private Driveway and Firelane" and Fire Department approved Gate shall be installed prior to the issuance of the first residential building permit.

9. PRIOR TO CLEARANCE OF THE FINAL MAP, THE REVISED GATE DETAIL SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.
Gated entrances shall comply with Regulation #5, Los Angeles Co. Fire Department for emergency override devices.
The following design criteria shall be incorporated to the design:
A. Single gate design shall provide a minimum opening of 26'.
B. Provide a 32' turning radius prior to the gate.
C. Install a Fire Department knox box on the passager side of the road, 6' from the ground, on each side of the gate.
D. The call box shall be installed to maintain an unobstructed vehicular path of 26' or divided on two side providing a minimum width of 20'.
E. The gate setback from public right of way shall meet the minimum requirements a set forth by Public Works for stacking purposes. Provide verification from Public Works that the stacking design is adequate.

10. Flag lots 57, 58, 249, 278, 279, 401, 402 shall comply with the following criteria prior to the commencement of construction:
A. Single flag lots shall provide for a minimum paved width of 20' clear to the sky.
B. Two adjoining flag lots shall provide a minimum paved width of 20'.

11. Access to the public water tanks shall be a minimum paved width of 20'.

12. The Homeowners Association shall pay for a botanist or competent nursery person to annually inspect each occupancy built within the Park Place Development to ensure the original fuel modification plan is not compromised by any residents who may plant non Fire Department approved plants, scrubs and or trees. The person selected to complete this task by the Homeowners Association shall provide the Fire Department's Forestry Division with an annual report during the month of April that identifies any homes that have violated the original fuel modification plan for the development. The Forestry Division will be responsible for imposing enforcement concerning any violations made known in the annual report.

13. All residences constructed within this development shall have interior fire sprinklers installed. In addition, the expanded limits of the perimeter fuel modification zone shall be in accordance to Fire Department requirements prior to the clearance of the final map.

By Inspector: Janna Masi Date: April 19, 2007

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No. TR 60259 Tentative Map Date March 14, 2007 - EX. A

Revised Report YES

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

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

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

☒ Fire hydrant requirements are as follows:

Install 45 public fire hydrant(s). Upgrade / Verify existing ____ public fire hydrant(s).

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

☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.

☒ Location: As per map on file with the office.

☐ Other location: ____

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

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

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

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

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

Comments: ____

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date April 19, 2007

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

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"
Russ Guiney, Director

June 27, 2007

Ms. Susie Tae, AICP
Land Divisions Section
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, California 90012

Dear Ms. Tae:

REVISED CONDITIONS OF MAP APPROVAL
VESTING TENTATIVE TRACT MAP 060259
Regional Planning Map dated March 14, 2007

These are only park conditions, except for open space condition 4 and Landscape and Lighting Act District (LLAD) condition 5. Additional LLAD conditions may be submitted under separate cover.

1. The basic Quimby park land obligation is 4.72 net acres as shown on the Park Obligation Reports and Worksheets for Regional Planning map dated March 14, 2007 attached to and incorporated into these conditions. The developer shall convey an improved park to the County of Los Angeles ("the public park") in Park Planning Area (PPA) 35D (Canyon Country) and serving both PPA 35D and PPA 43B (Agua Dulce/Acton) in accordance with the final park plan approved by the Department. The public park shall include: "park site lots" 494 through 496, and "park site graded slope lots" 497 through 500. The park site lots shall consist of 13.63 net (maximum slope 3%) acres as shown on the Park Site Per Grading Plan Exhibit attached to the Park Obligation Reports and Worksheets and incorporated into these conditions. Developer shall receive a 4.72 net acre Quimby credit for the park.

2. Provide the improvements on the Park Conceptual Plan [Schematic Design] approved by the Department's Design Review Committee on October 31, 2005, and additional parking requested by the Planning Commission and shown on the Park Conceptual Plan Exhibit to Revised Exhibit "A" to C.U.P. 03-249. The Schematic Design includes paved roadways/pathways, a retaining wall, site electricity and lighting, sewer and water lines, trash receptacles/enclosures, bike loops, drinking fountains, landscaping and irrigation, and (as shown on the plan submittal received by the Department on November 16, 2006) fencing and gates. The park shall be unencumbered by easements, drainage or other structures which would restrict park development, access, or active recreational use.

2.1 The northeastern area of the park ("Soccer and Baseball Field Areas") shall be improved with a soccer field with bleachers, a base ball field with bleachers, picnic and open play areas including picnic tables, shade shelters, a paved maintenance yard, an event area, restrooms, a parking lot north of the soccer field with 36 spaces (31 standard, 5 accessible spaces); and a parking lot south of the base ball field with 61 spaces (56 standard, 5 accessible);

2.2 The Accessible Play Structure and Hard court Area off of the cul-de-sac shall be improved with a parking lot with 34 spaces (24 standard, 10 accessible), 3 hard court play areas, picnic tables, universally accessible playgrounds, a community building (including a restroom, office, and storage area);

2.3 The southern Open Field and Picnic Area of the park shall be improved with a parking lot with 31 spaces (28 standard, 3 accessible), an area for horse shoes, picnic areas, shade shelters and picnic tables, open play fields, and restrooms.

3. The following off-site improvements to the public park shall be provided without receiving Quimby credit: full street improvements and utilities/utility connections, including, but not limited to curbs, gutters, relocation of existing public utility facilities, street paving, traffic control devices, public trees, public streets and sidewalks. Utility types, sizes, and locations shall be to the satisfaction of the Department. Utilities shall include water meter and utility lines (electricity, gas, sewer, and telephone).

4. Dedicate natural open space lots 519 through 524 to the County of Los Angeles.

5. Prior to County accepting title to the public park and natural open space lots, an LLAD shall be created for the mutual benefit of Developer and the County to maintain the public park and natural open space lots.

6. Grant to the County of Los Angeles by separate instrument prior to the Department clearing the first unit map for recordation, an easement along and over the access drive within Lot 505 and road along the east side of the park within Lot 519 (collectively "the Access Drives"), granting the right to use said Access Drives for access to the park grounds and maintenance yard. This easement will also contain a reservation of rights for use of the Access Drives as access for the property owners located directly east of the public park. The maintenance and the cost for any such maintenance of the Access Drives shall be the sole responsibility of the Park Place Homeowners Association ("the Park

Place HOA"). Developer shall include this maintenance requirement in the covenants, conditions, and restrictions (CC&Rs) of the Park Place HOA. Prior to the Department clearing the first unitized map, including the large lot parcel map, deliver the final version of the CC&Rs, along with a letter stating the CC&Rs will be recorded immediately after recordation of the final map. Deliver a recorded copy of the CC&Rs to: County of Los Angeles Department of Parks and Recreation, 510 S. Vermont Avenue, Room 201, Attention: Chief of Planning, Los Angeles, CA 90020.

7. Convey the public park by recordable grant deed showing the fee vested with the County of Los Angeles, and free of all encumbrances except those that do not interfere with the use of the property for park or recreational purposes. Developer's designated title company shall provide the County with an ALTA title policy and shall record the park deed simultaneously to County's execution of a Certificate of Acceptance, and shall deliver the recorded deed to the Chief Administrative Office Real Estate Division, Property Management Section, 222 South Hill Street, Third Floor, Los Angeles, CA 90012.

8. Complete construction of the public park and convey it to the County prior to issuance of any building permits beyond the 100th unit. Starting with the month after the month in which the first building permit is issued, developer shall submit monthly reports to the Department that identify for each unit map within VTTM 060259 the number of units for which building permits were issued for the month and cumulative to date, and which relate the number of units to owner, unit map number, and lot number. The monthly reports are due on the first County business day of each month until the County accepts the deed to the park. Failure to provide the Department with a report on time or to convey the completely developed public park to the County by the 100th unit will result in the Department requesting the Department of Public Works to withhold further issuance of building permits for unit maps until the delinquent report is received and/or the public park is completed and conveyed to the County.

9. Prior to the Department clearing the first unit final map for VTTM 60259, enter into a Park Development Agreement and post Faithful Performance and Labor & Materials bonds with the Department for park design and construction in accordance with an updated cost estimate for the park. The PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on August 8, 2006, and the content of the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works.

10. Prior to the Department clearing the first final (unit) map, submit a critical path method (CPM) schedule for completing the park and conveying title to the County ("Park Delivery Schedule"). Said schedule shall include design development submittals; submittals required for the various stages of construction document development, permits and approvals; park construction commencement and completion dates; ALTA title policy; deed preparation, review, and recordation The initial Park Delivery Schedule shall serve as the baseline for all activities. Developer shall update the Park Delivery Schedule on a monthly basis to show actual progress compared to planned progress and submit the updates to the Department on the first County business day of each month. If as a result of these monthly schedule updates it appears that the Park Delivery Schedule does not comply with the critical path, the Developer shall submit a Recovery Schedule as a revision to the Park Delivery Schedule showing how all work will be completed within the period for park delivery.

11. Obtain all applicable jurisdictional approvals; comply with all applicable federal, state, and local laws, rules, codes, and regulations; obtain, coordinate and pay for all studies, permits, fees and agency inspections required to design and build the park and shall provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide County with certification that the playground meets American Society for Testing and Materials (ASTM) standards, United States Consumer Product Safety Commission (USCPSC) standards, and all State of California playground accessibility guidelines.

12. Submit park plans and specifications to the Department for review and approval during the design development stage (100%); fifty percent (50%), seventy five percent (75%), ninety percent (90%), and one hundred percent (100%) stages of construction document development. Specifications and a grading plan (scale: 1 inch = 40 feet or as required by the Department) shall be submitted to the Department concurrent with the final grading plan submittal to DPW. The respective stage of each submittal shall be clearly labeled on the drawings. Plan submittals shall be made by giving the Department three (3) sets of drawings and a CD-ROM containing the drawings in AutoCad 2000 format. The Department shall have twenty-one (21) County business days from receipt of any construction document submittal to review and approve it. If the Department does not respond within said time period, the submittal shall be deemed approved by the Department. Any corrections or changes made by County during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for County's approval of said stage prior to permission by Department for Developer to proceed with the next stage. The public park shall be developed in accordance with the park improvement plans approved by the Department, using standard construction activities and responsible contractors licensed by the State of California to perform this type of

work. Sole responsibility for completion of the park improvements, and payment of all costs incurred, lies with the Developer.

13. Provide the Department with written Notice of Park Construction Commencement. The Construction Phase is defined as the period of time from said notice to the date the Department issues its Notice of Acceptance of Completed Park Improvements, inclusive of the 90-day plant establishment period. Upon completing park construction, and obtaining final sign off from DPW on all code compliance issues, notify the Department in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) days after receipt of said notice Department shall inspect the park and reasonably determine whether or not the park improvements have been constructed in accordance with the construction documents, and to a level of quality and workmanship for the Department to issue its Notice of Acceptance of Completed Park Improvements. If park construction is unacceptable, within fifteen (15) County business days after inspection, the Department shall provide Developer with a list of items that need to be corrected, after receipt of said list, in order for the Department to issue its Notice of Acceptance of Completed Park Improvements, or issuance of said notice will be delayed until the items on the list are corrected.

14. Designate and identify a project manager who will oversee construction of the public park. The project manager shall communicate by providing written documentation via facsimile or mail to County's representative and abide by County's requirements and direction to ensure acceptable park completion, provide County with reasonable access to the public park site and the park improvements for inspection purposes, and at a minimum initiate and coordinate the following inspections and approvals during the course of construction with not less than two County business days advanced notice of any request for inspection or approval: (1) contractor orientation/pre-construction meeting; (2) construction staking and layout; (3) progress/installation inspections to be scheduled on a weekly basis or as required to insure conformance with construction documents; (4) irrigation mainline and equipment layout; (5) irrigation pressure test; (6) irrigation coverage test; (7) weed abatement after abatement cycle, to review degree of kill; (8) plant material approval; (9) plant material/Hydroseed/pre-maintenance inspection; (10) substantial completion and commencement of maintenance period; (11) final walk through and acceptance. Continued work without inspection and approval shall make developer and its subcontractors solely responsible for any and all expenses incurred for required changes or modifications. County reserves the right to reject all work not approved in conformance with this condition.

15. Upon Department's Notice of Acceptance of Completed Park Improvements, provide Department with a two (2) sets of record drawings, maintenance manuals, and irrigation controller charts, and contact information for utility

companies and utility account codes in order for the Department to request timely transfer of utilities serving the park. These documents shall also be submitted on CD-ROM with the drawings in AutoCad 2000 format.

16. Any major change proposed by the Developer to the public park's location, shape, or size (not more than 2 net acres variance) from the approved tentative tract or parcel map, or to the park improvements specified in the adopted conditions and Park Exhibit to the approved tentative map, shall be deemed a revision of the tentative tract or parcel map and shall require the filing of a revised map as described in Los Angeles County Code Section 21.62.030.

Please contact me at (213) 351-5117 if you have any questions regarding these conditions.

Sincerely,

James Barber
Acquisitions/Developer Obligations Section

Attachments

JB (c: VTTM 060259 Tick Canyon 3.14.07 md Rev Cond8)

c: Rick Doremus, Synergy
Roger Hernandez, CAORED
Henry Wong, DPW
Kathleen Ritner, Larry Hensley, Susan Pearson (Parks and Recreation)

CALCULATION OF QUIMBY OBLIGATION
VESTING TENTATIVE TRACT MAP 60259 - TICK CANYON
REGIONAL PLANNING MAP DATE - MARCH 14, 2007

	(a)	(b)	(c)	(d) (a)x(b)x(c)	(e)	(f) (d)x(e)
Types of Dwelling Units	**No. of People Per Dwelling Unit**	**Goal 3.0 Acre/1,000 People**	**Number of Single Family Lots (Counts)**	**Quimby Obligation (Acres)**	**Land Value per Acre ($)**	**In-Lieu Fee ($)**
Park Planning 35D Single Family Lots	3.21	0.0030	449	4.32	$142,186	$614,244
Park Planning 43B Single Family Lots	3.11	0.0030	43	0.40	$39,648	$15,859
Totals			**492**	**4.72**		**$630,103**

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **60259**	DRP Map Date:**03/14/2007**	SCM Date: / /	Report Date: **04/19/2007**
Park Planning Area # **35D**	**CANYON COUNTRY**		Map Type:**REV. (REV RECD)**

Total Units **449** = Proposed Units **449** + Exempt Units **0**

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	**4.32**
IN-LIEU FEES:	**$614,244**

Conditions of the map approval:

See attached letter dated April 23, 2007.

The park obligation for this development will be met by:

The dedication of 13.63 acres for public park purposes.

Trails:

No trails.

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

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

By: _____
James Barber, Developer Obligations/Land Acquisitions

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April 23, 2007 16:05:07
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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **60259**	DRP Map Date:**03/14/2007**	SMC Date: / /	Report Date: **04/19/2007**
Park Planning Area # **35D**	**CANYON COUNTRY**		Map Type:**REV. (REV RECD)**

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

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

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

Where:

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

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

U = Total approved number of Dwelling Units.

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

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

Total Units **449** = Proposed Units **449** + Exempt Units **0**

	People	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.21**	**0.0030**	**449**	**4.32**
M.F. < 5 Units	3.03	0.0030	0	0.00
M.F. >= 5 Units	2.10	0.0030	0	0.00
Mobile Units	3.01	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**4.32**

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

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	4.32	$142,186	**$614,244**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
494	Public Park	16.20	70.56%	11.43	Public
495	Public Park	2.28	96.49%	2.20	Public
496	Public Park	0.30			Public
			Total Provided Acre Credit:	**13.63**	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
4.32	13.63	0.00	-9.31	$142,186	**-1,689,170**

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **60259**	DRP Map Date: **03/14/2007**	SCM Date: / /	Report Date: **04/19/2007**
Park Planning Area # **43B**	**AGUA DULCE / ACTON**		Map Type: **REV. (REV RECD)**

Total Units **43** = Proposed Units **43** + Exempt Units **0**

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	**0.40**
IN-LIEU FEES:	**$15,859**

Conditions of the map approval:

See attached letter dated April 23, 2007.

The park obligation for this development will be met by:

Trails:

Comments:

The Quimby obligation for this portion of the development, PPA 43B (AGUA DULCE/ACTON) will be satisfied by dedicating minimum 13.63 net acres (maximum slope 3%) of park land within PPA 35D (Canyon Country) to the department.

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

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

By: James Barber

James Barber, Developer Obligations/Land Acquisitions

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **60259**	DRP Map Date:**03/14/2007**	SMC Date: / /	Report Date: **04/19/2007**
Park Planning Area # **43B**	**AGUA DULCE / ACTON**		Map Type:**REV. (REV RECD)**

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

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

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

Where:

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

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

U = Total approved number of Dwelling Units.

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

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

Total Units **43** = Proposed Units **43** + Exempt Units **0**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.11**	**0.0030**	**43**	**0.40**
M.F. < 5 Units	2.02	0.0030	0	0.00
M.F. >= 5 Units	2.51	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**0.40**

Park Planning Area = **43B AGUA DULCE / ACTON**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.40	$39,648	**$15,859**

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.40	0.00	0.00	0.40	$39,648	**$15,859**

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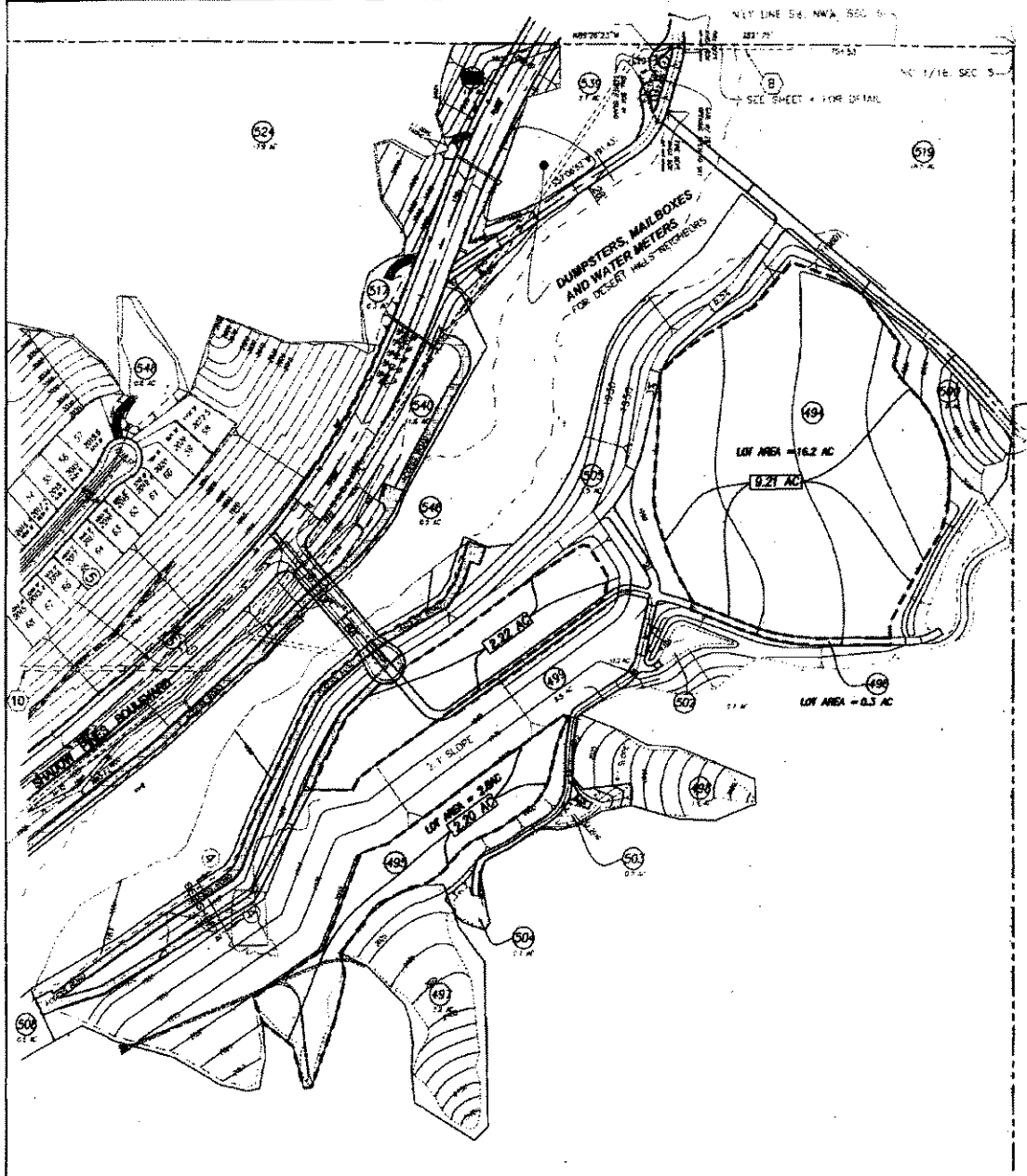

PARK AREA TABULATION

LOT NO.	PARK GROSS AREA PER TTM	GROSS AREA PER GRADING PLAN	NET USABLE AREA (MAX 3% SLOPE)	ROAD AREAS	SLOPE AREAS
494	16.2 Ac	14.2 Ac	11.4 Ac	0.8 Ac	1.2 Ac
495	2.8 Ac	2.2 Ac	2.2 Ac	0.2 Ac	0.4 Ac
496	0.3 Ac	0.0 Ac	0.0 Ac	0.3 Ac	0.0 Ac
TOTALS	19.3 Ac	16.4 Ac	13.6 Ac	1.3 Ac	1.6 Ac

1" = 100'

SYNERGY, A LAND & DEVELOPMENT COMPANY
4209 SEASHORE DRIVE
NEWPORT BEACH, CA 92663
ATTN: RICK DOREMUS TEL: (949) 645-5480

PARK SITE PER GRADING PLAN

FOR

TRACT NO. 60259

COUNTY OF LOS ANGELES
Public Health

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

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

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June 5, 2007

RFS No. 07-0013934

Tract No. 060259

Vicinity: Pine Tree

Tentative Tract Map Date: March 14, 2007 (6th Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Tract Map 060259** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Newhall County Water District** a public water system, which guarantees water connection and service to all units. A "will serve" letter has been received by the Department.

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

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

Respectfully,

Becky Valenti. E.H.S. IV
Land Use Program

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

FINAL ENVIRONMENTAL IMPACT REPORT TICK CANYON/PARK PLACE PROJECT - PROJECT NO. 03-249 VESTING TENTATIVE TRACT MAP NO. 060259 CONDITIONAL USE PERMIT NO. 03-249 OAK TREE PERMIT NO. ROAKT200500051 STATE CLEARINGHOUSE NO. 2004021054

Sections 21081 and 21081.5, California Public Resources Code
Sections 15091, 15092, and 15093, Title 14, Chapter 3, California Code of Regulations

1.0 PROJECT DESCRIPTION

The "Tick Canyon/Park Place Project – Project No. 03-249" (Project) includes a subdivision (Vesting Tentative Tract Map No. 060259) to create 492 single-family lots, 36 open space lots, one park lot, one water pump station lot, nine public facility lots, and one water tank lot on approximately 500.6 gross acres, located off the northeasterly extension of Shadow Pines Boulevard, east of Snow Drop Court and Jasmine Valley Drive in the Soledad Zoning District. A conditional use permit (Conditional Use Permit No. 03-249) is required to ensure compliance with the requirements of hillside management, density-controlled development, and on-site project grading exceeding 100,000 cubic yards. An oak tree permit (Oak Tree Permit No. 2005-00051) is required to authorize the removal of 74 ordinance-sized oaks and authorize encroachment within the protected zone of 71 oaks.

Access to the Project site will be provided via an extension of Shadow Pines Boulevard from Grandifloras Road and an extension of Snow Drop Court. Secondary emergency access to the Projects site will be provided through the construction of a minimum 20-foot wide, gated, and paved private driveway/fire lane extending from the northern tract map boundary to Summit Knoll Road. A public bridge is proposed over Tick Canyon Wash, providing access to a new and approximately 19-acre park which will be dedicated to the County of Los Angeles (County) by the Synergy-Brookfield LLC and conveyed to the County as an improved turn-key facility.

1.1 Findings of Fact and Statement of Overriding Considerations

The following statement of facts and findings has been prepared by the County in accordance with the provisions of the California Environmental Quality Act (CEQA), the State of California Guidelines for the Implementation of the California Environmental Quality Act (State CEQA Guidelines), and the County of Los Angeles Environmental Document Reporting Procedures and Guidelines (County CEQA Guidelines) for the Project and for any and all discretionary actions reasonably associated therewith. For planning purposes, the County and other Responsible Agencies have assigned case/file numbers to certain actions now contemplated by the County and those agencies. Those case/file numbers include, but are not limited to: (1) Vesting Tentative Tract Map No. 060259; (2) Conditional Use Permit No. 03-249; (3) Oak Tree Permit No. ROAKT200500051; and (4) State Clearinghouse No. 2004021054.

Reference to the "Project" herein is intended to be inclusive of each of the above referenced discretionary actions and such additional discretionary, ministerial, and other actions as may be required for or be associated with the construction, occupancy, use, conservation, and

maintenance of the Project and for the residential, recreational, open space, and infrastructure-related land uses proposed within the geographic area examined in the "Final Environmental Impact Report – Tick Canyon/Park Place Project, SCH No. 2004021054" (FEIR) and such other off-site areas as may be reasonably associated therewith. Reference to the "Applicant" herein is Synergy – Brookfield, LLC or to any subsequent holders of real property interests.

This document presents the findings of fact and substantial evidence that the Los Angeles County Regional Planning Commission (Commission) will consider prior to certifying the FEIR. The FEIR is inclusive of, but not necessarily limited to: (1) the "Draft Environmental Impact Report – Tick Canyon/Park Place Project, SCH No. 2004021054" (DEIR), inclusive of "Volume I: DEIR – Tick Canyon/Park Place Project, SCH No. 2004021054," "Volume II: Technical Appendix – Tick Canyon/Park Place Project, SCH No. 2004021054," and "Volume III: Response to Comments – Tick Canyon/Park Place Project, SCH No. 2004021054"; and (2) such additional documents, materials, information, and other documentation as may be identified by the Commission at the time of the FEIR's certification. Reference to the "FEIR" herein is assumed to be inclusive of the DEIR and all additional documents, materials, information, and other documentation identified by the Commission.

Section 21081 of the California Public Resources Code (PRC) and Section 15091 in Title 14 of the California Code of Regulations (CCR) provide that no public agency shall approve or carry out a project for which an environmental impact report (EIR) has been completed which identifies one or more significant environmental effects on the environment that would occur if the proposed project is approved or carried out unless the public agency makes one or more written findings for each of those significant effects. The possible findings specified in Section 15091 of the CCR, which shall be supported by substantial evidence in the record, include:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.
(2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the findings. Such changes have been adopted by such other agency or can and should be adopted by such 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 alternatives identified in the FEIR.

With respect to those significant effects which are subject to the first of these finding, the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or lessen significant environmental effects. With respect to those significant effects which are subject to the second of these finding, the findings shall not be made if the agency making the findings has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. With respect to those significant effects which are subject to the third of these finding, the findings shall describe the specific reasons for rejecting identified mitigation measures and alternatives.

1.2 Record of Proceedings

With regards to CEQA compliance, the record of proceedings for the proposed Project consists of the following documents and other evidence presented to and considered by the Commission:

(1) "Initial Study," including the "Development Monitoring System Printout";
(2) "Notice of Preparation" (NOP), "Notice of Completion" (NOC), "Notice of Availability" (NOA), and all other public notices issued by the County in conjunction with the proposed Project;
(3) DEIR, including all appendices, technical reports, and documents "incorporated by reference" therein and all written comments submitted during the public review period established by the NOP, NOC, and NOA and all written responses thereto;
(4) Other site-specific and/or Project-specific technical studies and exhibits not included in the FEIR but referenced therein;
(5) All written and verbal public testimony presented during noticed public hearings for the Project at which public testimony was taken;
(6) "Mitigation Reporting and Monitoring Program" (MRMP);
(7) Matters of common knowledge known to the County including, but not limited to, federal, State, and local laws, rule, regulations, and standards;
(8) All documents expressly cited in these findings; and
(9) Such other relevant materials required to be in the record of proceedings under Section 21167.6(e) of CEQA.

1.3 Custodian and Location of Records

The documents and other materials constituting the administrative record for the County's action related to the Project are available for review during the County's regular business hours at the County of Los Angeles, Department of Regional Planning - Impact Analysis Section, 320 West Temple Street, Room 1348, Los Angeles, California 90012. The Director of Planning is the custodian of the administrative record for the Project. This information is provided in compliance with Section 21081.6(a)(2) of CEQA and Section 15091(e) of the State CEQA Guidelines.

2.0 GENERAL FINDINGS

In accordance with Section 15091 of the State CEQA Guidelines, the County makes the following findings for each significant or potentially significant environmental effect identified in the FEIR. Those impacts are categorized under the corresponding topical headings presented in the FEIR. Reference to mitigation measure numbers herein are as presented in the FEIR and may differ from those numbers or notations that may be subsequently assigned should the County elect to approve or conditionally approve the Project.

A number of significant environmental effects are identified in the FEIR which cannot be avoided or substantially lessened. In recognition of the continuing existence of significant unavoidable adverse environmental effects, a statement of overriding considerations (SOC), supported by substantial evidence in the Project's administrative record, is, therefore, required in order for the County to approve the Project. The SOC for the Project is presented in Section 8.0 (Statement of Overriding Considerations) herein.

In addition to the specific findings identified herein, the County hereby finds that:

(1) The County of Los Angeles is the CEQA "lead agency" for the Project;
(2) The FEIR and all environmental notices associated therewith were prepared in compliance with CEQA, the State CEQA Guidelines, the County CEQA Guidelines, and in accordance with the County's local policies and procedures;
(3) The Commission has independently reviewed and analyzed the FEIR. The FEIR reflects the independent judgment of the County;

(4) A MMRP has been prepared for the Project, identifying those feasible mitigation measures that the Commission has adopted or will likely adopt in order to reduce the potential environmental effects of the Project to the maximum extent feasible;

(5) The mitigation measures adopted or likely to be adopted by the Commission will be fully implemented in accordance with the MRMP. Verification of compliance with the MRMP will be documented and each mitigation measure can reasonably be expected to have the efficacy and to product the post-mitigated level of impact avoidance, minimization, rectification, reduction, elimination and/or compensation assumed in the DEIR;

(6) Each of the issues to be resolved, including the choice among alternatives and whether or how to mitigate the Project's significant effects, have been resolved to the satisfaction of the Commission;

(7) The impacts of the Project have been analyzed to the extent feasible at the time of certification of the FEIR;

(8) The Commission reviewed the comments received on the DEIR, including the responses thereto, and has determined that neither the comments received nor the responses provided add significant new information under Section 15088.5 of the State CEQA Guidelines;

(9) The County has not made any decisions that would constitute an irretrievable commitment of resources toward the Project, committed to a definite course of action with respect to the Project or any aspect thereof, nor made any predetermination with respect to either the Project or the outcome of the CEQA process prior to the certification of the FEIR;

(10) Copies of all documents "incorporated by reference" in the FEIR, pursuant to the authorization under Section 15150 of the State CEQA Guidelines, are and have been available for public review during the regular business hours of the County at the office of the Department of Regional Planning - Impact Analysis Section;

(11) These Findings incorporate by reference such other findings as may be required under Sections 65454, 65455, 66474, 66474.4, 65853, and 65860 of the California Government Code and those corresponding finding required under the "Los Angeles County Code" (County Code); and

(12) Having received, reviewed, and considered all information and documents in the record, the Commission has or will impose conditions, mitigation measures, and take other actions to reduce the environmental effects of the Project to the maximum extend feasible.

3.0 SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE FEASIBLY MITIGATED TO BELOW A LEVEL OF SIGNIFICANCE

The County has determined that existing regulations, standard conditions of approval, design features, and/or feasible mitigation measures included in the DEIR and adopted by or likely to be adopted by the Commission will result in a substantial reduction of most, but not all, of the significant Project-related and cumulative environmental effects. Notwithstanding the existence of those regulations, the incorporation of those Project design features, and the adoption of those conditions and mitigation measures, the FEIR finds that the following significant environmental effects will continue to exist.

3.1 Air Quality

3.1.1 Environmental Effect: Construction activities will result in the short-term release of a number of pollutants. Carbon monoxide (CO), nitrogen oxides (NOx), reactive organic gas (ROG), and particulate matter (PM_{10}) emissions associated with construction

activities, as modeled, will exceed the threshold of significance criteria recommended by the South Coast Air Quality Management District (SCAQMD). (Construction Impact 6-1).

Findings:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

(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 alternatives identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Construction, operational, and cumulative air quality impacts are addressed in Section 4.6 (Air Quality) in the DEIR, incorporated herein by reference.

(b) The Project's air quality analysis was conducted in accordance with the methodology presented in the South Coast Air Quality Management District's (SCAQMD) "CEQA Air Quality Handbook" (SCAQMD, April 1993) and "Localized Significance Threshold Methodology" (SCAQMD, June 2005). Construction emissions were estimated through the use of the URBEMIS2002 model.

(c) Based on the Project's size and scale, the estimated number of pieces of construction equipment required for the Project's development, and the application of asphalt and architectural coatings, ROG, NO_X, CO, and PM_{10} emissions are all projected to exceed the SCAQMD's threshold standards.

(c) A number of mitigation measures (Mitigation Measures 6-1 through 6-4) have been included in the FEIR and adopted or are likely to be adopted by the Commission to reduce construction-term emissions to the maximum extent feasible. Notwithstanding the application and implementation of those mitigation measures, short-term ROG, NO_X, CO, and PM_{10} emissions will continue to exceed the significance thresholds recommended by the SCAQMD.

(d) Although one or more alternatives identified in the DEIR could potentially result in the substantial reduction of this significant impact, that alternative(s) would not fulfill the basic objectives of the Project, would result in the introduction of other environmental effects, and/or would make the Project economically infeasible based on the costs associated with the required infrastructure.

3.1.2 Environmental Effect: During the Project's operational life, a number of criteria pollutants will be generated as a result of vehicle trips associated with the proposed land uses (mobile sources), the consumption of natural gas associated with space heating, and the off-site generation of electricity (stationary sources). NOx and ROG will exceed the SCAQMD's recommended threshold of significance criteria. (Operational Impact 6-3).

Findings:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

(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 alternatives identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) The Project's air quality analysis was conducted in accordance with the methodology presented in the South Coast Air Quality Management District's (SCAQMD) "CEQA Air Quality Handbook" (SCAQMD, April 1993) and "Localized Significance Threshold Methodology" (SCAQMD, June 2005). Operational emissions were estimated through the use of the URBEMIS2002 model.

(b) The major source of long-term air quality impacts are emissions produced by Project-generated vehicle trips. The traffic analysis estimated that the Project could generate 5,352 average daily trips (ADT). Based primarily on the number of projected vehicle trips, the URBEMIS2002 model predicted that ROG and NO_X emissions would exceed the SCAQMD's recommended threshold standards.

(c) A number of mitigation measures (Mitigation Measures 6-6 through 6-8) have been included in the FEIR and adopted or are likely to be adopted by the Commission to reduce operational emissions to the maximum extent feasible. Notwithstanding the application and implementation of those mitigation measures, long-term ROG and NO_X emissions will continue to exceed the significance thresholds recommended by the SCAQMD.

(d) Although one or more alternatives identified in the DEIR could potentially result in the substantial reduction of this significant impact, that alternative(s) would not fulfill the basic objectives of the Project, would result in the introduction of other environmental effects, and/or would make the Project economically infeasible based on the costs associated with the required infrastructure.

3.1.3 Environmental Effect: Related project activities, in combination with the proposed Project, will incrementally contribute to air emissions within and throughout the South Coast Air Basin. (Cumulative Impact 6-6).

Findings:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

(2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the findings. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) The SCAQMD indicates that one possible approach for determining cumulative impacts is whether: (1) the project shows a one percent annual reduction in project emissions; (2) has a 1.5 average vehicle ridership; or (3) reduces the rate of growth in vehicle miles traveled (VMT) and trips.

(b) A number of mitigation measures (Mitigation Measures 6-1, 6-8, and 10-4) have been included in the FEIR and adopted or are likely to be adopted by the Commission to reduce Project-related air quality impacts and, by extension, cumulative air quality impacts to the maximum extent feasible.

(c) Implementation of the Project and other related projects, including the identified mitigation measures, is not likely to be sufficient to ensure the achievement of either a 1.5 average vehicle ridership or a reduction in the rate of growth in vehicle miles traveled (VMT) and vehicle trips.

(d) No mitigation measures, formulated to address the Project's incremental contribution to and effectively reduce the cumulative air quality impacts from all other areawide development, are deemed to be reasonably feasible.

3.2 Biological Resources

3.2.1 Environmental Effect: Project implementation has the potential to impede existing wildlife movement patterns across the Project site, resulting in a potential fragmentation of habitat areas upon and surrounding the Project site. (Construction Impact 7-6).

Findings:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

(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 alternatives identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Construction, operational, and cumulative biological resource impacts are addressed in Section 4.7 (Biological Resources) in the DEIR, incorporated herein by reference.

(b) The conversion of open space areas to urban use will limit or otherwise affect unimpeded north-south wildlife movement opportunities through both the direct and indirect effects of that development, thus altering existing mobility patterns.

(c) Infrastructure improvements, such as road construction, create new habitat edges, contribute to habitat destruction, fragmentation, and transformation, alter hydrological dynamics, add contaminants to the surrounding environment, impose dispersal barriers to non-flying terrestrial animals, increase wildlife mortality and predation, and contribute to the introduction of exotic species.

(d) A substation portion of the Project site will be retained as natural or engineered open space and number of mitigation measures (Mitigation Measures 7-9, 7-14, and 7-15) have been included in the FEIR and adopted or are likely to be adopted by the Commission to reduce wildlife mobility impacts to the maximum extent feasible. Notwithstanding the retention of on-site open space areas and the application and implementation of those mitigation measures, impacts on wildlife mobility will continue to exceed identified threshold of significance standards.

(e) Although one or more alternatives identified in the DEIR could potentially result in the substantial reduction of this significant impact, that alternative(s) would not fulfill the basic objectives of the Project, would result in the introduction of other environmental effects, and/or would make the Project economically infeasible based on the costs associated with the required infrastructure.

3.2.2 Environmental Effect: In-tract development activities within the area of the proposed critical habitat for the California gnatcatcher (Unit 13: Western Los Angeles and Ventura Counties) could hinder habitat conservation and species preservation planning efforts now underway for that federally designated threatened species. (Operational Impact 7-9).

Findings:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.
(2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the findings. Such changes have been adopted by such other agency or can and should be adopted by such 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 alternatives identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Protocol surveys for the coastal California gnatcatcher (CAGN) were conducted on the Project site in 2003, 2004, 2005, 2006, and 2007 in suitable on-site habitat. No CAGN were observed during those surveys.
(b) Although no evidence of occupation has been identified, a portion of the Project site contains Riversidian sage scrub (RSS) habitat which has been nominated (68 FR 20228) by the United States Fish and Wildlife Service (USFWS) as a critical habitat for the federally threatened (California Species of Concern) CAGN.
(c) Absent its removal, the existing RSS habitat could serve as CAGN habitat.
(d) Other than through impact avoidance, the County has not identified any feasible mitigation measures that, if implemented, would substantially lessen the resulting Project-related effects to unoccupied CAGN habitat areas. The County has, however, sought to provide compensatory resources (Mitigation Measure 7-1) for those impacts. Notwithstanding the application and implementation of that mitigation measure, impacts on conservation planning efforts for the CAGN will continue to exceed identified threshold of significance standards.
(e) Although one or more alternatives identified in the DEIR could potentially result in the substantial reduction of this significant impact, that alternative(s) would not fulfill the basic objectives of the Project, would result in the introduction of other environmental effects, and/or would make the Project economically infeasible based on the costs associated with the required infrastructure.

3.2.3 Environmental Effect: Implementation of the proposed Project, in combination with other reasonably foreseeable future projects, will contribute incrementally to the continuing reduction in relatively natural, undisturbed open space areas found within the general Project area and contribute to the progressive fragmentation of habitat areas and decline in species diversity throughout the Santa Clarita Valley. (Cumulative Impact 7-10).

Findings:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

(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 alternatives identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) The continuing urbanization of the Santa Clarita Valley will adversely and significantly impact the area's existing biological resources.

(b) Other than through the imposition of additional regional growth management and/or regional resource conservation policies, which actions cannot feasibly be implemented at the Project level, no feasible mitigation measures or Project alternatives have been identified by the County which would effectively address and substantively reduce this cumulative impact.

3.3 Education, Recreation, and Libraries

3.3.1 Environmental Effect: Implementation of the proposed Project, in combination with other related project activities, will exacerbate existing unmet demands for new educational, recreational, and library facilities within the Santa Clarita Valley. (Cumulative Impact 11-5).

Findings:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

(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 alternatives identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Construction, operational, and cumulative education, recreation, and library facility impacts are addressed in Section 4.11 (Education, Recreation, and Libraries) in the DEIR, incorporated herein by reference.

(b) Related projects which, in combination with the Project, produce cumulative impacts that include a total of 1,989 dwelling units, 100,000 square feet of commercial use, 150,000 square feet of industrial use, 30,000 square feet of self-storage use, 16,000 square feet of church and day care use, unspecified square footage of supporting public facilities (e.g., fire station, sheriff's station, parks), a sand and gravel extraction operation, and a quarry.

(c) Continuing development activities within the Santa Clarita Valley currently outpace the ability of the Sulphur Springs Union School District (SSUSP), the William S. Hart Union High School District (WHUSD), the City of Santa Clarita (City) and County recreational and parks departments, and the County Public Library to construct new public facilities in response to those demands.

(d) Although the Applicant will pay applicable mitigation impact fees imposed by the County and other special districts, the payment of those fees does not ensure the timely construction of those facilities for which those fees are imposed.

(e) No feasible mitigation measures, formulated to address the Project's incremental contribution to and effectively reduce the cumulative impacts from all other areawide development activities on education, recreation, and library facilities, can be implemented at the Project level.

3.4 Utilities and Other Services

3.4.1 Environmental Effect: Implementation of the proposed Project and other related projects would impose cumulative impacts on solid waste facilities within the general area of the Santa Clarita Valley. (Cumulative Impact 12-6).

Findings:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

(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 alternatives identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Construction, operational, and cumulative impacts on utilities and other services are addressed in Section 4.12 (Utilities and Other Services) in the DEIR, incorporated herein by reference.

(b) Related projects, in combination with continued regional growth, will incrementally contribute to the quantities of materials requiring landfill disposal. Each related project will incrementally contribute to the overall quantity of municipal solid waste (MSW) generated within the County. Continued regional growth will place increasing demands on available solid waste facilities.

(c) Other than through the permitting of additional landfills, implementation of additional regulatory requirements mandating further waste reduction and diversion, and increased use of recycled materials, no feasible mitigation measures have been identified by the County. None of those actions can feasibly be implemented at the Project level.

3.5 Police Services

3.5.1 Environmental Effect: The approval of other reasonably foreseeable future development projects within the Santa Clarita Valley will increase existing demands on both the Los Angeles County Sheriff's Department (LACSD) resources and on other law enforcement agencies. (Cumulative Impact 13-3).

Findings:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

(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 alternatives identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Construction, operational, and cumulative impacts on police services are addressed in Section 4.13 (Police Services) in the DEIR, incorporated herein by reference.

(b) There is no formal basis to quantify Project-related and cumulative impacts upon police services, no established nexus allowing for the collection of developer impact fees for police protection services, and no direct linkage between approved development and the expansion of police resources, the purchase and replacement of equipment, and the hiring of new sworn and non-sworn personnel.

(c) Public agencies have the ability to construct new law enforcement facilities, purchase new equipment, and add sworn and non-sworn personnel based on Statewide, regional, areawide, and local assessments of need. Local agencies further have the ability to deny or condition development applications based on a project-specific assessment of project-induced impacts upon law enforcement facilities and personnel. State and County decision makers have the ability to respond to those changes through increases or decreases in annual budgetary allocations.

(d) Other than through the establishment of a police service mitigation fee that could then be applied to all areawide development activities, implementation of which cannot feasibly be implemented at the Project level, no feasible mitigation measures have been identified by the County.

3.6 Growth Inducement

3.6.1 Environmental Effect: Project development, including the extension of water and sewer service and the construction of the proposed northern private driveway/fire lane extension, the southern roadway extension, and Street "A" will result in the removal of economic and physical constraints to properties located to the north of the Project site and could facilitate additional peripheral development through the extension of infrastructure improvements to those areas and to any benefiting properties. (Growth-Inducing Impact 15-2).

Findings:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

(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 alternatives identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Growth-inducing impacts are addressed in Section 4.15 (Growth Inducement) in the DEIR, incorporated herein by reference.

(b) Through the construction of new paved roadways and the extension of new water and sewer services to presently unserved areas, the Project will result in the removal of certain economic and/or physical constraints that may now be preventing, restricting, or otherwise limiting the further intensification of those properties located to the north of the tract map area and to the south of Summit Knoll Road.

(c) While the Project would not directly result in any off-site development beyond that associated with the Project, the proposed infrastructure improvements would likely serve to both facilitate peripheral development and accelerate the timing of that development.

(d) The land use plans and policies of the County and the City of Santa Clarita (City) define the nature and intensity of planned growth. In accordance therewith, the County and the City require individual developers to provide streets and water and sewer system improvements to adequately accommodate both on-site development and other planned development located upstream therefrom. County and City imposed infrastructure requirements are, therefore, growth accommodating rather than growth inducing.

(e) Other than through the imposition of additional regional growth management policies, which actions cannot feasibly be implemented at the Project level, no feasible mitigation measures or Project alternatives have been identified by the County which would effectively address and substantively reduce this cumulative impact.

4.0 SIGNIFICANT OR POTENTIALLY SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CAN BE FEASIBLY MITIGATED TO BELOW A LEVEL OF SIGNIFICANCE

The County has determined that existing regulations, standard conditions of approval, proposed Project design features, and/or recommended feasible mitigation measures included in the FEIR and adopted by or likely to be adopted by the Commission will result in a substantial reduction of the following environmental effects. Based on the identified threshold of significance standards, each of the following environmental effects will either occur at or can be effectively reduced to below a level of significance.

4.1 Geotechnical Hazards

4.1.1 Environmental Effect: As indicated in the "Official Map of Seismic Hazard Zones" for the 7.5-Minute Mint Canyon and Agua Dulce Topographic Quadrangles, portions of the Project site contain areas designated as liquefaction and earthquake-induced landslide "zones of required investigation," suggesting that the property may be subject to existing seismic, liquefaction, and earthquake-induced landslide hazards during the Project's construction and operation. (Construction Impact 1-1).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Construction, operational, and cumulative geotechnical hazards are addressed in Section 4.1 (Geotechnical Hazards) in the DEIR, incorporated herein by reference.

(b) The Project site is not located within a designated Alquist-Priolo Earthquake Fault Zone and no active earthquake faults have been identified thereupon. Based on mapping conducted under the Seismic Hazards Mapping Act (SHMA), portions of the Project site contain liquefaction and earthquake-induced landslide "zones of required investigation." In accordance with the SHMA and County requirements, a Project-specific geotechnical investigation was performed.

(c) Although the Project's preliminary geotechnical investigation identifies the presence of a number of known slope failures, the investigation concluded that the Project could be feasibly developed from a geotechnical perspective based on the implementation of the recommendations contained therein.

(d) A standard condition of approval, identified for convenience as a mitigation measure (Mitigation Measure 1-1), has been included to ensure that each of the recommendations presented in the preliminary geotechnical investigation are incorporated into the design, development, and operation of the Project.

(e) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.1.2 Environmental Effect: An estimated 5.9-million cubic yards of cut and 5.9-million cubic yards of fill are anticipated to accommodate the proposed in-tract land uses. (Construction Impact 1-2).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) With the incorporation of each of the recommendations contained in the Project's geotechnical investigation, the Project can be feasibly developed from a geotechnical perspective.

(b) A number of standard conditions of approval, identified for convenience as mitigation measures, have been included requiring that the Applicant submit haul plan and a construction access plan prior to the commencement of grading operations (Mitigation Measure 1-2) and requiring that the Applicant submit evidence of slope and drainage easements acceptance to the County prior to the recordation of the final map (Mitigation Measure 1-3).

(c) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.1.3 Environmental Effect: The potential for ground settlement, expansive and corrosive soils could create adverse soils conditions affecting the structural integrity of proposed in-tract improvements and underground utilities. (Construction Impact 1-3).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Although seismically-induced settlement of certain in-tract areas can be anticipated, with the incorporation of each of the recommendations contained in the Project's geotechnical investigation, the Project can be feasibly developed from a geotechnical perspective.

(b) As indicated in the geotechnical investigation, most in-tract soil and bedrock materials possess expansion potential in the very low-to-medium ranges. However, some colluvial, surface soils, and the finer-grained materials of the on-site bedrock formations may possess medium-to-very high expansion potential. Additionally, preliminary tests of in-tract soils further confirm that those soils are moderately corrosive toward ferrous materials.

(c) A standard condition of approval, identified for convenience as a mitigation measure (Mitigation Measure 1-1), has been included to ensure that each of the recommendations presented in the preliminary geotechnical investigation are incorporated into the design, development, and operation of the Project.

(d) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.1.4 Environmental Effect: Project development will eliminate the potential for removal of any in-tract construction aggregate resources that are located within the area of Tick Canyon Wash. (Construction Impact 1-4).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) According to the California Department of Conservation's "Guidelines for Classification and Designation of Mineral Resources" (Division of Mines and Geology, 1998), the site's State-designated "MRZ-3" categorization is neither indicative of the presence of commercially extractable mineral resources nor does it impose a requirement on the County to undertake a detailed evaluation of whether the area possesses mineral deposits of Statewide or areawide significance.

(b) Because of the limited potential for recoverable materials, in combination with

existing access constraints and the presence of existing residential uses abutting the Project site, the site and its locale are not conducive to active surface mining.

(c) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.1.5 Environmental Effect: During the life of the Project, structures and other improvements constructed on the property will be subject to periodic ground shaking resulting from seismic events along earthquake faults located throughout the region. (Operational Impact 1-5).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) The Project's in-tract areas are located about 6 kilometers from a Class B-fault (San Gabriel fault). The tract's predominant earthquake magnitude has been determined to be 6.8.

(b) Based on the findings of the Project's geotechnical investigation, the Project is feasible from a geotechnical perspective provided that the recommendations presented in that investigation are incorporated into the Project's design, development, and operation.

(c) A standard condition of approval, identified for convenience as a mitigation measure (Mitigation Measure 1-1), has been included to ensure that each of the recommendations presented in the preliminary geotechnical investigation are incorporated into the design, development, and operation of the Project.

(d) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.2 Flood Hazards

4.2.1 Environmental Effect: Project implementation will necessitate the construction of temporary stream crossing(s) and result in the installation of stream bank armament or other associated channel improvements in order to reduce or eliminate the potential for stream-related erosion and scour associated with the Tick Canyon Wash drainage. Construction activities could impede surface flows within Tick Canyon Wash and could increase the potential for surface water erosion. (Construction Impact 2-1).

Findings:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

(2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the findings. Such changes

have been adopted by such other agency or can and should be adopted by such other agency.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Construction, operational, and cumulative flood hazards are addressed in Section 4.2 (Flood Hazards) in the DEIR, incorporated herein by reference.

(b) In accordance with applicable federal and State requirements, the Project is subject to a Section 404 permit from the United States Army Corps of Engineers (ACOE), a Section 401 water quality certification or waiver from California Regional Water Quality Control Board, Los Angeles Region (LARWQCB), and a Section 1602 streambed alteration agreement from the California Department of Fish and Game (CDFG).

(c) Fill material, subject to the erosionary influences of storm flows, will be placed along the perimeter of and within Tick Canyon Wash. Certain side slopes will be protected with LACPWD-maintained embankment protection. In addition, with the narrowing of the channel, certain segments of the wash will be subject to increases in velocity. To mitigate increases in velocity, point stabilizers will be installed across Tick Canyon Wash.

(d) A mitigation measure (Mitigation Measure 2-1) has been formulated specifying that the final armament design plans remain subject to final engineering approval by the Los Angeles County Department of Public Works (LACDPW).

(e) Implementation of the recommended mitigation measure will ensure that the design of the proposed armament system will not contribute to the erosion of the manufactured stream bank and will reduce potential flood hazard impacts to a less-than-significant level.

4.2.2 Environmental Effect: The construction of two or more permanent road crossings of Tick Canyon Wash and the structures designed to accommodate those roads could restrict storm flows passing beneath those crossings and expose bridge structures to scour potential and other erosionary influences that could, over time, affect the integrity of those structures. (Construction Impact 2-2).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Placement of hydraulic structures, such as bridge abutments within active flood channels, could result in changes in stream flow dynamics and may cause erosion that could affect stability.

(b) Flood hazards can be effectively avoided through compliance with applicable County design requirements and through the application and incorporation of appropriate sound engineering practices and techniques.

(c) A mitigation measure (Mitigation Measure 2-2) has been formulated specifying that all bridge structures and associated facilities and improvements remain subject to final design and engineering review by the LACDPW.

(d) Implementation of the recommended mitigation measure will ensure that any hydrologic or hydraulic impacts associated with proposed bridge and drainage improvements will be reduced to a less-than-significant level.

4.2.3 Environmental Effect: Project implementation will result in the introduction of impervious surfaces onto the Project site and, as a result of the impedance of opportunities for absorption and infiltration of those waters, has the potential to increase the quantity, velocity, and duration of storm waters discharged from the tract map area. (Operational Impact 2-3).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) After development, the runoff from the Project area will be less than the pre-development runoff for the Capital Flood (Q_{CAP}) storm frequency. The existing County flood control facility has been designed for and has sufficient capacity to handle Q_{CAP} storm frequency flows. In most cross sections, water surface elevations will remain the same and, in some cross sections, decrease.

(b) With regards to flow velocities, while the velocity in most upstream sections will remain the same or decrease, the Project's development will cause the velocity in certain downstream sections to increase. Point stabilizers will be installed in specified areas to reduce flow velocities.

(c) A mitigation measure (Mitigation Measure 2-2) has been formulated specifying that all drainage improvements shall conform to the drainage concept and remain subject to the standards and specifications set forth by the LACDPW.

(d) Implementation of the recommended mitigation measure, proposed drainage concept, and compliance with LACDPW design requirements, standards, and specification will reduce potential hydrologic impacts to a less-than-significant level.

4.3 Water Quality

4.3.1 Environmental Effect: Grading operations will result in the removal of existing ground cover over those portions of the Project site where grading activities are now proposed, will disrupt surface soils, and will increase the potential for erosion and sediment transport. (Construction Impact 3-1).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Construction, operational, and cumulative water quality impacts are addressed in

Section 4.3 (Water Quality) in the DEIR, incorporated herein by reference.

(b) Construction impacts will be minimized through compliance with the Statewide General Construction Activity Storm Water Permit (NPDES No. CAS000002) (GCASP). The GCASP requires that dischargers prepare a storm water pollution prevention plan (SWPPP) and implement temporary erosion control devices and temporary sediment control Best Management Practices (BMPs), consistent with the Best Available Technology Economically Achievable and Best Conventional Pollution Control Technology (BAT/BCT) of the GCASP and the general waste discharge requirements of the LARWQCB-issued Discharges of Groundwater from Construction and Project Dewatering to Surface Waters Permit (NPDES No. CAG994004).

(c) Pursuant to the Municipal Separate Storm Sewer System (MS4) Permit (NPDES Permit No. CAS004001), the Applicant is obligated to prepare a Standard Urban Storm Water Mitigation Plan (SUSMP), including appropriate BMPs and guidelines to reduce pollutants in storm water to the maximum extent practicable (MEP). These sediment-control practices are routinely imposed as conditions of grading permit approval.

(d) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.3.2 Environmental Effect: The Project's construction could impact water quality in local water bodies, including Tick Canyon Wash and LARWQCB Reach 7 (USEPA Reach 9) of the Santa Clarita River, as a result of dewatering and non-storm water-related discharges. (Construction Impact 3-2).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) The Project will reduce or prevent erosion and sediment transport, as well as the transport of other potential pollutants, during the construction phase through implementation of BMPs meeting BAT/BCT. Compliance with the provisions of the GCASP, including implementation of those BMPs, will ensure that discharges during the Project's construction phase will not cause or contribute to any exceedance of water quality standards in the receiving waters.

(b) The GCASP authorizes construction dewatering activities and other construction related non-storm water discharges as long as the discharge: (1) complies with Section A(9) of the GCASP; (2) does not cause or contribute to violation of any water quality standards; (3) does not violate any other provisions of the GCASP, (4) does not require a non-storm water permit as issued by the LARWQCB; and (5) is not prohibited by any LARWQCB's "Water Quality Control Plan – Los Angeles Region" (Basin Plan) provision.

(c) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.3.3 Environmental Effect: Construction activities could result in excavation to depths sufficient to expose the underlying Alluvial Aquifer and, thereby, impact groundwater quality through direct exposure to construction pollutants. (Construction Impact 3-3).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) The range of depth to historically shallowest groundwater within the in-tract portion of Tick Canyon is 0-30 feet. The geotechnical investigation found that the depth to water within the main canyon alluvial material ranged from 24½ feet from existing surface in 1990. With the exception of the area of Boring RW-5, Project-related grading activities are not anticipated to occur at sufficient depth to intercept groundwater resources.

(b) Compliance with GCASP and MS4 Permit requirements will reduce groundwater quality impacts to a less-than-significant level. Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.3.4 Environmental Effect: The introduced land uses and the Project's operation could adversely impact receiving surface and groundwater quality, create hydrologic impacts that could result in significant adverse impacts to natural drainage systems, or adversely affect groundwater recharge. (Operational Impact 3-4).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Project design features (PDFs) include site design, source control, and treatment control BMPs in compliance with SUSMP requirements. Most of the site design PDFs, especially the minimization of impervious area and the conservation of about 56.7 percent of the tract map area as natural open space area, reduce the impacts of the proposed development on increases in storm water runoff volume.

(b) The average annual volume of stormwater runoff from the Project's development areas is estimated to increase from 47 to 112 acre-feet (AF) per year. The volume control diversion would bypass about 71 AF from the natural section of Tick Canyon Wash to a discharge location that is just upstream of the existing flood control channel. This diversion will reduce the average annual volume of stormwater runoff in the natural reaches of the wash to levels that are slightly less than, but approximately equivalent to, pre-development volumes.

(c) The Project will increase the average annual runoff volume in the Santa Clara River by an estimated 72 AF. This estimated increase in wet-weather runoff

volume is considered minor in the context of the runoff volumes from the entire watershed and the hydrology and hydraulics of the Santa Clara River.

(d) The Santa Clara River channel is predominantly natural and consists of vegetation and coarse-grained sediments. The porous nature of the streambed will allow for significant infiltration to occur to the underlying groundwater. The resulting increased runoff volume discharged to the Santa Clara River will increase groundwater recharge, producing a slight net increase in groundwater recharge in the general Project vicinity. Minor increases in the groundwater recharge would not be expected to produce groundwater flows to Tick Canyon Wash or its tributaries in a manner that would alter the ephemeral characteristics of the drainage.

(e) The Project will meet the adopted "Interim Peak Flow Standard" for control of peak flows from the 50-year capital storm and the 2-year, 24-hour storm event.

(f) A standard condition of approval, identified for convenience as a mitigation measure (Mitigation Measure 3-1), has been included to ensure that the Project complies with any new flow standards that may be adopted in the future, presented as a mitigation measure (Mitigation Measure 3-1). In accordance therewith, the Project will be conditioned to require design of hydrologic features to control post-development runoff as necessary to meet flow criteria that may be adopted from time to time by the LACDPW under the MS4 Permit.

(g) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.3.5 Environmental Effect: Unless effectively designed and maintained, all structural and treatment control BMPs, including those to be maintained by the County and by other parties, will not result in their planned efficacy. (Operational Impact 3-5).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) As required under the MS4 Permit, each Permittee shall require that all developers subject to SUSMP and site-specific plan requirements provide verification of maintenance provisions for structural and treatment control BMPs including, but not limited to, legal agreements, covenants, CEQA mitigation requirements, and CUPs. As a result, mechanisms are in place with which to maintain and monitor structural and treatment control BMPs. Corrective or remedial actions can be implemented if future conditions so warrant.

(b) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.3.6 Environmental Effect: The Project's implementation and that of other development projects could adversely impact receiving surface or groundwater quality, create hydrologic impacts that could result in significant adverse impacts to natural drainage systems, and adversely affect groundwater recharge. (Cumulative Impact 3-6).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) The anticipated quality of effluent expected from the Project's PDFs will not contribute loads or concentrations of pollutants of concern that would be expected to cause or contribute to a violation of the water quality standards in the Project's receiving waters.

(b) Urban runoff discharges from developed areas to groundwater will not contribute loads or concentrations of pollutants of concern that would be expected to cause or contribute to a violation of the groundwater quality standards.

(c) The Project's surface runoff water quality and discharges to groundwater, after PDFs, during construction and post-development, is predicted to comply with adopted regulatory requirements designed by the LARWQCB to ensure that regional development does not adversely impact water quality.

(d) Based on the area of impervious surface, the avoidance and minimization provided by the various hydromodification source controls as PDFs, the fact that the proposed Project will include PDFs to meet future flow control standards established under the MS4 Permit to protect the river from hydromodification impacts, and that future development projects within the watershed will control flow in compliance with the requirements of the MS4 Permit, the Project's contribution to cumulative hydromodification impacts to the Santa Clara River will be less than significant and consistent with the requirements of the MS4 Permit.

(e) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.4 Fire Hazards

4.4.1 Environmental Effect: Project implementation will result in the introduction of equipment, materials, and manpower within a designated fire hazard area prior to the provision of water system improvements designated to respond to in-tract and near-site fire hazards. (Construction Impact 4-1).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Construction, operational, and cumulative fire hazards are addressed in Section 4.4 (Fire Hazards) in the DEIR, incorporated herein by reference.

(b) This property is located within the area described by the Los Angeles County Fire Department (LACFD) as "Very High Fire Hazard Severity Zone."

(c) Prior to the commencement of any construction activities, the LACFD must formally review final development plans to evaluate and ensure the adequacy of existing and proposed water supply, location of fire hydrants, access, brush clearance, fuel modification plans, and related fire protection considerations.

(d) The Project must fully comply with all applicable provisions of the "Uniform Building Code" (UBC) and "Los Angeles County Fire Code" (Fire Code), and other provisions of the County Code addressing fire protection and public safety.

(e) The LACFD has specified that: (1) all required fire hydrants be installed, tested, and accepted prior to the commencement of building construction activities; (2) adequate fire flow capacity be available to all properties, at a volume and duration consistent with the type, scale, and use of the facility being served; (3) fire hydrants be installed and charged prior to the delivery of any substantial quantity of flammable materials onto the Project site; and (4) vehicular access be provided and maintained serviceable throughout the construction period to all required fire hydrants.

(f) A number of mitigation measures have been formulated requiring the Applicant to submit and the LACFD to approve a construction fire prevention and control plan (Mitigation Measure 4-1), requiring LACFD approval of fire-related infrastructure improvements (Mitigation Measure 4-2), ensuring that identified roadway improvements are in-place prior to the issuance of building permits (Mitigation Measure 4-3), and requiring the preparation of fuel modification, landscape, and irrigation plans (Mitigation Measure 4-4).

(g) Implementation of the recommended mitigation measures will reduce potential construction-related fire impacts to a less-than-significant level.

4.4.2 Environmental Effect: Emergency access to and from the tract map area is presently limited to a single improved travel route (Shadow Pines Boulevard), thus creating potential hazards to Project area residents if access along that route were to be blocked or impeded. (Construction Impact 4-2).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) The Project is subject to the provisions of Section 21.24.030 (Wildland Access) in Title 21 (Subdivision) of the County Code.

(b) As a condition of approval, the LACFD has specified that a "Private Driveway and Fire lane" be constructed linking the tract map area to Summit Knoll Road and that the secondary access be paved to a minimum width of 26 feet but may be reduced to 24 feet wide in one location, and 20 feet wide in four locations.

(c) A mitigation measure (Mitigation Measure 4-5) has been formulated requiring the installation of restrictive signage along the "Private Driveway and Fire lane" to ensure that unimpeded access is maintained for emergency vehicles.

(d) Implementation of the recommended mitigation measure will reduce potential construction-related fire impacts to a less-than-significant level.

4.4.3 Environmental Effect: The introduction of 492 new residential dwellings and a new neighborhood park site will increase existing demands on LACFD facilities, equipment, and fire protection personnel, predicating the potential incremental need for the expansion of those facilities, the purchase of new and replacement equipment, and the addition of new personnel. (Operational Impact 4-3).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Water service to the Project will be provided by the Newhall County Water District (NCWD) and will originate from NCWD's Pinetree Zone 2. That system will be designed to provide sufficient water pressure and storage capabilities to the tract map area.
(b) As a condition of approval, the LACFD has specified that the Applicant participate in an appropriate financing mechanism, such as a developer fee or an in-kind consideration in lieu of developer fees, to provide funds for fire protection facilities required by the proposed development in an amount proportionate to the demand created by the Project.
(c) A standard condition of approval, identified for convenience as a mitigation measure (Mitigation Measure 4-6), has been included to inform the Applicant of the Applicant's obligations for the payment of applicable fire station plan fees.
(d) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.4.4 Environmental Effect: Emergency fire safety and paramedic events originating within the tract map area will necessitate an emergency or non-emergency response by the LACFD. (Operational Impact 4-4).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Projects that conform to Fire Code and other County-imposed safety standards and satisfy established standards for emergency access and response are presumed not to result in significant fire hazard impacts.
(b) Station 132 is located about 3.5 miles from the Project site. When constructed, Station 100 (Valley Canyon Road at Spring Canyon) would be located within the Spring Canyon Project (VTT 48086). In accordance with the schedule presented in the County's "Developer Fee Detailed Fire Station Plan," that facility would commence operations in 2008-2009. Once operational, both LACFD facilities would allow emergency response to the tract map area in eight minutes or less.

(c) Based on the proposed availability of sufficient in-tract fire storage capacity, the existence of multiple access routes to the tract map area, the Project's development of a secondary means of access from Summit Knoll Road, the presence of at least one existing LACFD facility (Station 107) that can presently respond within an eight-minute period, and the pending development of a new LACFD facility (Station 100) in closer proximity to the site, emergency response capabilities are considered to be adequate for the proposed land use.

(d) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.4.5 Environmental Effect: The approval of other reasonably foreseeable future development projects within the Santa Clarita Valley will increase existing demands on LACFD facilities, equipment, and fire protection personnel, predicating a cumulative need for the expansion of LACFD facilities, the purchase of new and replacement equipment, and the addition of new fire and paramedic personnel. (Cumulative Impact 4-5).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) The "Developer Fee Detailed Fire Station Plan" provides a mechanism for the County to collect fire department impact fees generally in proportion to the impacts generated by new residential and non-residential development.

(b) The proposed Project and other proximal projects are located in Area of Benefit 2 (Santa Clarita Valley). New development projects that are proposed within designated areas of benefit are subject to the payment of fair-share fees or the provision of other in-kind actions.

(c) Through annual budget allocations, the County has the ability to effectively and timely respond to current and future facility, equipment, and personnel needs.

(d) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.5 Noise

4.5.1 Environmental Effect: Project-related construction activities, including the use of heavy equipment, will occur in close proximity to existing residential units and will result in short-term noise and potential ground-borne vibration increases perceptible to off-site sensitive receptors. (Construction Impact 5-1).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Construction, operational, and cumulative noise impacts are addressed in Section 4.5 (Noise) in the DEIR, incorporated herein by reference.

(b) All grading activities can feasibly occur through the use of traditional earthmoving practices. Since no substantial vibration-generating activities are associated with the Project, construction activities would not create conditions or involve activities resulting in an exceedance of the California Department of Transportation's (Caltrans) recommended 0.1 inch/second vibration standard.

(c) Based on the result of computer modeling, construction noise levels could be over 80 dBA at sensitive receptors located adjacent to the tract map area.

(d) Pinetree Community School is located about 4,500 linear feet southwest of the Shadow Pines/Tick Canyon/Grandifloras Road intersection. The noise produced by an assemblage of heavy equipment typically range up to about 89 dBA at a distance of 50 feet from the source. Point sources of noise attenuate at a rate of about 4.5 dBA per doubling of distance. At the school site, construction noise would be below the ambient noise levels associated with traffic along Shadow Pines Boulevard.

(e) The County recognizes that the control of construction noise is difficult and provides an exemption for this type of noise when the work is performed during the hours specified in the County Code (e.g., 7:00 AM to 7:00 PM, Monday through Saturday). Compliance with the County Code is mandatory.

(f) A number of conditions, identified for convenience as mitigation measures (Mitigation Measure 5-1 through 5-4), have been included to reduce construction-term noise impacts to the maximum extent feasible.

(g) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.5.2 Environmental Effect: Project implementation will result in the generation of an additional 5,352 vehicular trips per day, including 369 trips during the AM peak hour and 581 trips during the PM peak hour. Project-related traffic will be added to local roadways and could expose off-site sensitive receptors located along affected travel ways to increased traffic noise. (Operational Impact 5-2).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Project-related traffic has the potential to increase ambient off-site noise levels due to the Project's contribution to traffic volumes along the site's access roadways. The Project is estimated to generate 5,352 ADT.

(b) The noise levels associated with existing-plus-Project traffic can then be compared against existing levels to determine Project-related contributions to those existing levels. Based on the results of computer modeling, along Shadow Pines Boulevard, between Soledad Canyon Road and Grandifloras Road, noise levels are projected to increase by about 2.2 dBA CNEL. Project-related traffic

could also increase existing noise levels by as much as 1.3 dBA CNEL along Soledad Canyon Road, east of Shadow Pines Boulevard.

(c) Assuming no access restrictions, with regard to traffic noise along the northern extension of Shadow Pines Boulevard/Tick Canyon Road, traffic-related noise levels modeled 50-feet from the road's centerline predict a 4.7 dBA CNEL increase based on the projected use of that roadway not only by Project residents but by other motorists. Since access gates will be installed along that "Private Driveway and Firelane," in the absence of additional traffic volumes, no increase in traffic noise levels are predicted.

(d) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.5.3 Environmental Effect: The proposed Project involves the extension of a County-designated secondary highway through the tract map area. Since new residential development is proposed adjacent to, but not fronting upon, that secondary highway, sensitive in-tract receptors located in proximity to that highway could be exposed to traffic-related noise. (Operational Impact 5-3).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) The Sound32 noise model predicts a CNEL of 64.1 dBA at a distance of 50 feet from the centerline of Shadow Pines Boulevard/Tick Canyon Road. The Shadow Pines Boulevard/Tick Canyon Road right-of-way will conform to the County's secondary highway standards. In accordance therewith, the in-tract roadway would be designed with a minimum half-width of 40 feet (minimum 80-foot right-of-way). Assuming a minimum 8-foot side or rear yard setback for those properties abutting Shadow Pines Boulevard/Tick Canyon Road, dwellings would be placed no closer than 48 feet from the centerline of that roadway. At that distance, the unattenuated noise level is calculated at no more than 64.3 dBA CNEL.

(b) Both Caltrans and the Federal Highway Administration note that any wall that presents a solid surface and is high enough to block the view of the traffic by the receptor provides a minimum of 5 dBA of attenuation. Assuming a minimal 5-dBA attenuation, noise at the dwellings would be below 60 dBA. Since traditional construction practices will produce a minimum of 20 dBA of attenuation with the windows closed, interior noise levels would be expected to be below 40 dBA.

(c) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.5.4 Environmental Effect: Short-term construction and long-term operational noise associated with the proposed Project, in combination with other related projects, will contribute to both a localized and an areawide increase in ambient noise levels in

proximity to those projects and along those roadways utilized by project-related and related Project traffic. (Cumulative Impact 5-4).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Construction noise impacts are generally localized and limited to each related project site and those areas proximal to those construction operations. Since noise atmospherically attenuates with distance and intervening objects and obstacles serve to further impede the transmittal of sound energy, construction noise impacts will be generally localized to each such project and the roadway network along which construction traffic travels.

(b) As traffic volumes in the general Project area increase over time, those areas located in proximity to the area's arterial highway system will experience increased traffic noise. None of the roadway segments examined in the DEIR will experience a 3.0 dBA CNEL or greater increase in traffic noise.

(c) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.6 Air Quality

4.6.1 Environmental Effect: Construction activities will involve the use of diesel-powered off-road equipment and on-road vehicles that, in limited areas and for limited duration, will operate in proximity to existing residential areas. Since diesel particulate emissions have been categorized by the California Air Resources Board as a toxic air contaminant, exposure could result in possible health risks to near-site receptors. (Construction Impact 6-2).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Construction, operational, and cumulative air quality impacts are addressed in Section 4.6 (Air Quality) in the DEIR, incorporated herein by reference.

(b) Exposure of off-site receptors to Project-related, construction-term, diesel exhausts will depend on a number of factors. Sensitive receptors located near active construction will likely experience the greatest potential impact.

(c) Cancer risks from all emitted carcinogens are typically added and hazard quotients for substances impacting the same target organ/system are added to identify the hazard index (HI). These contaminants were modeled to determine their chronic HI. Using California Air Pollution Control Officers Association

(CAPCOA) methodology, the HIs are predicted at 0.0074 (receptor distance of 25 meters) and 0.0094 (worst case). Both values are under the threshold of 1.0 and the impact is less than significant.

(d) A number of conditions, identified for convenience as mitigation measures, have been included specifying the use of reformulated, low-emissions diesel fuel (Mitigation Measure 6-2), prohibiting construction traffic on a number of local streets unless adequate safety provisions have first been approved by the County (Mitigation Measure 10-2), and increasing separate distances between potential concentrated diesel PM and near-site sensitive receptors (Mitigation Measure 6-5).

(e) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.6.2 Environmental Effect: Increased traffic along Project area roadways has the potential to result in the creation of carbon monoxide (CO) "hot spots" at any intersections projected to operate at a level of service (LOS) "D" or worse. (Operational Impact 6-4).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) CO is produced in greatest quantities from vehicle combustion and is usually concentrated at or near ground level because it does not readily disperse into the atmosphere. As a result, potential air quality impacts to sensitive receptors are typically assessed through an analysis of localized CO concentrations.

(b) CALINE4 modeling was performed using the procedures outlined in Caltrans' "Transportation Project-Level Carbon Monoxide Protocol." All predicted values are below the State 1-hour and 8-hour standards.

(c) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.6.3 Environmental Effect: Large-scale development projects can hinder the attainment of the ambient air quality standards if those projects are determined not to be consistent with the current "Air Quality Management Plan" (AQMP) (Operational Impact 6-5).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Projects, uses, and activities that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air

quality levels identified in the plan, even if they exceed the SCAQMD's recommended daily emissions thresholds. Projects that are consistent with the projections of regionwide population forecasts, as identified in the Growth Management Chapter (GMC) of SCAG's "Regional Comprehensive Plan and Guide" (RCPG), are considered consistent with the AQMP's growth projections.

(b) The Project is consistent with the regional growth forecast projections for population, housing, and employment identified by SCAG, as well as well the "Los Angeles County General Plan" (General Plan), the "Santa Clarita Valley Area Plan" (Area Plan), and applicable zoning requirements. Consequently, implementation of the Project would be deemed to be consistent with the AQMP's attainment forecasts.

(c) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.7 Biological Resources

4.7.1 Environmental Effect: As proposed, the Project will permanently impact approximately 3.05 acres of United States Army Corps of Engineers (ACOE) and Regional Water Quality Control Board, Los Angeles Region (LARWQCB) jurisdictional waters and 12.81 acres of California Department of Fish and Game (CDFG) jurisdictional waters, inclusive of the tract map area, the northern private driveway extension, and the southern roadway extension. Temporary impacts are expected to be about 1.46 acre of ACOE and LARWQCB jurisdictional waters and 5.13 acres of CDFG jurisdictional waters. (Construction Impact 7-3).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Construction, operational, and cumulative biological resource impacts are addressed in Section 4.7 (Biological Resources) in the DEIR, incorporated herein by reference.

(b) Project implementation will result in impacts to federal and State jurisdictional waters. Some of those impacts will be temporary (construction term) while others involve the conversion of waters of the United States (WoUS) and waters of the State (WoS) from a natural to an urban function. The Project will require a Section 404 permit from the ACOE, a Section 401 water quality certification or waiver from LARWQCB, a Section 1602 streambed alteration agreement from the CDFG, and may require the submission of a biological assessment and processing of a conference opinion with the USFWS.

(c) A jurisdictional delineation was conducted by resource specialists in accordance with the procedures and methodologies outlined by the ACOE, including an on-site meeting with representatives of the USFWS and CDFG.

(d) Following County approval, the Applicant is required to prepare a habitat mitigation and monitoring plan (HMMP), pursuant to ACOE guidelines, describing proposed mitigation, planting palette, implementation schedule, five-year

monitoring and reporting requirements, success criteria, and contingency measures. ACOE and CDFG approval of the HMMP is required prior to the commencement of any Project-related impacts to jurisdictional waters. Mitigation can occur both on and/or off the Project site.

(e) Mitigation measures have been formulated by the County to ensure both compliance with the provisions of Sections 401-404 of federal Clean Water Act (CWA), Sections 1600-1616 of the California Fish and Game Code (CFGC) (Mitigation Measure 7-6), and the provision, by the Applicant, of compensating habitat areas (Mitigation Measure 7-7).

(f) Implementation of the recommended mitigation measures will provide full compensation for Project-related impacts to jurisdictional waters and reduce construction-related impacts to a less-than-significant level.

4.7.2 Environmental Effect: Grading activities will result in the immediate mortality of a large number of small or slow moving animals, especially those inhabiting subterranean burrows, and result in a diminishment in wildlife habitat due to the loss or degradation of ecological functions. (Construction Impact 7-4).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Grading and other construction activities will eliminate individual animals and their nests and burrows. Direct wildlife mortality will also be associated with increased human activities, particularly those involving wildlife habitat removal and animal/vehicle collisions. The removal and/or alteration of habitat areas will result in the loss of small mammals, reptiles, and other animals. Surviving more-mobile wildlife species using those areas would be forced to move into remaining on-site and off-site open space habitat areas, increasing competition for available resources. This situation will result in further species loss.

(b) Impacts of this diminishment of habitat value can be effectively reduced through the preservation of undisturbed areas and through the enhancement of those retained and deed-restricted open space areas so as to allow their habitat value to become reestablished and their ability to support a viable native wildlife population improved over time.

(c) Mitigation measures have been formulated to ensure the provision of compensatory resources (Mitigation Measures 7-1 and 7-2), enhancement of affected habitat areas (Mitigation Measure 7-7), and promotion of the rapid return of ecological functions (Mitigation Measures 7-8 and 7-9). In addition, survey, capture, and relocation activities (Mitigation Measures 7-10 and 7-11) will be undertaken prior to the commencement of or concurrent with grading operations.

(d) Implementation of the recommended mitigation measures will reduce impacts on wildlife morbidity to a less-than-significant level.

4.7.3 Environmental Effect: Construction may result in the potential loss of an unknown number of one unlisted sensitive plant species (slender Mariposa lily), which was not observed but which has a high potential for occurrence on the Project site. In addition,

construction may result in the mortality of an unknown number of six unlisted sensitive wildlife species known or expected to occur on the Project site (coast horned lizard, coastal western whiptail, northern red-diamond rattlesnake, loggerhead shrike, Southern California rufous-crowned sparrow, and Bell's sage sparrow). (Construction Impact 7-5).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) With regards to plant species, no listed threatened or endangered plant species, no plant species candidate for listing, or unlisted sensitive plant species were identified on the Project site during field surveys performed between 2003 and 2007.
   (i) Although not observed, due to the presence of suitable habitat and proximal location of a California Natural Diversity Database (CNDDB) occurrence record, there exists a high potential for the occurrence of the slender Mariposa lily, a California Native Plant Society (CNPS) List 1B species.
   (ii) Unlisted species are not covered under the provisions of the Federal Endangered Species Act (FESA) or the California Endangered Species Act (CESA) but do fall within the general provisions of CEQA that direct agencies to "avoid or minimize environmental damage where feasible."
   (iii) Mitigation measures have been formulated requiring additional pre-construction surveys (Mitigation Measure 7-10) and relocation efforts (Mitigation Measure 7-11) for List 1B species if subsequently discovered on the Project site. Implementation of the recommended mitigation measures will reduce impacts to sensitive plant species to a less-than-significant level.

(b) Tucker's oaks and coast live oaks are recognized as locally sensitive species. A total of 344 Tucker's oaks and one coast live oak, meeting the County's definition of an ordinance-size tree, have been identified on the Project site. About 74 ordinance-size Tucker's oaks will be removed as a result of the proposed development and an additional 71 ordinance-sized oaks are situated within 200 feet of proposed construction activities. Those oaks could be impacted, either directly or indirectly, by proposed grading activities, the introduction of impervious surfaces, and modifications to the existing drainage patterns.
   (i) Compliance with the County's Oak Tree Ordinance, identified for convenience as a mitigation measure (Mitigation Measure 7-5), will reduce construction impacts upon this County-recognized species to a less-than-significant level.
   (ii) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

(c) With regards to animal species, no listed endangered or threatened wildlife species and no species candidate for listing were identified within the Project boundaries during the 2003-2007 field surveys.

(i) One unlisted sensitive wildlife species (coast horned lizard) has been recorded as occurring on the Project site. In addition, the following unlisted sensitive wildlife species were observed on the Project site during the 2003-2007 field surveys: coastal western whiptail, northern red-diamond rattlesnake, loggerhead shrike, Southern California rufous-crowned sparrow, Bell's sage sparrow, Cooper's hawk, sharp-skinned hawk, and northern harrier.

(ii) Fifty-four focused, species-specific, protocol surveys for the CAGN were conducted during: (1) nine survey periods (18 survey days) between June-September 2003; and (2) breeding season surveys conducted during six survey periods (12 survey days) between (a) May-June 2004, (b) March-May 2005, (c) March-May 2006, and (d) March-April 2007. No CAGN or their signs were observed during any of those surveys. The inferred absence of the CAGN from the Project site is well substantiated both in the studies referenced in the DEIR and in separate CAGN reports submitted to the USFWS.

(iii) A mitigation measure (Mitigation Measure 7-10) has been formulated requiring that survey, capture, and relocation activities be undertaken for unlisted sensitive wildlife species prior to the commencement of grading operations.

(iv) Implementation of the recommended mitigation measure will reduce construction impacts on sensitive wildlife species to a less-than-significant level.

4.7.4 Environmental Effect: Project implementation, including the occupancy of the proposed residential dwellings and the use of the neighborhood park site, will result in the introduction of additional indirect or secondary effects that could adversely impact the viability of in-tract open space areas to serve a continuing habitat function. (Operational Impact 7-7).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Causal factors generated by human activities are termed "harassment." The effects of harassment manifest primarily on wildlife and predominately occur through habitat degradation. Wildlife exhibit varying degrees of resilience and sensitivity to these indirect or secondary impacts.

(b) Secondary impacts examined in the DEIR included: (1) introduction of non-native animals; (2) noise intrusion; (3) artificial lighting; (4) erosion-siltation hazards and urban pollutants; and (5) other human activities.

(c) A number of recommended mitigation measures (Mitigation Measures 7-8, 7-9, 7-15, 7-16, 7-17, and 7-18) have been formulated in response to the Project's secondary impacts.

(d) Implementation of the recommended mitigation measures will reduce those indirect impacts to a less-than-significant level.

4.7.5 Environmental Effect: Project development has the potential to result in the introduction of invasive non-native plants that could spread to adjoining off-site areas, potentially reducing the propensity of native species to succeed in the general Project area. (Operational Impact 7-8).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Grading and fuel modification activities will result in changes in light, temperature, and moisture within those disturbed area and alter affected habitats, such that conditions may no longer be optimal for existing native plant community. These altered conditions may prove favorable for opportunistic non-native invasive plant species. Additionally, during construction, invasive species can be introduced through the use of hay, straw, and other organic mulches to control erosion or transported from off-site areas via construction equipment. Homeowners can introduce invasive plants through landscaping improvements that incorporate those species.
(b) During field surveys conducted between 2003 and 2007, a number of non-native plants have been observed or are suspected to occur on the Project site.
(c) A number of mitigation measures (Mitigation Measure 7-17 and 7-18) have been formulated in response to the potential introduction and propagation of noxious and invasive weeds.
(d) Implementation of the recommended mitigation measures will reduce impacts associated with noxious and invasive weeds to a less-than-significant level.

4.8 Cultural Resources

4.8.1 Environmental Effect: construction activities can result in the loss or damage of any prehistoric, historic, or paleontological resources that may exist within the area of proposed earth-moving activities. (Construction Impact 8-1).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Construction, operational, and cumulative cultural resource impacts are addressed in Section 4.8 (Cultural Resources) in the DEIR, incorporated herein by reference.
(b) Site-specific cultural resource studies were conducted in 1991 and in 2004-2005. The 1991 investigation examined a 569-acre site, inclusive of and extending beyond the boundaries of the current tentative tract map area. As part of the 1991 assessment, a records search was conducted by the staff of the

Archaeological Information Center, University of California, Los Angeles. The results of the search indicated that no prehistoric or historic archaeological sites were recorded within the boundaries of the 569-acre study area.

(c) An updated records search of the 500.6-acre tract map area was conducted in 2004. That records search entailed a review of all previously recorded prehistoric and historic archaeological sites situated within a one-mile radius of the tract map area. Additionally, the National Register of Historic Places (NRHP), California Historic Landmarks (CHL), California Points of Historical Interest (CPHI), and the California Office of Historic Preservation's Directory of Properties were reviewed for the purpose of identifying historic properties. The 2004 records search failed to indicate the presence of any recorded historic or prehistoric resources within the boundaries of the subject property.

(d) Based on the known occurrence of remnants of a structure dating to the 1940's and certain unsurveyed and presently unsurveyable areas along the northern roadway study area, a number of standard conditions of approval, identified for convenience as mitigation measures (Mitigation Measures 8-1 through 8-3), has been included specifying that limited constructed monitoring be conducted a professional archaeologist.

(e) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.9 Visual Resources

4.9.1 Environmental Effect: Excluding those areas that will be retained as natural open space, the Project site will take on a distinctively urban physiographic character as native vegetation is removed, hillside areas recontoured, and other construction activities occur. (Construction Impact 9-1).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Construction, operational, and cumulative visual resource impacts are addressed in Section 4.9 (Visual Resources) in the DEIR, incorporated herein by reference.

(b) Construction impacts were assessed in accordance with the Bureau of Land Management's "Visual Resource Management Program" (VRM) providing an objective and quantitative methodology for evaluation changes to the visual landscape. The visual resource assessment independently and collectively examines seven elements, including landform, vegetation, water, color, adjacent scenery, scarcity, and cultural modifications, producing a scenic quality rating for both a pre-Project and post-Project environment.

(c) From a construction perspective, the VRM assessment demonstrated that the proposed changes to the site's existing scenic resources would be considered adverse but, in the absence of a change in identified class rating, would not constitute a significant visual resource impact.

(d) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.9.2 Environmental Effect: Following the completion of construction, the Project site will continue to undergo physical changes that will affect the site's pre-Project scenic qualities. (Operational Impact 9-2).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Once operational, physical changes will continue to occur within the tract map area as both in-tract landscaping and the residential neighborhood created by the Project matures. Those operational changes will occur at a substantially slower and less apparent rate than will be evident during the initial construction period.
(b) From an operational perspective, a second VRM assessment was performed to determine whether subsequent changes would alter the Project's scenic quality rating. The resulting analysis did not identify any further change in class rating.
(c) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.9.3 Environmental Effect: The introduction of new residential and recreational uses, including high-intensity sports lighting, will add new sources of artificial lighting to the Project site. (Operational Impact 9-3).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) The introduction of new light sources will result in an increase to on-site ambient nighttime illumination levels. Street, parking lot, residential, accent, and security lighting are all commonly found in the general Project area and are not of sufficient intensity to adversely impact off-site areas.
(b) High-intensity sports lighting is proposed within the on-site park area. Recommended levels for social or recreational sports, including most municipal sports activities, range from 200 to 500 lux (20 to 50 footcandles).
(c) Final lighting plans remain subject to County approval. Administrative controls are in place to effectively reduce potential adverse impacts upon on- and off-site receptors associated with lighting levels, trespass, and reflective and direct glare.
(d) In the absence of final lighting plans for the proposed neighborhood park area, a

mitigation measure (Mitigation Measure 7-16) has been formulated to ensure that lighting levels do not adversely impact off-site areas.

(e) Implementation of the recommended mitigation measure will reduce visual quality impact associated with the proposed sports lighting to a less-than-significant level.

4.9.4 Environmental Effect: The Santa Clarita Valley area is rapidly undergoing dramatic change. As development continues to occur, both within the County and within other incorporated areas, the character of this subregion will increasingly become less rural and more urban. (Cumulative Impact 9-4).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Compliance with and conformity to adopted plans and policies helps to mitigate the potential cumulative impacts produced by the visual changes to existing landscapes associated with future development and redevelopment activities.

(b) While the further intensification of the region may constitute an adverse impact, the incremental and inevitable changes resulting from those activities does not constitute a significant impact on the region's existing visual resources.

(c) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.10 Traffic and Access

4.10.1 Environmental Effect: Construction of the proposed Shadow Pines Boulevard/Tick Canyon Road extension could disrupt or otherwise impede existing vehicular, non-vehicular, and emergency access to those rural residential areas located to the north of the Project site. (Construction Impact 10-1).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Construction, operational, and cumulative transportation, circulation, and access impacts are addressed in Section 4.10 (Traffic and Access) in the DEIR, incorporated herein by reference.

(b) As indicated in the Federal Highway Administration's "Part VI Standards and Guides for Traffic Controls for Street and Highway Construction, Maintenance, Utility and Incident Management Operations," a component of the "Manual on Uniform Traffic Control Devices" (MUTCD), to the extent that interruptions in

normal flow are necessary for temporary traffic control operations or other events that must temporarily disrupt normal traffic flow, traffic control plans (TCPs) can play an important role in providing continuity of safe and efficient traffic flow.

(c) Caltrans' "Manual of Traffic Controls for Construction and Maintenance Work Zones" provides guidance to ensure appropriate and continuing vehicular access to and across constructed activities being conducted in public rights-of-way.

(d) A standard condition of approval, identified for convenience as a mitigation measure (Mitigation Measure 10-1), has been included requiring the preparation of a TCP in compliance with Caltran's "Manual of Traffic Controls and Maintenance Work Zones."

(e) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.10.2 Environmental Effect: Construction vehicles will transport equipment and materials along local and collector streets within and adjacent to established residential areas. (Construction Impact 10-2).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) During Project construction, the primary travel routes to and from the tract map area will be from the southerly extension of Shadow Pines Boulevard/Tick Canyon Road, via Soledad Canyon Road. A secondary point of vehicular access to the tract map area is also planned at Snow Drop Court. During construction of the northern roadway extension, some construction traffic may access the Project site from Sierra Highway, Davenport Road, and Summit Knoll Road.

(b) Based on the precise location of daily construction activities, workers, delivery trucks, and haul vehicles may seek to utilize local streets, such as Abelia Road, Greencourt Drive and Snow Drop Lane, for ingress and egress to and from the Project site and/or as a location for off-site parking, particularly during the construction of Shadow Pines Boulevard/Tick Canyon Road.

(c) Begonia Lane Park is located near the intersection of Shadow Pines Boulevard and Begonias Lane. Children and bicyclists may be present near that and near other study area intersections and along street segments. Additionally, children residing in the existing residential neighborhoods located to the north, west, and east of Shadow Pines Boulevard and playing on or near neighborhood streets may be unaware of approaching construction traffic. Operators of large trucks and trucks hauling construction equipment and materials may be unaware of the presence of children, bicyclists, and pets. Spilled gravel and other debris may create a nuisance to residents and a hazard to pedestrians and bicyclists.

(d) A number of standard conditions of approval, identified for convenience as mitigation measures, have been included specifying that a TCP be in-place prior to the commencement of construction activities (Mitigation Measure 10-1), restricting construction traffic along adjoining residential streets (Mitigation Measure 10-2), and requiring the Applicant to obtain appropriate permits from

Caltrans for the transport of oversized vehicles (Mitigation Measure 10-3).

(e) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.10.3 Environmental Effect: The Project is forecast to generate approximately 5,352 vehicle trips per day, including 369 trips during the AM peak hour and 581 trips during the PM peak hour. That traffic could increase congestion on local and regional roadways. (Operational Impact 10-3).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Based on a detailed Project-specific traffic study, the Project is forecast to generate approximately 5,352 vehicle trips per day, with 369 of those trips occurring during the AM peak hour (276 outbound, 93 inbound) and 581 occurring in the PM peak hour (358 inbound, 223 outbound).

(b) Seventy percent of the Project's trips are oriented to/from the SR-14 Freeway. Of the 53% of vehicles projected to use the SR-14 Freeway west of Sand Canyon Road, about 49% will take access via the Soledad Canyon Road ramps; the remaining 4% will take access via the Sand Canyon Road ramps. Seventeen percent of the Project's trips are anticipated to use the SR-14 Freeway east of the Soledad Canyon Road interchange and are assumed to take access from the Soledad Canyon Road ramps.

(c) Non-freeway trip distribution accounts for 30% of the Project trips, with the highest percentage traveling on Soledad Canyon Road west of Sand Canyon Road (17%), 9% traveling on Sand Canyon Road north of Soledad Canyon Road, and 3% using Sand Canyon Road south of the SR-14 Freeway.

(d) Since occupancy is planned to occur in summer 2010, existing (fall 2003) traffic counts have been factored to account for seven years of ambient growth. An annual growth rate of 3.8% is a generalized average for the North County (including the Santa Clarita Valley) area and takes into account the normal and anticipated growth occurring in the area. The application of the 3.8% annual growth factor, in conjunction with the forecast volumes for the Project and the related projects, represents a conservative and worst-case analysis by double counting some of the future trips in the study area.

(e) No County intersections are significantly impacted by the proposed Project alone and only one County intersection (Soledad Canyon Road/SR-14 NB Ramps) is significantly impacted by the cumulative effects of traffic from the Project and other related projects. The traffic analysis further shows that the following three City intersections are significantly impacted by both Project and related projects traffic: (1) Sand Canyon Road/Soledad Canyon Road; (2) SR-14 SB Ramps/ Sand Canyon Road (at Soledad); and (3) Sand Canyon Road/SR-14 NB Ramps.

(f) The Project's street improvement obligations (Mitigation Measure 10-5, 10-7, and 10-8) and the Project's separate fair-share obligations (Mitigation Measure 10-6, 10-7, and 10-9) have been identified as recommended mitigation measures and

will ensure that traffic impacts are reduced to the maximum extent feasible. In addition, a number of mitigation measures (Mitigation Measure 10-7 and 10-8) have been included to ensure that LACDPW's traffic-related recommendations are made conditions of Project approval. A standard condition of approval, identified for convenience as a mitigation measure (Mitigation Measure 10-9), has been incorporated to reinforce the existing requirement concerning the Applicant's payment of established bridge and thoroughfare (B&T) fees.

(g) Implementation of the recommended mitigation measures will reduce Project and cumulative traffic and circulation impacts to below a level of significance.

4.10.4 Environmental Effect: Project implementation could increase existing demands on local transit providers, expand the area that could benefit from transit services, create a new transit designation, and contribute to the need for modifications to existing bus routes and facilities. (Operational Impact 10-4).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Although transit ridership for all trips accounted for only two percent of total trips and less than four percent of home-to-work trips, transit ridership has steadily decreased as a percentage of all daily trips.

(b) Using Los Angeles County Metropolitan Transportation Authority (MTA) methodology, the proposed Project will result in only about 262 total daily transit trips and approximately 21 daily peak-hour transit trips.

(c) A number of standard conditions, identified for convenience as mitigation measures (Mitigation Measures 6-6 and 10-4), have been included to facilitate the use of the proposed park by public transit patrons and by other transit-dependent users.

(d) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.10.5 Environmental Effect: The implementation of the proposed Project, in combination with other related projects, will collectively contribute to existing traffic congestion in the general Project area and exacerbate the need for localized and areawide traffic improvements. (Cumulative Impact 10-5).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) The analysis of potential cumulative traffic impacts was included as part of the

examination of Project plus ambient growth plus related project impacts.

(b) When related projects are added to other horizon year (2010) traffic forecasts, a significant cumulative traffic impact occurs at the following intersections: (1) Soledad Canyon Road/SR-14 SB Ramps; (2) Soledad Canyon Road/SR-14 NB Ramps; (3) Sand Canyon Road/Soledad Canyon Road (City); (4) SR-14 SB Ramps/Sand Canyon Road (at Soledad); and (5) Sand Canyon Road/SR-14 NB Ramps.

(c) Each of those areawide intersections is part of an existing B&T district, which is a full-improvement district. Payment of each related projects B&T district fee obligations provides a mechanism for related projects to contribute their fair share of the costs of the identified areawide improvements.

(d) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.11 Educational, Recreational, and Library Facilities

4.11.1 Environmental Effect: Project-related construction personnel are anticipated to impose minimal demands upon existing educational, recreational, and library facilities during the construction process. (Construction Impact 11-1).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Construction, operational, and cumulative impacts on educational, recreational, and library facilities and service providers are addressed in Section 4.11 (Educational, Recreational, and Library Facilities) in the DEIR, incorporated herein by reference.

(b) The nearest school facility to the Project site is Pinetree Community School (29156 Lotusgarden Drive, Canyon Country), located approximately 4,500 linear feet southwest of the Shadow Pines Boulevard/Tick Canyon Road/Grandifloras Road intersection.

(i) The work force required for the construction of the Project's residential, recreational, and infrastructure-related components is assumed to already exist within the general Project area. No substantial in-migration of workers is anticipated to complete those construction activities. As a result, no direct impacts on either SSUSD or WHUSD facilities are predicted.

(ii) Since construction-related traffic may increase along local roadways at the time children are traveling to and from the school site, a standard condition of approval, identified for convenience as a mitigation measure (Mitigation Measure 10-2), has been included to prohibit construction vehicles from utilizing Abelia Road and other local residential streets unless adequate safety provisions are first approved by the County.

(iii) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional

Project-specific conditions or mitigation measures are required under CEQA.

(c) The closest park is 4.2-acre Begonia Lane Park (14911 Begonia Lane, Canyon Country), located near the intersection of Begonia Lane and Abelia Road in the City of Santa Clarita.

(i) Use of the park system by construction workers is anticipated to be minimal and can be accommodated based upon existing park facilities.

(ii) Families and children residing east of Shadow Pines Boulevard cross that roadway at Begonia Lane or Grandifloras Road on the way to the park site. Construction-related traffic traveling along Shadow Pines Boulevard may increase hazards to pedestrians crossing that road.

(iii) A standard condition of approval, identified for convenience as a mitigation measure (Mitigation Measure 10-2), has been included to prohibit construction vehicles from utilizing Abelia Road and other local residential streets unless adequate safety provisions are first approved by the County.

(iv) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

(d) The nearest library is the Jo Anne Darcy Library (18601 Soledad Canyon Road, Canyon Country).

(i) Use of the library system by construction workers is anticipated to be minimal and can be accommodated based upon existing library services.

(ii) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.11.2 Environmental Effect: Educational Facilities. Project implementation will add an estimated 215 new elementary school students, 85 new junior high school, and 120 new high school students to local schools. New students will impose additional demands upon existing and proposed Sulphur Springs Union School District and William S. Hart Union School District facilities. (Operational Impact 11-2).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) With regards to operations impacts upon the Sulphur Springs Union School District and its associated facilities:

(i) Based on the student generation rates formulated by the SSUSD, as outlined in the SSUSD's "School Facilities Needs Analysis and Determination of Permissible Alternative School Facility Fees," the Project is projected to add about 215 new K-6 students, or about 30% of the total capacity of a new elementary school.

(ii) The SSUSD does not presently have sufficient capacity in existing facilities to accommodate additional student demands imposed by "unmitigated" projects, such as the proposed Project.

(iii) The SSUSD is authorized to impose and collect school impact fees from residential developers within their respective jurisdictions. The County is precluded from issuing building permits for residential projects located within those jurisdictions pending receipt of each school district's certification that appropriate fees have been collected.

(iv) As stipulated in Section 65995(h) of the California Government Code (CGC), payment or satisfaction of applicable school impact fees will constitute "full and complete mitigation of the impacts" to and upon the SSUSD for the Project's approval.

(v) A standard condition of approval, identified for convenience as a mitigation measure (Mitigation Measure 11-1), has been formulated to reinforce the requirement that evidence of payment of applicable school impact fees be provided prior to the issuance of building permits.

(vi) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

(b) With regards to operational impacts on the William S. Hart Union High School District and its associated facilities:

(i) Based on the student generation rates presented in the WHUSD's "School Facilities Needs Analysis for William S. Hart Union High School District," the Project add about 85 new junior high students and about 120 new high school students, representing about 7.1% of new junior high schools and about 5.0% percent of a new high school.

(ii) Existing student enrollment at WHUSD facilities currently exceeds both existing junior and high school capacity.

(iii) The WHUSD is authorized to impose and collect school impact fees from residential developers within their respective jurisdictions. The County is precluded from issuing building permits for residential projects located within those jurisdictions pending receipt of each school district's certification that appropriate fees have been collected.

(iv) As stipulated in Section 65995(h) of the CGC, payment or satisfaction of applicable school impact fees will constitute "full and complete mitigation of the impacts" to and upon the WHUSD for the Project's approval.

(v) A standard condition of approval, identified for convenience as a mitigation measure (Mitigation Measure 11-1), has been formulated to reinforce the requirement that evidence of payment of applicable school impact fees be provided prior to the issuance of building permits.

(vi) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

(c) With regards to operational impacts upon the Los Angeles County Public Library and its associated facilities:

(i) Pursuant to Section 22.72.060 of the County Code, no building permits for residential use shall be issued until the project proponent has paid the applicable library facilities mitigation fee to the County Librarian.

(ii) As authorized under Section 22.72.030 of the County Code, the County

has established a per unit fee of $737 for new single-family residential projects within Planning Area 1 (Santa Clarita Valley).

(iii) The Applicant's payment of $362,604, or such other fee as may be established by the County, serves as full compensation for the project's projected impact on the County Public Library.

(iv) A standard condition of approval, identified for convenience as a mitigation measure (Mitigation Measure 11-4), has been formulated to reinforce the existing requirement that the Applicant is obligated to provide for the payment of library facilities mitigation fees.

(v) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.11.3 Environmental Effect: Recreational Facilities. Project implementation will generate a demand for about 4.72 acres of parklands. Unless new or expanded recreational facilities are provided at a level commensurate with calculable Project-related requirements, the approval of new residential units will further exacerbate existing areawide park area deficiencies. (Operational Impact 11-3).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) The Los Angeles County Department of Parks and Recreation (LACDPR) has calculated the Project's Quimby Act obligations as either 4.72 acres of useable parkland or about $601,989.

(b) As required under Section 21.24.350 of the County Code, because the proposed development contains more than 50 dwelling units, the Applicant is required to provide the County-mandated park space as part of the proposed development plan. The subdivider is not required upon the provisions of the County Code to physically improve the dedicated park area.

(c) As required under Section 21.24.350(E)(1) of the County Code, each park site shall be physically suited for the intended use. Section 21.24.350(E)(2) of the County Code contains provisions regarding the relationship between slope areas and credits against park obligation.

(d) The Project includes the dedication and improvement of an approximately 33-acre neighborhood park site, including approximately 17 acres which would be developed for active recreational use and approximately 16 acres which would become graded slope area. The Applicant's proposed park dedication and improvement exceed County park dedication requirements.

(d) A number of standard conditions of approval, identified for convenience as a mitigation measures (Mitigation Measure 11-2), have been formulated to link the Project's development with the submittal of final park design plans (Mitigation Measure 11-2) and to ensure that each LACDPW's recommendations are incorporated into the Project's design, development, and operation (Mitigation Measure 11-3).

(e) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.11.4 Environmental Effect: Library Facilities. Project implementation will result in a need for approximately 532 additional square feet of library facilities, 2,128 square feet of land area to accommodate those facilities, and 3,041 new items for the County library's collection. (Operational Impact 11-4).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) The County's "Report on Proposed Development Fee Program for Library Facilities" establishes a methodology for quantifying the impact of new residential development projects on County library services and facilities.
(b) As authorized under Section 22.72.030 of the County Code, the County has established a per unit fee of $737 for new single-family residential projects within Planning Area 1 (Santa Clarita Valley).
(c) The Applicant's payment of $362,604, or such other fee as may be established by the County, serves as full compensation for the Project's projected impact on the County Public Library.
(d) A standard condition of approval, identified for convenience as a mitigation measure (Mitigation Measure 11-4), has been formulated to reinforce the existing requirement that the Applicant is obligated to provide for the payment of library facilities mitigation fees.
(e) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.12 Utilities and Other Services

4.12.1 Environmental Effect: Water Supply and Sewer Service. During construction, water resources are typically unavailable or available in only limited supplies but are nonetheless required for dust control, soil compaction, fire suppression, and consumption by construction personnel. Similarly, unless temporary facilities are provided, sanitary sewers will not exist on the Project site until the infrastructure required for those facilities is constructed. (Construction Impact 12-1).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Construction, operational, and cumulative impacts on utilities and other services are addressed in Section 4.12 (Utilities and Other Services) in the DEIR, incorporated herein by reference.

(b) During construction, potable water and toilet facilities is required under United States Department of Labor – Occupational Safety and Health Administration (OSHA) (29 CFR 1926.51) and California Department of Industrial Relations – Division of Industrial Safety (Cal/OSHA) (Section 1524-1526, CCR) standards.

(c) As required by OSHA standards, each employer shall be responsible for the development of a fire protection program to be followed throughout all phases of the construction and he shall provide both necessary firefighting equipment (29 CFR 1926.150[a][1]) and temporary or permanent water supply of sufficient volume, duration, and pressure, required to properly operate that equipment (29 CFR 1926.150[b][1]). Cal/OSHA has similar fire safety standards (Section 1920).

(d) In accordance with County regulations, fire hydrants must be constructed and charged within proximity to each construction site before large quantities of flammable materials can be brought onto the property.

(e) A number of standard conditions of approval, identified for convenience as a mitigation measures, have been included requiring the Applicant's preparation of a construction fire prevention and control plan (Mitigation Measure 4-1) and the review and approval of final water improvement plans by the LACFD (Mitigation Measure 4-2).

(f) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.12.2 Environmental Effect: Solid Waste. Construction wastes will be generated during site clearing and grading, through the development of requiring supporting infrastructure, during building construction, and through the installation of landscaping. These wastes can consume inordinate amounts of landfill capacity unless efforts are taken to reduce the quantity and volume of materials being landfilled. (Construction Impact 12-2).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Construction and demolition (C&D) inert debris is generally a non-hazardous waste material that is produced in the process of construction. Construction debris from building sites typically consists of trim scraps of construction materials, such as wood, sheetrock, masonry, and roofing materials. Scrap from residential construction sites typically represent between 6 and 8 percent of the total weight of the building materials delivered to the site, excluding the foundation, concrete floors, driveways, patios, and the like.

(b) Chapter 20.87 of the County Code requires that qualifying projects located in unincorporated areas shall prepare and submit to the LACDPW a recycling and reuse plan (RRP) and recycle or reuse 50% of the C&D debris that is generated. Compliance with the specified C&D waste recycling requirements constitutes full mitigation for construction-term solid waste impacts.

(c) A standard condition of approval, identified for convenience as a mitigation measure (Mitigation Measure 12-1), has been included to facilitate the Applicant's attainment of County Code requirements.

(d) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.12.3 Environmental Effect: Water Supply. The Project's 492 dwelling units and 33.1-acre park site are projected to consume an estimated 525,044 gallons of water per day. Additional water demands associated with the proposed landscaped parkways and engineered slope areas could further increase estimated Project-related water demands. (Operational Impact 12-3).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) As required under the Urban Water Management Planning Act (UWMPA), codified in Sections 10610-10656 in Division 5 of the California Water Code (CWC), "every urban water supplier shall prepare and adopt an urban water management plan in the manner set forth in Article 3 (commencing with Section 10640)" (Section 10620[a], CWC).

(b) Senate Bill (SB) 610 and SB 221, effective as of January 1, 2002, amended State law to improve the link between information on water supply availability and certain land use decisions made by cities and counties in California. Under SB 610, water supply assessments (WSAs) must be furnished to local governments for inclusion in any CEQA documentation for certain large projects. Under SB 221, city or county approval of certain residential subdivisions require an affirmative written verification of sufficient water supply.

(c) In correspondence dated October 31, 2003, the Applicant received a "will serve" letter from the Newhall County Water District (NCWD) for the proposed Project. On April 26, 2004, the NCWD provided the County with a WSA acknowledging that the projected water demand for the Project was included in the regional urban water management plan, adopted in 2000. On September 8, 2005, the NCWD's provided the County with a revised WSA stating that a sufficient water supply is available for the Project.

(d) The Project includes a connection to an existing water supply pipeline which will provide adequate capacity to serve the Project site. Upgrades to the existing Pinetree No. 2 Booster Station and reservoir will be required to transfer water from the NCWD's transmission main in Soledad Canyon Road to serve the proposed development.

(e) A standard conditions of approval, identified for convenience as mitigation measures, have been included to ensure that the proposed water system infrastructure conforms to NCWD standards (Mitigation Measure 12-2), to ensure that existing water delivery systems are adequate to accommodate Project-related and cumulative demands (Mitigation Measure 12-3) and to provide the

County with further opportunities to review and approve water storage tank placement, sizing, and hydrant locations (Mitigation Measure 4-2).

(f) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.12.4 Environmental Effect: Sewer Service. The Project's residential and recreational components are projected to generate about 129,020 gallons of wastewater per day (0.13 mgd). Applying a peaking factor of 2.7, the peaked flow rate would be about 348,354 gallons of wastewater per day (0.35 mgd). Introduced flows would result in certain downstream sewer segments operating at levels in excess of desirable design limits. (Operational Impact 12-4).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) As stipulated in the County Code, no sewer construction permit shall be issued until the County Engineer (Section 20.32.040) and the Public Works Director (Section 20.32.420) has approved the Project's final sewer plans.

(b) The Project site is currently not included within the boundaries of Santa Clarita Valley Sanitation District (SCVSD). Annexation is a prerequisite to the provision of County sewer services to the property. The Project meets specified eligibility criteria for annexation.

(c) Wastewater generated from on-site uses will be conveyed, via the Santa Clarita Valley Joint Sewerage System, and treated at the County Sanitation Districts of Los Angeles County's (CSDLAC) Valencia Water Reclamation Plant. Sufficient available treatment capacity exists to accommodate projected Project-related sewer flows.

(d) Sewer flows originating from the Project site will be transported to a CSDLAC's truck sewer line by local sewer lines that are not maintained by the CSDLAC. Local sewer lines, located just west of the Project area flow to the NCWD's Soledad Canyon Trunk Sewer, Section 5. This trunk sewer line has sufficient available capacity to accommodate projected Project-related sewer flows.

(e) In accordance with County requirements, a sewer area study was conducted. Based on NCWD's review of that study, the NCWD stated that it was prepared to permit the Project to connect to the sewer system subject to specified conditions and recommendations.

(f) A number of standard conditions of approval, identified for convenience as mitigation measures, have been formulated to ensure that the proposed Project complies with the conditions and reservations identified by the NCWD (Mitigation Measure 12-5) and to ensure the availability of adequate capacity in all affected downstream sewer segments (Mitigation Measure 12-6).

(f) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.12.5 Environmental Effect: Solid Waste. An estimated 3,842.5 pounds (1.92 tons) of municipal solid waste and an estimated 3,549.6 pounds (1.77 tons) of greenwastes will be generated each day from the Project's residential component. An additional unspecified quantity of municipal solid waste and greenwastes would be generated from the proposed in-tract park area. (Operational Impact 12-5).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) For planning purposes, it can be assumed that Project-generated wastes are disposed at locations similar to those wastes generated within the City. Substantial remaining permitted capacity is available at existing areawide solid waste facilities. Total solid waste generated in the County, however currently exceeds the available permitted landfill capacity. As a result, the Project will increase the quantity of solid waste being generated and will, therefore, negatively impact the County's existing solid waste management infrastructure.

(b) A number of recommended mitigation measures have been formulated to reduce the quantity of municipal solid wastes and greenwastes generated by the Project that require landfilling (Mitigation Measure 12-7), comply with the waste diversion requirements of AB 1327 (Mitigation Measure 12-8), and to promote the safe disposal of household hazardous wastes (Mitigation Measure 12-9).

(c) Implementation of the recommended mitigation measures will reduce potential solid waste impacts to a less-than-significant level.

4.13 Police Services

4.13.1 Environmental Effect: During construction, equipment, building and landscape materials, and a variety of household items will be brought to the Project site. Visibility of the tract map area from off-site vantage points is limited and, prior to occupancy, during certain periods, no or limited numbers of personnel will be on the Project site. (Construction Impact 13-1).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Construction, operational, and cumulative impacts on police services are addressed in Section 4.13 (Police Services) in the DEIR, incorporated herein by reference.

(b) A minor demand for additional police service may occur during the construction phases. Provision of such services would not require construction of any Los

Angeles County Sheriff's Department (LACSD) or California Highway Patrol (CHP) facilities or necessitate the physical alteration of any existing facilities.

(c) A standard condition of approval, identified for convenience as mitigation measures (Mitigation Measure 13-1), has been included to minimize both the likelihood of a criminal incident during Project construction and any short-term demands on LACSD resources.

(d) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.13.2 Environmental Effect: For planning purposes, the LACSD assumes a residential density of 3.01 persons per dwelling unit. Based on the LACSD's "ideal officer to population ratio," the post-Project's population of approximately 1,481 persons would generate a demand for 1.48 additional LACSD deputies. (Operational Impact 13-2).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) New residential and non-residential projects incrementally contribute to existing demands on LACSD resources.

(b) Actual LACSD personnel needs are determined over time, based on the LACSD's experience with the Project's residential and recreational components, areawide incident trends, and other factors.

(b) Funding for law enforcement is derived through ad valorum taxation and based on yearly allocations that occur through the County's annual budget process. Increased property valuation provides a mechanism whereby the County, at its discretion, has the ability to augment existing LACSD resources to accommodate reasonably anticipated demands.

(d) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.14 Electrical Services

4.14.1 Environmental Effect: During construction, only minimal demands will be placed on existing electrical resources and can be readily provided by existing near-site facilities. During construction, new services are brought to the Project site. The northern private driveway/ fire lane extension will cross beneath an existing SCE-operated high-voltage transmission line. Off-site grading activities will also encroach into that transmission line right-of-way. (Construction Impact 14-1).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Construction, operational, and cumulative electrical service impacts are addressed in Section 4.14 (Electrical Services) in the DEIR, incorporated herein by reference.
(b) SCE currently provides adequate electrical service to the general Project area and has indicated its ability to provide service to the Project site in accordance with the rates, terms, and provisions established by the California Public Utilities Commission (CPUC).
(c) SCE operates a high-voltage transmission line, located to the north of the tract map area. The proposed "Private Driveway and Fire lane" traverses that right-of-way.
(d) All on-site improvements to SCE facilities, as may be required to service the proposed development, will be placed underground and provided in accordance with applicable SCE standards, line and distribution and service extension rules, rates, and terms.
(e) A standard condition of approval, identified for convenience as a mitigation measure (Mitigation Measure 14-1), has been included to ensure that the northern "Private Driveway and Fire lane" neither adversely affects nor disrupts the continuing operation of those SCE-operated regional transmission facility located in the general Project area.
(f) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.14.2 Environmental Effect: The anticipated electrical demand associated with the Project's residential and recreational component would be approximately 5.65 million kilowatt hours annually. Total peak demand is estimated to be about 1,814 kilowatts (0.0018 gigawatts). The Project's proposed booster station would add incrementally to this total. (Operational Impact 14-2).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) SCE has indicated that their long-range load-flow studies, future distribution substation size and location, and distribution circuit plans will accommodate the Project's energy needs in the normal course of their regional planning.
(b) Based on the Project's energy analysis, there will be sufficient energy available to the State through the typical supply and demand economic model. The Project will not materially impact the ability of SCE to serve existing and projected demands.
(c) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

4.15 Growth Inducement

4.15.1 Environmental Effect: Project development will create both an unspecified number of short-term job opportunities in the construction industry and its various specialty trades and create additional demands for commodities and services. (Growth-Inducing 15-1).

Finding:

(1) Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effects, as identified in the FEIR.

Facts in Support of Findings: The following facts are presented in support of this finding:

(a) Growth-inducing impacts are addressed in Section 4.15 (Growth Inducement) in the DEIR, incorporated herein by reference.
(b) Based on data from the California Employment Development Department (EDD), a sufficient regional labor force presently exists to accommodate the construction needs of the Project.
(c) Although some in-migration into Los Angeles County can be anticipated as a result of projected job growth throughout the region, the size and duration of the Project is not sufficient, in and of itself, to predicate any substantial in-migration of new workers into the Santa Clarita Valley.
(d) Since none of the threshold of significance criteria would be exceeded, the identified impact would be less than significant and no additional Project-specific conditions or mitigation measures are required under CEQA.

5.0 FINDINGS REGARDING MITIGATION REPORTING AND MONITORING PROGRAM

The Commission has adopted or will likely adopt the MRMP set forth in the DEIR. The County hereby finds that the MRMP meets the requirements of Section 21081.6 of CEQA and Sections 15097 and 15126.4 of the State CEQA Guidelines.

6.0 FINDINGS REGARDING PROJECT ALTERNATIVES

The Commission recognizes that the Project will result in significant unavoidable environmental impacts that cannot be feasibly reduced to below a level of significance. The FEIR concludes that: (1) due to specified economic, legal, social, technological, and other considerations each of the Project alternatives are infeasible; (2) will not fulfill the identified Project objectives; and/or (3) will not feasibly result in the avoidance or any of the significant or potentially significant environmental impacts as associated with the Project.

6.1 "No Project" Alternative

Description of Alternative: Under this alternative, no physical changes to the site would occur. The site is assumed to remain undeveloped. Public access to the site is assumed to remain limited to unimproved Tick Canyon Road.

Comparison of the Effects of the Alternative to the Effects of the Proposed Project:

In comparison to the proposed Project, because the site would remain undeveloped, the "no project" alternative would result in the avoidance of the following significant project-level impacts: (1) construction and operational air quality; (2) construction and operational biological resources; and (3) growth inducement. All significant cumulative impacts would continue to manifest at a significant level, albeit to an incrementally smaller degree, since other related projects would continue to occur throughout the region.

Findings:

(a) Significant impacts avoided or reduced. The FEIR finds that the "no project" alternative is "environmentally superior" to the proposed Project since it would, at least in the short term, result in the elimination or substantial reduction of the following significant environmental effects: (1) construction and operational air quality impacts; (2) construction and operational biological resource impacts; and (3) growth-inducing impacts attributable to the proposed Project.

(b) Significant impacts not avoided or reduced. Although "environmentally superior" to the proposed Project, because those related projects identified in the FEIR would continued to occur independent of the County's actions regarding the proposed project, the implementation of the "no project" alternative would not result in the avoidance or substantial reduction of those cumulatively significant environmental effects identified in the FEIR, including: (1) cumulative school, library, and recreational facility impacts; (2) cumulative solid waste impacts; and (3) cumulative police service impacts.

(c) Benefits forfeited or reduced. Selection of the "no project" alternative would result in the forfeiture of the following benefits: (1) increased public recreational opportunities since no parklands would be dedicated and no in-lieu park fees would be paid; (2) increased housing opportunities since no new housing would be developed; (3) fire access improvements since Tick Canyon Road would not be improved; (4) retention of on-site open space areas and Tick Canyon Wash in generally an undeveloped condition; and (5) the productive use of the Project site.

Facts in Support of Findings: The following facts are presented in support of these findings:

(a) The County's analysis of Project alternatives is presented in Section 6.0 (Alternatives Analysis) in the DEIR, incorporated herein by reference.

(b) The "no project" alternative generally reflects the conditions and associated environmental impacts that would predictably occur should the County elect to either deny the Project or fail to take action on the proposed development application, resulting in the short-term retention of the site in its existing condition.

(c) With regards to those significant impacts which would be avoided or reduced:
    (i) No construction activities would occur on the Project site and no change in the site's land use, including the number of vehicle trips, would occur. As a result, there would be no site-specific air emissions and no significant construction-term or operational air quality impacts.
    (ii) Since the Project site would be retained in its current condition, construction and operational impacts on existing biological resources would be avoided.

(iii) No new water, sewer, or street improvements would be introduced onto the Project site which might directly or indirectly benefit off-site areas.

(d) With regards to those significant impacts which would not be avoided or reduced:

(i) The SCAQMD predicts that, within the Santa Clarita Valley, PM_{10} levels will continue to exceed State standards beyond 2010. As such, cumulative air quality impacts would be projected to remain significant independent of the County's actions with regards to the proposed Project.

(ii) Since the Project site would be retained in its current condition, cumulative biological resource impact would be incrementally reduced but would not be avoided. As a result of the continuing conversion of undeveloped areas to urban uses, the County and the Santa Clarita Valley will continue to experience a general decline in overall biological diversity.

(iii) Although impacts would be incrementally reduced, because those related projects identified in the FEIR would continued to occur independent of the County's actions regarding the proposed project, implementation of the "no project" alternative would neither result in the avoidance nor the substantial reduction of cumulatively significant impacts on educational, recreational, and library facilities, solid waste, or police services.

(e) With regards to benefits forfeited or reduced:

(i) Since no real property would be conveyed to the County and no park improvements would be initiated by the Applicant, opportunities for the dedication and improvement of on-site parklands and dedicated open space areas would be forfeited unless acquisition of the site or some portion thereof were to be pursued by the County or a conservation entity.

(ii) Since no additional housing units would be constructed on the Project site, the property would not incrementally contribute to the provision of identified housing needs. If an incremental contribution toward the fulfillment of those identified demands cannot be provided on the subject property, it is reasonable to assume that additional development pressures for the provision of that housing would be placed on other properties within the Santa Clarita Valley and that areawide demand would continue to exceed supply.

(iii) Shadow Pines Boulevard/Tick Canyon Road is identified in both the City's Master Plan and County's Highway Plan as a future component of the region's arterial highway system. Since, under the "no project" alternative, no street improvements would be implemented, the alternative project would not serve to advance the long-range transportation plans of those agencies.

6.2 "Confined Single-Family Development without Park Dedication" Alternative

Description of Alternative:

Under this alternative, a 163-unit single-family housing project would be constructed within a substantially smaller development footprint (86 acres) west of Tick Canyon Wash. The alternative project's development footprint has been modified to exclude development within the area now proposed by the USFWS for critical habitat designation for the CAGN, thus allowing for the retention of a larger portion of the site as undeveloped open space.

Comparison of the Effects of the Alternative to the Effects of the Proposed Project:

In comparison to the proposed Project, because a substantially greater proportion of the site would be retained as open space, the "confined single-family development without park dedication" alternative would result in the avoidance of the following significant project-level impacts: (1) construction and operational air quality; and (2) construction and operational biological resources. In addition, based on the more confined development footprint, grading would not be balanced on the site and surplus soils would need to be exported from the site, thus increasing the number of heavy truck trips, necessitating the use of an off-site soil depository, and creating additional off-site impacts.

Findings:

(a) Significant impacts avoided or reduced. The FEIR finds that the "confined single-family development without park dedication" alternative is "environmentally superior" to the proposed Project since it would result in the elimination or substantial reduction of the following significant effects: (1) construction and operational air quality impacts; and (2) construction and operational biological resource impacts attributable to the proposed Project.

(b) Significant impacts not avoided or reduced. Although "environmentally superior" to the proposed Project, the "confined single-family development without park dedication" alternative would not result in the avoidance or substantial reduction of the following significant impacts: (1) cumulative air quality impacts; (2) cumulative biological resource impacts; (3) cumulative school, library, and recreational facility impacts; (4) significant solid waste impacts; (5) significant police service impacts; and (6) growth-inducing impacts attributable to the proposed Project.

(c) Benefits forfeited or reduced. Selection of the "confined single-family development without park dedication" alternative would result in the reduction of the following benefits: (1) proposed Project's park benefits since no parklands would be dedicated and only park in-lieu fees would be paid; (2) new housing opportunities since only 163 units would be developed rather than the 492 units associated with the proposed Project.

Facts in Support of Findings: The following facts are presented in support of these findings:

(a) The County's analysis of Project alternatives is presented in Section 6.0 (Alternatives Analysis) in the DEIR, incorporated herein by reference.

(b) Under this alternative, 163 single-family housing units would be constructed on a substantially smaller development footprint (86 acres), west of Tick Canyon Wash, resulting in the retention of that portion of the property now proposed as critical habitat for the CAGN by the USFWS.

(c) With regards to those significant impacts which would be avoided or reduced:
    (i) Under this alternative, since construction activities and the number of vehicle trips would be substantially reduced, the quantity of construction-term and operational emissions would be substantially reduced, resulting in less-than-significant construction and operational air quality impacts.
    (ii) By reducing the development footprint, substantially preserving unoccupied RSS habitat and eliminating grading activities in the location

of the on-site concentration of oaks, construction-term impacts upon biological resources would be avoided. The smaller footprint and larger percentage of the site retained as open space would result in a substantial reduction of secondary operational impacts on biological resources.

(iii) Elimination of the on-site park dedication results in the retention of those ordinance-size oaks now located within that area, thus preserving 76 (95 percent) of the ordinance-size oaks found on the Project site.

(d) With regards to those significant impacts which would not be avoided or reduced:

(i) Grading quantities are not anticipated to be balanced on the site, necessitating the need to export at least 100,000 cubic yards of surplus soil material. Based on a 20 cubic yard per truck capacity, a total of about 10,000 haul trips (5,000 full, 5,000 empty) might occur over an approximately five-month rough grading schedule.

(ii) The SCAQMD predicts that, within the Santa Clarita Valley, PM_{10} levels will continue to exceed State standards beyond 2010. As such, cumulative air quality impacts would be projected to remain significant independent of the County's actions with regards to the Project and its alternatives.

(iii) All cumulative biological resource impact would be incrementally reduced, as a result of the continuing conversion of undeveloped areas to urban uses, the County and the Santa Clarita Valley will continue to experience a general decline in overall biological diversity. Cumulative impacts on biological resources would, therefore, remain significant.

(iv) Although impacts would be incrementally reduced, implementation of the "confined single-family development without park dedication" alternative would neither result in the avoidance nor the substantial reduction of cumulatively significant impacts on educational, recreational, and library facilities, solid waste, or police services.

(v) Based on the continued need to construct the northern "Private Driveway and Fire lane" and to size the water and sewer systems to accommodate future General Plan build-out assumptions for upstream areas, growth-inducing impacts are assumed to remain significant.

(e) With regards to benefits forfeited or reduced:

(i) Under the "confined single-family development without park dedication" alternative, at the County's discretion, parkland dedication could still be specified at an alternative on-site location under the County's Quimby Act provisions. The size of the dedicated acreage, however, would likely be reduced to the minimum specified under the County Code and no Applicant-sponsored improvements to that facility would be reasonably anticipated.

(ii) Under the "confined single-family development without park dedication" alternative, the number of housing units would be reduced from 492 units to 163 units. Although this reduced-development alternative would incremental contribution toward the fulfillment of identified housing needs, selection of this alternative would result in 329 fewer dwelling units being constructed on the Project site. It is reasonable to assume that additional development pressures for the provision of housing would, therefore, be placed on other properties within the Santa Clarita Valley and that areawide housing demands would continue to exceed supply.

6.3 "Confined Multi-Family Development without Park Dedication" Alternative

Description of Alternative:

Under this alternative, a 492-unit multi-family, attached, for-sale housing project would be constructed within the same general footprint as assumed for the residential component of the "confined single-family development (86 acres) without park dedication" alternative, allowing for the retention, as open space, of a substantially larger portion of the Project site, including that area now proposed for critical habitat designation for the CAGN. Under this alternative, the Applicant would neither dedicate nor improve the proposed neighborhood park site but would pay applicable in-lieu park fees in fulfillment of the alternative Project's park obligations.

Comparison of the Effects of the Alternative to the Effects of the Proposed Project:

In comparison to the proposed Project, because a substantially greater proportion of the site would be retained as open space, the "confined multi-family development without park dedication" alternative would result in the avoidance of the following significant project-level impacts: construction and operational biological resources. Since the development footprint would be substantially reduced, construction-term air quality impacts could likely be reduced to a less-than-significant level. However, based on the more confined development footprint, grading would not be balanced on the site and surplus soils would need to be exported from the site, thus increasing the number of heavy truck trips, necessitating the use of an off-site soil depository, and creating additional off-site impacts.

Findings:

(a) Significant impacts avoided or reduced. The FEIR finds that the "confined multi-family development without park dedication" alternative is "environmentally superior" to the proposed Project since it would result in the elimination or substantial reduction of the following significant environmental effects: construction and operational biological resource impacts attributable to the proposed Project. Since total acreage of physical disturbance would be substantially less and because the number of piece of heavy construction equipment would be assumed to be less, construction-term air quality impacts would likely not exceed threshold values.

(b) Significant impacts not avoided or reduced. Although "environmentally superior" to the proposed Project, the "confined multi-family development without park dedication" alternative would not result in the avoidance or substantial reduction of the following significant environmental effects: (1) operational and cumulative air quality impacts; (2) cumulative school, library, and recreational facility impacts; (3) cumulative solid waste impacts; (4) cumulative police service impacts; and (5) growth-inducing impacts.

(c) Benefits forfeited or reduced. Selection of the "confined multi-family development without park dedication" alternative would result in the reduction of the proposed Project's park benefits since no parklands would be dedicated and only park in-lieu fees would be paid.

Facts in Support of Findings: The following facts are presented in support of these findings:

(a) The County's analysis of Project alternatives is presented in Section 6.0 (Alternatives Analysis) in the DEIR, incorporated herein by reference.

(b) Under this alternative, 492 multi-family housing units would be constructed on a substantially smaller development footprint (86 acres), west of Tick Canyon Wash, resulting in the retention of that portion of the property now proposed as critical habitat for the CAGN by the USFWS.

(c) With regards to those significant impacts which would be avoided or reduced:

(i) Under this alternative, since the area of site disturbance would be substantially reduced, the quantity of construction emissions would be less than associated with the proposed Project, resulting in less-than-significant construction air quality impacts.

(ii) Elimination of the on-site park dedication results in the retention of those ordinance-size oaks now located within that area, thus preserving 76 (95 percent) of the ordinance-size oaks found on the Project site.

(ii) By reducing the development footprint, substantially preserving unoccupied RSS habitat and eliminating grading activities in the location of the on-site concentration of oaks, construction-term impacts upon biological resources would be avoided. The smaller footprint and larger percentage of the site retained as open space would result in a substantial reduction of secondary operational impacts on biological resources.

(d) With regards to those significant impacts which would not be avoided or reduced:

(i) Grading quantities are not anticipated to be balanced on the site, necessitating the need to export at least 100,000 cubic yards of surplus soil material. Based on a 20 cubic yard per truck capacity, a total of about 10,000 haul trips (5,000 full, 5,000 empty) might occur over an approximately five-month rough grading schedule.

(ii) Because the number of vehicle trips would generally be the same as associated with the proposed Project, operational air quality impacts would remain significant.

(iii) The SCAQMD predicts that, within the Santa Clarita Valley, PM_{10} levels will continue to exceed State standards beyond 2010. As such, cumulative air quality impacts would be projected to remain significant independent of the County's actions with regards to the Project and its alternatives.

(iv) Although cumulative biological resource impact would be incrementally reduced, as a result of the continuing conversion of undeveloped areas to urban uses, the County and the Santa Clarita Valley will continue to experience a general decline in overall biological diversity. Cumulative impacts on biological resources would, therefore, remain significant.

(v) Although impacts would be incrementally reduced, implementation of the "confined multi-family development without park dedication" alternative would neither result in the avoidance nor the substantial reduction of cumulatively significant impacts on educational, recreational, and library facilities, solid waste, or police services.

(vi) Based on the continued need to construct the northern "Private Driveway and Fire lane" and to size the water and sewer systems to accommodate future General Plan build-out assumptions for upstream areas, growth-inducing impacts are assumed to remain significant.

(vii) A multi-family development alternative is not consistent with the General Plan and Area Plan and would necessitate a plan amendment in order to accommodate this alternative housing product.

(e) With regards to benefits forfeited or reduced:

(i) Under the "confined multi-family development without park dedication" alternative, at the County's discretion, parkland dedication could still be specified at an alternative on-site location under the County's Quimby Act provisions. The size of the dedicated acreage, however, would likely be reduced to the minimum specified under the County Code and no Applicant-sponsored improvements to that facility would be reasonably anticipated.

6.4 "Development Adjacent Single-Family Development without Park Dedication" Alternative

Description of Alternative:

Under this alternative, 492 single-family detached dwelling units would be constructed on the western portion of the Project site, adjacent to other existing development. This alternative is intended to preserve opportunities for north-south wildlife movement corridors across the site. Development would be confined to that portion of the site abutting existing residential development, which would include that in-tract area now proposed for critical habitat designation for the CAGN, thus allowing for the retention of an open space linkage to the east of that area. Under this alternative, the Applicant would pay in-lieu park fees rather than dedicate and improvement real property for park use.

Comparison of the Effects of the Alternative to the Effects of the Proposed Project:

In comparison to the proposed Project, because a comparable proportion of the site would be graded, the "development adjacent single-family development without park dedication" alternative would have comparable project-level, cumulative, and growth-inducing impacts as associated with the proposed Project. In addition, based on the more confined development footprint, grading would not be balanced on the site and surplus soils would need to be exported from the site, thus increasing the number of heavy truck trips, necessitating the use of an off-site soil depository, and creating additional off-site impacts.

Findings:

(a) Significant impacts avoided or reduced. The FEIR finds that the "development adjacent single-family development without park dedication" alternative is not "environmentally superior" to the proposed Project since it would not result in the avoidance or substantial reduction of any of the significant environmental effects attributable to the proposed Project.

(b) Significant impacts not avoided or reduced. The "development adjacent single-family development without park dedication" alternative would not result in the avoidance or substantial reduction of the following significant environmental effects: (1) construction, operational, and cumulative air quality; (2) construction, operational, and cumulative biological resource impacts; (3) cumulative school, library, and recreational facility impacts; (4) cumulative solid waste impacts; (5)

cumulative police service impacts; and (6) growth-inducting impacts attributable to the proposed Project.

(c) Benefits forfeited or reduced. Selection of the "development adjacent single-family development without park dedication" alternative would result in the reduction of the proposed Project's park benefits since no parklands would be dedicated and only park in-lieu fees would be paid.

Facts in Support of Findings: The following facts are presented in support of these findings:

(a) The County's analysis of Project alternatives is presented in Section 6.0 (Alternatives Analysis) in the DEIR, incorporated herein by reference.

(b) Under this alternative, 492 single-family housing units would be constructed on a comparably sized footprint (229 acres), west of Tick Canyon Wash, as that associated with the Project. Development activities would generally be confined to the western portion of the property so that housing would more directly abut adjoining residential areas.

(c) With regards to those significant impacts which would be avoided or reduced:
  (i) Elimination of the on-site park dedication results in the retention of those ordinance-size oaks now located within that area, thus preserving 76 (95 percent) of the ordinance-size oaks found on the Project site. That impact was not, however, deemed significant based on the provisions of the County's Oak Tree Ordinance.

(d) With regards to those significant impacts which would not be avoided or reduced:
  (i) Grading quantities are not anticipated to be balanced on the site, necessitating the need to export at least 100,000 cubic yards of surplus soil material. Based on a 20 cubic yard per truck capacity, a total of about 10,000 haul trips (5,000 full, 5,000 empty) might occur over an approximately five-month rough grading schedule.
  (ii) Based on the loss of separation distance between on-site construction activities and off-site receptors, off-site receptors would be subjected to greater construction-term air quality impacts.
  (iii) The SCAQMD predicts that, within the Santa Clarita Valley, PM_{10} levels will continue to exceed State standards beyond 2010. As such, cumulative air quality impacts would be projected to remain significant independent of the County's actions with regards to the Project and its alternatives.
  (iv) Under this alternative, in a fashion comparable to the proposed Project, development activities would occur within on-site RSS habitat areas, within the proposed critical habitat designation for the CAGN.
  (v) This alternative is intended to preserve opportunities for north-south wildlife movement corridors across the Project site. Since development activities would be concentrated in the western portion of the site, both direct and secondary impacts upon wildlife mobility would be reduced. Cumulative biological resource impact would, therefore, be incrementally reduced. Since the County and the Santa Clarita Valley will continue to experience a general decline in overall biological diversity, cumulative impacts on biological resources would remain significant.
  (vi) Under this alternative, grading quantities would increase and those preserved open space areas separating the site from existing residential development located to the west of the property would be eliminated.

(vii) Based on the continued need to construct the northern "Private Driveway and Fire lane" and to size the water and sewer systems to accommodate future General Plan build-out assumptions for upstream areas, growth-inducing impacts are assumed to remain significant.

(e) With regards to benefits forfeited or reduced:

(i) Under the "development adjacent single-family development without park dedication" alternative, at the County's discretion, parkland dedication could still be specified at an alternative on-site location under the County's Quimby Act provisions. The size of the dedicated acreage, however, would likely be reduced to the minimum specified under the County Code and no Applicant-sponsored improvements to that facility would be reasonably anticipated.

7.0 PROJECT BENEFITS

The FEIR concludes that the Project will result in a number of identifiable community benefits. Those benefits include, but may not be limited to:

(1) With regards to identified "construction needs," the Southern California Association of Governments' (SCAG) adopted Regional Housing Needs Assessment (RHNA) for Northern Los Angeles County identified a need for 30,174 new housing units during the period 2000-2005, representing the most recently available time period. As reported in SCAG's "Housing Element Compliance and Building Permit Issuance in the SCAG Region" (April 2005), during that time period, only 19,116 new housing units were permitted, resulting in both a localized and regional housing deficit. The Project will result in the production of 492 new housing units within the County, thus helping the County to respond to the identified housing demand.

(2) As demonstrated in the Los Angeles County Department of Parks and Recreation's "A Parks and Recreation Strategic Plan for 2010" (May 1992), Los Angeles County is severely deficient in parkland. The provision of an approximately 33-acre "turn-key" neighborhood park, as proposed as part of the Project, will expand the inventory of parklands within the County, promote the attainment of established park goals, and create additional recreational opportunities benefiting County residents.

(3) The Project will result in the permanent conservation of approximately 340 acres of on-site open space, including approximately 278 acres of natural open space and 62 acres of engineered slopes.

(4) The Project will result in the retention of the on-site portion of Tick Canyon Wash generally as a natural, earthen-bottom drainage course, thus retaining its existing hydrologic and groundwater recharge functions and biological resource value.

(5) Project approval will allow for the productive use of an underutilized property designated for residential use in a manner consistent with the General Plan and Area Plan.

(6) The General Plan and the Area Plan provide a framework for development and conservation activities within the County. Projects that are consistent with those documents serve to fulfill broad Countywide policy directions relative to the areas and densities determined by the County to be most advantageous to the County's planned growth. Since the Project is consistent with the General Plan and the Area Plan, the site's development for the proposed use at the proposed density serves to implement the County's planned vision within the time period and in compliance with the environmental parameters outlined therein.

(7) The construction of a paved roadway and "Private Driveway and Fire lane" between Grandifloras Road and Summit Knoll Road will improve emergency access and response to the Tick Canyon area, reducing fire hazards and improving public safety.

8.0 STATEMENT OF OVERRIDING CONSIDERATIONS

As described above, based on the County's assessment of the proposed Project, relative to the threshold of significance criteria identified in the DEIR, notwithstanding the County's adoption or likely adoption of those mitigation measures identified in the DEIR, the Commission acknowledges that the Project would likely produce significant unavoidable adverse impact with regard to the following topical issues and time periods: (1) air quality (construction); (2) air quality (operational); (3) air quality (cumulative): (4) biological resources (construction); (5) biological resources (operational); (6) biological resources (cumulative); (7) educational, recreational, and libraries (cumulative); (8) utilities and other services (cumulative); (9) police services (cumulative); and (10) growth inducement. Of those impacts, each of the cumulative environmental effects described herein would continue to manifest independent of the County's actions with regards to the Project.

In order to determine whether the Project's potential environmental impacts are or can be acceptably overridden by the Project's anticipated benefits, Section 15093 of the State CEQA Guidelines requires the County to balance the potential benefits of the Project against the Project's potential unavoidable significant impacts.

The Commission has identified economic and social benefits and important public policy objectives that will result from the Project's implementation. The Commission has sought to balance these substantial economic and social benefits against the Project's significant unavoidable adverse effects. Given the substantial social and economic benefits that will accrue to the County and to the region from the implementation of the Project and based on the findings specified herein, the Commission finds that the Project's identified benefits override and outweigh the Project's identified significant environmental impacts.

Table 1
DRAFT MITIGATION REPORTING AND MONITORING PROGRAM

No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
1.0	**Geotechnical Hazards**		
1-1	Prior to the issuance of grading and building permits, the Applicant shall demonstrate, to the County's satisfaction, that each of the recommendations contained in the project's preliminary geotechnical investigation (January 21, 2004), addendum report (November 5, 2004), and geotechnical comments (November 12, 2004), as presented in those reports and summarized in Appendix C (2004 Geotechnical Investigation Recommendations Incorporated into the Project Description) of this EIR, and any supplemental reports as may be prepared by the project's geotechnical engineer or engineering geologist have been incorporated into the project's design, development, and operation.	Los Angeles County Department of Public Works	Issuance of grading and building permits
1-2	Prior to the commencement of grading operations, the Applicant shall submit and, when acceptable, the County shall approve a traffic control plan, including both a haul plan and a construction access plan defining the points of ingress and egress that will be used during the various stages of project construction. At minimum, the traffic control plan shall describe the number and type of vehicles anticipated, the hours during which vehicles will be allowed to access or depart the site, the methods to be employed by the Applicant and others to ensure the safety of other residents and motorists, how those methods will be enforced and how the obligations established under the plan will be conveyed to all parties authorized to access the project site during the construction period. The traffic control plan shall further describe the Applicant's obligations to maintain any public streets impacted during construction and the manner in which the site will be secured both during and after each construction day.		
1-3	Prior to final map approval, the Applicant shall provide the County with documentation, acceptable to the County, evidencing slope and drainage easement acceptance from those adjoining property owners from whom such easements are required in order to implement the final grading plan.		Final tract map recordation
2.0	**Flood Hazards**		
2-1	Prior to the issuance of grading permits, all revetment structures, debris basins, and other drainage facilities and improvements shall be subject to final design and engineering review and approval by the LACDPW.	Los Angeles County Department of Public Works	Issuance of grading permits
2-2	Prior to the issuance of grading permits, all bridge and drainage structures and associated facilities and improvements shall be subject to final design and engineering review and approval by the LACDPW.		
3.0	**Water Quality**		
3-1	Design of the hydrologic features will comply with the County's "Interim Peak Flow Standard" or with such other flow standards as may be adopted by the County under the provisions of Part 4, Section D.1 of the MS4 Permit (LARWQCB, Order No. 01-182, NPDES Permit No. CAS004001) prior to the project's approval. The final design will be subject to approval by the County to ensure compliance with applicable County standard.	Los Angeles County Department of Public Works	Final tract map recordation
4.0	**Fire Hazards**		
4-1	Prior to the commencement of any on-site construction or grubbing activities, the Applicant will prepare and submit to the Los Angeles County Fire Department (LACFD) a construction fire prevention and control plan outlining those activities to be undertaken by the Applicant during the construction period to ensure the provision of adequate continuing access to and through the project site and outlining plans for fire safety and suppression. The fire prevention and control plan shall address all phases of project construction and no on-site construction or grubbing activities shall commence until the plan is accepted by the LACFD.	Los Angeles County Fire Department	Issuance of grading permits

Table 1
DRAFT MITIGATION REPORTING AND MONITORING PROGRAM

No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
	Fire Hazards (Continued)		
4-2	Prior to the issuance of a grading permit, the LACFD will review and, when deemed acceptable, approve final water improvement plans including, but not limited to, the location, sizing, design, and capacity of the proposed water storage tanks, water mains, and fire hydrants to ensure the sufficiency of the project's fire storage and delivery capacity and compliance with applicable County requirements.	Los Angeles County Fire Department	Issuance of grading permits
4-3	Prior to the issuance of any building permits, the Applicant shall, upon receipt of all requisite permits and approvals, improve: (1) the southern extension of Shadow Pines Boulevard/Tick Canyon Road, from its existing terminus at Grandifloras Road to the tract map area, to the satisfaction of the LACFD; and (2) the northern extension of Shadow Pines Boulevard/Tick Canyon Road, from the northern tract map boundary to Summit Knoll Road, to the satisfaction of and in compliance with the design and development standards imposed by the LACFD. Improvements of the southern extension to full "secondary highway (80 foot standard right-of-way width)" standards may be phased (e.g., initial construction of half-road width) if so authorized by the LACFD and subject to bonding for any remaining identified improvements to that roadway.	Los Angeles County Fire Department	Issuance of building permits
4-4	Prior to issuance of a grading permit, the Applicant shall submit and the LACFD shall review and, when deemed acceptable, approve a fuel modification/ landscape plan in compliance with County standards.		Issuance of grading permits
4-5	In those area where the pavement width of the private driveway/fire lane is less than 26 feet, signage shall be installed indicating the presence of a narrow travel way and prohibited parking along those segments.	Los Angeles County Fire Department	Issuance of building permits
4-6	Prior to the issuance of any building permits, the Applicant shall pay to the County the then applicable developer fee detailed fire station plan fees.		
5.0	**Noise**		
5-1	During the construction period, the Applicant shall ensure that: (1) all construction equipment is properly maintained and tuned; (2) all equipment designed to operate with a muffler system is fitted with properly operating mufflers and air intake silencers no less efficient than those originally installed; and (3) all stationary noise sources, such as generators and compressors, are located as far from residential receptor locations as feasible. All construction activities shall be subject to compliance with all applicable noise-related provisions as may be set forth by the County.	Los Angeles County Department of Health Services	Ongoing (Construction)
5-2	No on-site equipment maintenance or servicing activities, involving the transport or start-up of heavy trucks or other construction equipment, shall occur on the project site prior to 7:00 AM or after 8:00 PM daily unless such activities occur 1,250 feet or more from the nearest residential receptor or are shielded from those receptors by intervening topography or by means of the use of a temporary sound wall or similar device sufficient to reduce associated noise levels to 60 dBA at the property boundary of those residential receptors.		

Table 1
DRAFT MITIGATION REPORTING AND MONITORING PROGRAM

No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
	Noise (Continued)		
5-3	At all times during on-site construction activities, the name and telephone number of a contact construction liaison person shall be conspicuously posted on the project site. The construction liaison shall, within 48 hours of receipt of a noise complaint, inform the County building inspector of the receipt of a noise compliant and indicate what corrective actions (e.g., installation of a temporary sound wall) or compliance activities (e.g., maintenance activities) can be implemented by the Applicant to reduce construction noise impacts to near-site receptors. The County building inspector shall have the authority to direct the Applicant to fully comply with applicable noise requirements and to undertake such other reasonable and feasible corrective measures as may be necessary and appropriate, as identified by the County, to reduce construction-term noise levels affecting off-site receptors.	Los Angeles County Department of Health Services	Ongoing (Construction)
5-4	Prior to the commencement of grading operations, all residential units located within 250 feet of the project boundaries shall be provided, via regular mail to the last known address on the County's equalized tax roles, a notice regarding the project's construction schedule and indicating the projected dates and anticipated duration of grading operations. The notice will include the name and telephone number of a designated construction liaison person(s) who can be notified during the scheduled construction period and during specified work hours regarding inquiries about the construction process and to whom noise compliances should be registered.	Los Angeles County Department of Regional Planning	Introduction of heavy equipment on the project site
6.0	**Air Quality**		
6-1	During project grading and construction, the following URBEMIS2002-based mitigation measures will be implemented by the Applicant to reduce emissions associated with grading/site preparation activities: (1) three times daily watering of all exposed surfaces; (2) three times daily watering of unpaved roads; (3) limit off-road trucks to no more than 15 mph; (4) application of soil stabilizers to inactive areas; (5) replace ground cover in disturbed areas as quickly as feasible; and (6) cover (apply stabilizer) to all stockpiles).	South Coast Air Quality Management District	Ongoing (Construction)
6-2	In order to reduce emissions attributable to both heavy equipment and vehicle travel, the following actions will be implemented by the Applicant to reduce these emissions: (1) maintain equipment in tune per manufacturer's specifications; (2) use catalytic converters on gasoline-powered equipment; (3) retard diesel engine timing by 4 degrees; (4) install high-pressure fuel injectors; (4) use reformulated, low-emissions diesel fuel; if feasible and readily available (5) substitute electric and gasoline-powered equipment for diesel-powered equipment where feasible; (6) for diesel-powered trucks and mobile heavy equipment, do not leave equipment idling for periods in excess of five minutes; and (7) curtail (cease or reduce) construction during periods of high ambient pollutant concentrations (i.e., Stage II smog alerts).	South Coast Air Quality Management District	Ongoing (Construction)

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No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
	Air Quality (Continued)		
6-3	Prior to the issuance of any grading permits, the Applicant shall prepare a fugitive dust (PM_{10}) mitigation plan. The plan shall identify methods to control fugitive dust through implementation of reasonable available control measures in sufficient frequencies and quantities to prevent visible emissions from crossing the property line of the proposed facility. Provisions of the plan shall include, but may not be limited to, the stipulation that: (A) all exposed surfaces and unpaved road shall be watered at least three times daily; (B) non-toxic soil stabilizers shall be applied to all inactive areas; (C) ground cover shall be replaced in disturbed areas as quickly as practical; and (D) non-toxic soil stabilizers shall be applied to all soil stockpiles. In addition, the plan shall include two or more of the following additional control techniques: (1) When ground surfaces are dry and susceptible to dust propagation, apply water by means of trucks, hoses, or sprinklers to active construction sites prior to commencement of daily construction operations; (2) Wash, vacuum, or sweep trucks before leaving the site to prevent track-out of bulk material onto public roadways; (3) Installation of wheel washers where vehicles exit disturbed surface areas onto paved roads; (4) Sweeping and/or cleaning streets where vehicles exit construction sites; (5) Asphalt paving or application of non-toxic, chemical stabilization at sufficient concentration and frequency to maintain a stabilized surface from the point of intersection with the public paved road surface, extending a distance of 100 feet and a width of 20 feet and sloping onto the site; (6) Asphalt paving from the point of intersection with the public paved road surface extending a distance of 25 feet and a width of 20 feet, sloping onto the site, and installation of a track-out control device immediately adjacent to the public paved road surface to prevent exiting vehicles from traveling on any unpaved surface after passing through the device; (7) Paving of all roads once final elevations have been reached or at the earliest feasible time; (8) All stockpiles for material export shall be watered twice daily; (9) Stockpiles that may be used for long-term on-site soil storage shall be (a) planted and watered twice daily until such plants take root, (b) covered, or (c) non-toxic soil binders applied for dust control; and (10) Such other alternative measures as may be approved by the County.	South Coast Air Quality Management District	Issuance of grading permits
6-4	All exterior paints utilized for new residential construction shall conform to the following specifications: (1) all primers shall contain not more than 0.85 pound per gallon (102 grams/liter) of volatile organic compounds (VOC); and (2) all top coats shall contain not more than 0.07 pound per gallon (8 grams/liter) of VOC.	Los Angeles County Department of Regional Planning	Ongoing (Construction)
6-5	The staging, storage, and maintenance areas for diesel-powered construction equipment shall be located as far away as reasonably possible from surrounding existing residences and, unless otherwise authorized by the County, no closer than 100 feet from any existing residential receptor.		
6-6	Prior to the issuance of certificate of occupancy permits, the following in-tract measures shall be incorporated into the project to reduce traffic to the extent reasonably feasible: (1) traffic lane improvements and signalization, as identified in the traffic study, shall be implemented in order to improve local traffic flow; and (2) construct a bus stop shelter or similar improvements, acceptable to the Santa Clarita Transit (SCT), at the existing bus stop located at Shadow Pines Boulevard and Grandifloras Road or at an alternative location identified by the SCT.	Los Angeles County Department of Public Works	Issuance of certificate of occupancy permits

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No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
	Air Quality (Continued)		
6-7	With regards to building design and/or the specification of energy efficient lighting, HVAC, water heating, and appliances, operational emissions shall be further reduced through the attainment of an energy efficiency rating of at least 10 percent greater than specification under current (2005) residential standards, as set forth in Part 6 of Title 24 of the California Code or Regulations, for residential dwellings.	Los Angeles County Department of Regional Planning	Issuance of building permits
6-8	Wood-burning fireplaces and wood-burning stoves shall not be included in the design of the project's residential units and shall be subsequently prohibited in all residential units. Such prohibition shall be included in the project's conditions, covenants, and restrictions (CC&Rs).		
7.0	**Biological Resources**		
7-1	Riversidian Alluvial Fan Sage Scrub and Riversidian Sage Scrub. Unless comparable compensation, acceptable to the County, is provided, such as through the preservation of off-site areas or the payment of mitigation fees to an off-site mitigation bank, County-approved final landscape plans shall provide for 1:1 mitigation for the project-induced loss of 1.20 acres of Riversidian Alluvial Fan Sage Scrub (RAFSS) and 176.82 acre of Riversidian Sage Scrub (RSS) habitat. Compensatory resources can be provided through the in-tract creation of, the off-site enhancement of, or some combination of in-tract creation and off-site enhancement of those habitat types. Alternatively, compensation can occur through the provision of substitute resources of comparable habitat value, possessing a plant palette characteristic of and generally replicating those naturally occurring plant communities as they are represented in the general project area. Performance standards shall be established and identified in the final landscape plan against which the successful establishment and/or enhancement of those plant communities shall be judged. If through Applicant-initiated establishment and/or enhancement, the Applicant shall be responsible for the monitoring of those areas for a minimum five-year term and shall submit annual reports to the County demonstrating the attainment of those performance standards or the actions taken toward their achievement.	Los Angeles County Department of Regional Planning	Ongoing (5-year term)
7-2	Scrub Oak Chaparral. Unless comparable compensation, acceptable to the County, is provided, such as the preservation of off-site areas or the payment of mitigation fees to a mitigation bank, County-approved final landscape plans shall provide for 1:1 mitigation through the in-tract or off-site creation or enhancement for the project-induced loss of 21.64 acre of Scrub Oak Chaparral (SO-Ch) habitat. Alternatively, compensation can occur through the provision of resource of comparable habitat value, possessing a plant palette characteristic of, and replicating that naturally occurring plant community as it is represented in the general project area. Performance standards shall be established and identified in the final landscape plan against which the successful establishment and/or enhancement of that plant community shall be judged. If through Applicant-initiated establishment and/or enhancement, the Applicant shall be responsible for the monitoring of that area for a minimum five-year term and shall submit annual reports to the County demonstrating the attainment of those performance standards or the actions taken toward achievement.		

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No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
	Biological Resources (Continued)		
7-3	Construction Staging, Material Storage, and Stockpiling. Unless temporary or permanent drainage diversion facilities are permitted and constructed and the area is located within the footprint of the project's overall grading operations, all construction staging, material storage, and stockpiling activities shall occur outside those areas that may be subject to potential flooding within and adjacent to Tick Canyon Wash and its in-tract and off-site tributaries. All construction staging, material storage, and stockpiling area shall be restricted to those areas located within the boundaries of the project's grading limits and conducted in such fashion as to minimize potential direct and indirect impacts to the area's biological resources. Construction staging, storage, and stockpiling areas shall be delineated in and limited to those areas depicted in County approved grading plans.	Los Angeles County Department of Regional Planning	Issuance of grading permits
7-4	Fuel Modification Plan. Prior to the initiation of any grubbing or grading activities, the Applicant shall submit and the LACFD and the Department of Regional Planning shall approve a fuel modification plan addressing those areas surrounding the periphery of the residential development area, reservoir and park sites, street system, and other edge areas as may be identified by the LACFD and included in the LACFD-mandated fuel modification zone. The fuel modification plan shall seek to implement the dual goals of balancing public safety considerations and minimization of related impacts on biological resources. Unless otherwise authorized or restricted by the LACFD, the plan shall stipulate that: (1) approved non-native, non-invasive groundcovers and low shrubs will be utilized only in the setback zone (Zone A) and irrigation zone (Zone B), as established under the County's fuel modification zone guidelines; (2) native plants will be used in the thinning zone (Zone C) and interface thinning zone (Zone D); (3) plant species not considered fire hazards shall be retained to the extent permitted by the LACFD; (4) in areas where fuel modification activities will result in removal of existing plants, such that the remaining plants provide less than 50 percent cover, appropriate southern California native shrub and/or tree species shall be planted to provide a minimum 50 percent cover (provided such planting is consistent with the LACFD approval fuel modification plans); and (5) required thinning in subsequent years shall not result in removal of native vegetation above the level outlined in the approved plan.	Los Angeles County Fire Department	Issuance of grading permits
7-5	Oak Tree Ordinance. Prior to the initiation of any grubbing or grading activities that could damage any ordinance-sized oaks subject to the provisions of the County's Oak Tree Ordinance, the Applicant shall submit and the County shall approve documentation specifying: (1) the precise number and location, by species, of oaks to be impacted; (2) an oak replacement and maintenance plan specifying the size, type, number, and location of all replacement trees of the same species being impacted and the Applicant's plans for their continued maintenance for a five-year period; and (3) the seed source of replacement trees. The precise number of oaks that will be removed and the precise number of oaks located within the daylight offset zone will be determined at the permit stage once final grading plans have been submitted for County review.	Los Angeles County Department of Regional Planning	

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No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
	Biological Resources (Continued)		
7-6	State and Federal Permits. In order to demonstrate compliance with applicable State and federal resource protection policies designed to protect or compensate for the loss of biological resources, prior to the initiation of any grading activities, the Applicant shall provide the County with documentation of receipt of a Section 401 (Federal Clean Water Act) water quality certification or waiver from the Regional Water Quality Control Board, Los Angeles Region, an individual Section 404 (Federal Clean Water Act) permit from the United States Army Corps of Engineers, and a Section 1602 (California Fish and Game Code) streambed alteration agreement from the California Department of Fish and Game. The Applicant shall comply with all associated permit requirements.	Los Angeles County Department of Regional Planning	Issuance of grading permits
7-7	Habitat Mitigation and Monitoring Plan. Prior to the initiation of any grading activities that would directly impact identified waters of the United States and/or waters of the State, the Applicant shall prepare and submit a habitat mitigation and monitoring plan (HMMP), in conformance with United States Army Corps of Engineers Los Angeles District Regulatory Branch (ACOE) "Habitat Mitigation and Monitoring Proposal Guidelines" (June 1, 1993), to the ACOE and California Department of Fish and Game (CDFG), and shall take no actions directly affecting such water until the HMMP has been approved by the ACOE and CDFG and any actions identified therein as precursors to project commencement initiated to the satisfaction of those agencies. The HMMP shall identify, describe, and depict the compensatory acreage being proposed and/or the in-kind fee to be paid as compensation for the identified on-site impacts.		
7-8	Open-Space Landscaping Plan. Prior to the initiation of any grubbing or grading activities, the Applicant shall submit and the Department of Regional Planning shall approve an open-space landscaping plan. The plan's plant palette shall emphasize the use of drought tolerant, locally indigenous, non-invasive plant species adapted to the inland southern California climate. Native plants shall be used on all graded slopes adjacent to natural open space areas. Plants used in open space landscaping shall include, but are not limited to, those that provide nectar, fruit, or seeds as food for native wildlife species. A mixture of native and non-native plants may be used in areas of high pedestrian use and visibility, such as around homesites, along streets, and on the park site. Non-native shall be authorized within those high pedestrian use and visibility areas since they can provide a higher ornamental character and will survive under a wider range of maintenance and watering regimes than most native plants. Landscape plans prepared for open space areas shall be submitted by a licensed landscape architect experienced in developing and implementing landscape restoration projects utilizing native plant species.		
7-9	Open Space Management Plan. Prior to the recordation of the final tract map, the Applicant shall submit an open space management plan (OSMP) designed both to promote the retention of designated in-tract open areas in perpetuity and to enhance the habitat value of those areas so preserved. The OSMP shall be in effect for the life of the project, incorporated into the project's conditions, covenants and restrictions (CC&Rs), and contain at least the following elements: (1) goals and objectives; (2) permitted and prohibited uses; (3) biological monitoring protocols and reports; (4) sensitive species and habitats management; (5) exotic plant and animal management; (6) habitat restoration, including California junipers; (7) permitted and prohibited uses; (8) plan implementation schedule; (9) responsible parties; (10) funding; (11) enforcement and penalties; (12) trespass remediation; (13) contingencies; and (14) provisions for plan updates.		Final tract map recordation

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No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
	Biological Resources (Continued)		
7-10	Sensitive Plant Species. Prior to the commencement of any grubbing or grading activities within undisturbed areas between March and May, the Applicant shall conduct a pre-construction survey for special status plants. If listed or unlisted sensitive plant species are identified in the construction areas, attempts will be made to salvage plants and replant following the completion of construction activities. If subsequently discovered on the project site, the appropriate salvage and replacement protocol will be used to mitigate impacts to sensitive plant species. If no protocol exists for the sensitive species discovered, prior to the initiation of grading or grubbing activities in the vicinity of the species, a protocol shall be developed and shall submitted to the County for review and approval. Salvage and replacement activities shall then be conducted in accordance therewith.		
7-11	Slender Mariposa lily. If subsequently identified on the project site, a biologist knowledgeable about the species shall prepare and submit a slender Mariposa lily (SML) mitigation plan to the County for review and approval. The plan will include a 5-year mitigation monitoring and reporting plan. An annual monitoring report, if required, will be provided to the County documenting the results of the County approved, Applicant-implemented SML mitigation plan. The mitigation plan shall include at least the following elements: (1) description of the methods for marking the location of each individual SML plant identified on the site; (2) a detailed discussion of how plants will be excavated, temporarily "potted" and transported to an on-site relocation area, including a description of site preparation prior to replanting of the salvaged SML specimens; (3) a description of how the salvaged plants will be installed at the previously prepared relocation site; (4) irrigation method/schedule addressing the quantity and frequency of watering; (5) the monitoring and reporting frequency and performance criteria to be measured during the monitoring period; and (6) contingency measures stating additional remediation actions to be undertaken should the stated performance criteria not be attained. All monitoring reports will be sent to the County.	Los Angeles County Department of Regional Planning	Ongoing (Construction)
7-12	Sensitive Wildlife Species. Prior to initiation of grading, areas subject to grubbing and grading activities will be surveyed for the purpose of locating any listed or unlisted sensitive reptile species that may be located within those areas. If observed, non-venomous reptiles will be relocated out of the grading area and into undisturbed in-tract open space areas. In addition, prior to the initiation of grading, a County-approved venomous reptile handler will be contracted to provide on-call services in case a venomous reptile is discovered. If a venomous reptile is discovered during grading operations, grading activities in the vicinity of the venomous reptile will be halted or relocated away from that species until the venomous reptile handler arrives and removes the venomous reptile.		Issuance of grading permits
7-13	Breeding Birds. Breeding bird nesting surveys, conducted by qualified biologists and to the satisfaction of the Los Angeles County Department of Regional Planning, will be performed 30-days prior to the initiation of grubbing and grading activities to search for nesting birds. If active nests are located, grading will not be conducted within 300 feet of the nest for passerine birds or within 500 feet of the nest for raptors until the end of the breeding season.		
7-14	Open Space Deed Restrictions. Concurrent with final tract map recordation, designated in-tract open space lots shall be appropriately deed restricted from future development and subsequently conveyed to the County or other land conservation agency. The precise form and language of those restrictions and that conveyance shall be subject to review and approval by County Counsel.	County Counsel	Final tract map recordation

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No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
	Biological Resources (Continued)		
7-15	Prohibited Activities. All home purchasers shall be notified, in writing through their respective residential purchase contracts, that: (1) access to designated open space lots is prohibited except where specifically authorized; (2) the loss of pets to native predators is highly likely and that trapping, shooting, or poisoning of native predators is prohibited except by duly authorized animal control officers; (3) the following activities and uses are expressly prohibited within designated open space lots: (a) motorized vehicles; (b) nighttime use; (c) possession of firearms including air or gas propelled weapons, slings, and sling-shots; (d) collection or possession of native plants or wildlife; (e) engaging in activity to harass, harm, pursue, hunt, shoot, wound, kill, trap, poison, capture, or collect wildlife; (f) smoking or the use of fire; (g) unauthorized trail construction; (h) removal, defacement, or damage to natural features; and (i) use of devices allowing the play of broadcast or recorded sound, except for legitimate scientific purposes or by means of use of headphones or similar apparatus. Similar provisions shall be included in the project's CC&Rs. CC&R shall be enforceable and contain provisions sufficient to deter violations.	Los Angeles County Department of Regional Planning	Issuance of certificate of occupancy permits
7-16	Sports Lighting. Prior to the installation of any high-intensity sports lights in the area of the proposed neighborhood park site, a detailed lighting plan shall be prepared for the illumination of active recreational areas, including a photometric analysis indicating horizontal illuminance, and submitted to the Department of Regional Planning. Plans shall indicate that high-intensity, pole-mounted luminaries installed for the purpose of illuminating those field and hardcourt areas include shielding louvers or baffles or contain other design features or specification, such as selecting luminaire with cut-off features, to minimize light intrusion into designated open space areas to not more than 0.5 horizontal foot candle, as measured at the park boundary.		Installation of sports lighting at the park site
7-17	Integrated Pest Management Plan. Prior to the commencement of any grubbing or grading activities, the Applicant will develop an integrated pest management plan, reviewed and approved by the Los Angeles County Department of Regional Planning, that will include: (1) preventive practices to avoid the transport and spread of weeds and weed seed during project development and operation; (2) a plan to control noxious weeds and weeds of local concern within designated open space areas; and (3) a strategy to educate construction personnel and homeowners in noxious weed identification and awareness. The integrated pest management plan shall incorporate weed prevention and control measures including, but not necessarily limited to: (1) use of only certified weed-free hay, straw, and other organic mulches to control erosion; (2) use of road surfacing and other earthen materials for construction that are certified weed free; and (3) use only certified weed-free seed for the reclamation of disturbed areas.		Issuance of grading permits
7-18	Invasive Plants. All common, open space, and fuel modification zone landscaped areas shall, if planted, be planted with non-invasive plant species, preferably species indigenous to the area. Exotic plant species listed by the California Exotic Pest Plant Council (now the California Invasive Plants Council) shall be prohibited for use as landscaping material.		Issuance of certificate of occupancy permits

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No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
8.0	**Cultural Resources**		
8-1	An archaeological monitor shall oversee initial grading and grubbing activities that occur in the extreme northeast corner of the tract map area (Northwest ¼ of Section 5, Township 4 North, Range 14 West, SBBM) in the area noted as previously containing structures dating from the 1940's. Monitoring shall ensure that, in the event that historic materials or features are unearthed, a professional archaeologist has the opportunity to examine those finds and determine their historical significance. The monitor shall have the authority to temporarily halt or redirect earthwork in the vicinity of those finds until their importance can be ascertained.	Los Angeles County Department of Regional Planning	Ongoing (Construction)
8-2	Prior to the commencement of any grading or grubbing activities therein, in the event that the final northern private driveway/fire lane alignment encroaches into areas that have not been previously surveyed by a professional archaeologist (due to the lack of permission to enter upon private property), those areas shall be examined for the presence of historical resources. No further investigations are required if the final alignment is confined to the surveyed area.		
8-3	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.		
9.0	**Visual Resources**		
9-1	Prior to the issuance of grading permits, the Applicant shall submit and the Department of Regional Planning and the Department of Public Works shall review and, when deemed acceptable, approve a detailed landscape and irrigation plan depicting the project's plant palette, plant sizes, and irrigation requirements for each of the following areas: (1) common open space areas; (2) street trees; (3) neighborhood park site; (4) reservoir site; and (5) the fuel modification zone.	Los Angeles County Departments of Regional Planning and Public Works	Issuance of grading permits
10.0	**Traffic and Access**		
10-1	Prior to the issuance of the final grading plan, the Applicant shall submit a traffic control plan (TCP), consistent with Caltrans' "Manual of Traffic Controls for Construction and Maintenance Work Zones," describing the Applicant's efforts to maintain vehicular and non-vehicular access across the project site throughout the construction period. If temporary access restrictions are proposed or deemed to be required by the Applicant, the plan shall delineate the period and likely frequency of such restrictions and describe emergency access and safety measures that will be implemented during those closures or restrictions.	Los Angeles County Department of Public Works	Issuance of grading permits
10-2	No construction traffic, equipment, and staging activities shall be allowed on Abelia Road, Sunrose Place, Snow Drop Court, and Jasmine Valley Drive and adjacent to any school sites unless adequate safety provisions have first been approved by the County.	Los Angeles County Department of Regional Planning	Ongoing (Construction)
10-3	Prior to the issuance of any grading permits, the Applicant shall obtain transportation permits from Caltrans prior to the transport of heavy construction equipment and/or materials that require the use of oversized-transport vehicles on State highways.		Issuance of grading permits

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No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
	Traffic and Access (Continued)		
10-4	Prior to the issuance of any grading permits, the Applicant shall: (1) submit design plans for the proposed park area that include both the provision for a bus stop and accommodations for the safe and effective turn-around of transit buses allowing buses to easily enter and exit the park area without undue impedance; or (2) incorporate into the design of Shadow Pines Boulevard/Tick Canyon Road a bus turnout and/or bus stop in proximity to the park site or at an alternative location to be identified by Santa Clarita Transit and demonstrate, to the satisfaction of the County, that a transit bus can safety transition from northbound to southbound travel along that roadway.	Los Angeles County Department of Parks and Recreation	Issuance of Grading permits
10-5	Prior to the issuance of certificate of occupancy permits, the Applicant shall provide, to the satisfaction of the LACDPW, the following improvements to the Shadow Pines Boulevard/Tick Canyon Road/Grandifloras Road intersection: (1) North approach: one left-turn lane, one through lane, and one shared through/right-turn land (add north approach); (2) East approach: one shared left/through/right-turn lane; (3) South approach: one left-turn lane, one through lane, and one shared through/right-turn lane; (4) West approach: one shared left/through/right-turn lane; and (5) install a traffic signal. The project shall coordinate with the City and the County to ensure proper roadway transition is maintained at the intersection. The project shall enter into a secured agreement with the LACDPW for the cost of the traffic signal. The amount is subject is adjustment based on the estimated cost of the traffic signal at the time of recordation. The security will be released upon the completion and approval of the traffic signal installation.	Los Angeles County Department of Public Works	Issuance of occupancy permits
10-6	Prior to the recordation of the final tract map, the Applicant shall provide, to the satisfaction of and in the amount specified by the LACDPW, the Applicant's fair-share contribution toward the cost of the following street improvements: (1) Lost Canyon Road/SR-14 NB Ramps at Soledad Canyon Road – (a) North approach: one left-turn lane and one shared through/right-turn lane and (b) South approach: one left-turn lane, one through lane, and one exclusive right-turn lane; (2) Sand Canyon Road at Soledad Canyon Road – (a) North approach: two left-turn lanes, one through lane, and one exclusive right-turn lane, (b) South approach: two left-turn lanes, one through lane, one shared through/right-turn lane, and two exclusive right-turn lanes, and (c) West approach: one left-turn lane, two through lanes, and one shared through/right-turn lane; (3) SR-14 Freeway SB Ramps at San Canyon Road at Soledad Canyon Road - West approach: three through lanes and one exclusive right-turn lane; and (4) Sand Canyon Road at SR-14 Freeway NB Ramps - North approach: two left-turn lanes and two through lanes.		Final tract map recordation
10-7	Prior to the recordation of the final tract map, the Applicant shall provide, to the satisfaction of and in the amount specified by the LACDPW, the Applicant's fair-share contribution toward the cost of the following traffic signal improvements: (1) Shadow Pines Boulevard/Tick Canyon Road/Grandifloras Road (100 percent); (2) Soledad Canyon Road/SR-14 NB Ramps (30 percent); and (3) Soledad Canyon Road/SR-14 NB Ramps (13 percent).		
10-8	Detailed striping, signing, and traffic signal plans shall be prepared and submitted to the LACDPW for review and approval prior to recordation of the tract map.		
10-9	Prior to the issuance of any certificates of occupancy for the proposed residential units, the Applicant shall pay applicable bridge and thoroughfare benefit assessment district fees, as established by the County for the Eastside area, or provide such other in-kind contributions as may be satisfactory to the LACDPW.		Issuance of occupancy permits

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No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
11.0	**Education, Recreation, and Libraries**		
11-1	Prior to the issuance of building permits, the Applicant shall present the County with a certificate of compliance or other documentation demonstrating that the Applicant has complied with the William S. Hart Union High School District's and Sulphur Springs Union School District's board resolutions governing the payment of school impact fees or has entered into an AB 2926 school fee mitigation agreement or is not subject to the exaction.	Los Angeles County Department of Regional Planning	Issuance of building permits
11-2	Prior to issuance of grading permits or the recordation of final tract map, whichever event occurs first, the Applicant shall submit final park design plans to both the Los Angeles County Department of Parks and Recreation and to such other County departments as may be responsible for plan approval and the County shall review and, when deemed acceptable, approve those park design plans. Based on those approved plans, the approved park shall be dedicated to the County prior to the issuance of building permits for the 247th dwelling unit.	Los Angeles County Departments of Parks and Recreation	Issuance of grading permits and Issuance of 248th building permit
11-3	Prior to the issuance of occupancy permits, the Applicant shall demonstrate, to the County's satisfaction, that each of the Los Angeles County Department of Parks and Recreation's "Conditions of Map Approval - Vesting Tentative Map 060259 – Regional Planning Map dated December 22, 2005" (March 16, 2006), as may be modified and/or augmented by the County, have been incorporated into the project's design, development, and operation.		Issuance of certificate of occupancy permits
11-4	Prior to the issuance of building permits, the Applicant shall pay to the County Librarian a library facilities mitigation fees for each building permit obtained. The library facilities mitigation fee for Planning Area 1, in which the proposed project is located, is $737.00 per residential unit. This library facilities mitigation fee is subject to an annual adjustment effective July 1 of each year based on changes in the Consumer Price Index.	Los Angeles County Public Library	Issuance of building permits
12.0	**Utilities and Other Services**		
12-1	Solid Waste. Prior to the issuance of a grading permit, the Applicant shall prepare a construction debris recycling plan. The plan shall seek to minimize the quantity and volume of construction debris requiring landfill disposal, provide measures for the separation of construction waste materials in a manner conducive to collection and recycling/diversion efforts, and demonstrate compliance with the County's 50 percent diversion requirements. The plan shall include a fire component so that reclamation activities are conducted in a fire safe manner. The plan shall apply to all construction phases and be binding on all construction contractors.	Los Angeles County Department of Public Works	Issuance of grading permits
12-2	Water Supply. Prior to the approval of the final tract map, the Applicant shall design and construct such water system improvements and pay such connection fees as required by the Newhall County Water District (NCWD). Prior to the recordation of the final tract map, the Applicant shall enter into an agreement with the NCWD relating to the design and construction of water system improvements related to the proposed project. At a minimum, the agreement shall require that all related water facility plans be subject to the prior approval of the NCWD.	Los Angeles County Department of Public Works	Final tract map Recordation

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No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
	Utilities and Other Services (Continued)		
12-3	Water Delivery. Prior to the approval of the final tract map, further studies will be conducted to determine what, if any, upgrades are necessary to the Pinetree No. 2 Booster Station and Reservoir to adequately transfer a sufficient supply of potable water from the NCWD's transmission main in Soledad Canyon Road to the development's new booster station. If upgrades are determined by the NCWD or the LACFD to be required as a precursor to the project's development, those improvements shall be implemented prior to the issuance of building permits for the proposed dwelling units.	Los Angeles County Department of Public Works	Final tract map Recordation and Issuance of building permits
12-4	Water Conservation. Prior to the issuance of a grading permit, the Applicant shall prepare a water conservation plan outlining the Applicant's efforts to promote the potable water conservation on the project site once the dwelling units and in-tract park are completed. The water conservation plan shall include specific measures addressing landscaping, irrigation, and consumer education and shall demonstrate that the implementation of the measures outlined therein will likely result in a 10 percent or greater reduction in potable water consumption when compared to the amount that would otherwise be anticipated in the absence of those measures.	Los Angeles County Department of Public Works	Issuance of grading permits
12-5	Sanitary Sewers. Prior to the recordation of the final tract map, the Applicant shall: (1) complete a sewer system mast plan study analyzing the capacity of the NCWD's Shadow Pines Lift Station and the NCWD's trunk sewer downstream of the lift station to the intertie with the County's truck sewer system; (2) enter into an agreement with the NCWD relating to the design and construction of sewer system improvements related to the proposed development; and (3) pay the NCWD's sewer connection fee in effect at the time of the sewer hookup.	Newhall County Water District	Final tract map recordation
12-6	Sanitary Sewers. Prior to the approval of the final tract map, the Applicant shall enter into an agreement to undertake or, as determined by the Director of Public Works, shall provide a fair-share contribution toward those off-site sewer line upgrades that may be identified by the Director of Public Works within the project's tributary area whose capacity is exceeded as a result of project-related contributions to existing sewer flows.	Los Angeles County Department of Public Works	
12-7	Solid Waste. Individual building plans for the project's residential units shall specify an area allocated for the placement of recycling bins.		Issuance of building permits
12-8	Solid Waste. Prior to the issuance of building permits for any park facilities, consistent with the requirements of the California Solid Waste Reuse and Recycling Access Act of 1991, the development plans for those facilities shall be reviewed by the Los Angeles County Department of Public Works (LACPDW) and, as specified, shall include space allocated for the collecting and loading of recyclable materials, including protection against adverse environmental conditions.		
12-9	Solid Waste. The Applicant shall provide each home purchaser with educational material, as prepared by the Los Angeles County Department of Public Works (CLEAN LA) and/or the California Integrated Waste Management Board, describing the proper management and disposal of household hazardous wastes.		Issuance of certificate of occupancy permits

Table 1
DRAFT MITIGATION REPORTING AND MONITORING PROGRAM

No.	Mitigation Measure	Compliance Verification	Mitigation Milestone
13.0	**Police Services**		
13-1	Prior to the commencement of grading activities, the Applicant shall prepare and submit for review by the Los Angeles County Sheriff's Department (LACSD) a draft construction security plan outlining the activities that will be instituted by the Applicant to secure the construction site and the equipment and materials located thereupon from potential criminal incidents. The Applicant shall incorporate the recommendations of the LACSD into a final construction security plan and shall implement that plan during the construction period.	Los Angeles County Sheriff's Department	Issuance of grading permits
13-2	Prior to the issuance of building permits, LACSD shall be provided the opportunity to review the project's design and development plans and asked to comment on the Applicant's incorporation of defensible space concepts. The Applicant shall incorporate the public safety planning recommendations of the LACSD into the project's final design and development plans.		Issuance of building permits
14.0	**Electrical Service**		
14-1	Prior to the commencement of any construction activities in proximity to Southern California Edison's (SCE) existing overhead, high-voltage transmission lines, all appropriate easements, if any, shall be secured from that utility and construction shall occur in a manner consistent with SCE procedures so that no unplanned disruptions to transmission occur as a result of the project's construction.	Los Angeles County Department of Public Works	Issuance of grading permits
13.0	**Growth Inducement** (No feasible mitigation identified)		

Source: Los Angeles County Department of Regional Planning, Impact Analysis Section

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

PROJECT No. **03-249-(5)**
TRACT MAP NO. 060259
CUP NO. 03-249-(5)
OTP NO. 2005-00051-(5)

RPC MEETING DATE	CONTINUE TO
6-6-07	
AGENDA ITEM # 5 a,b,c	
PUBLIC HEARING DATES 7-12-06, 9-13-06, 12-13-06	

APPLICANT	OWNER	REPRESENTATIVE
Synergy-Brookfield, LLC	Synergy-Brookfield, LLC, et al	Sikand Engineering

REQUEST
Vesting Tentative Tract Map: To create 492 single-family lots, 37 open space lots (including landscaped and natural open space), three park lots, one water pump station lot, 14 public facility lots and one water tank lot on 500.6 gross acres
Conditional Use Permit: To ensure compliance with requirements of hillside management, density-controlled development, onsite project grading
Oak Tree Permit: To authorize removal of 72 oak trees and encroachment into the protected zone of 71 oak trees

LOCATION/ADDRESS
Northeasterly extension of Shadow Pines Blvd east of Snow Drop Ct and Jasmine Valley Dr

ACCESS
Extension of Shadow Pines Boulevard, a Secondary Highway

ZONED DISTRICT
Soledad

COMMUNITY
Santa Clarita Valley

EXISTING ZONING
R-1-7,000 (Single-Family Residence-7,000 Sq Ft Min Required Area); R-1-9,000; R-1-10,000; R-1-11,000; A-2-1 (Heavy Agricultural-One Acre Min Required Area)

SIZE	EXISTING LAND USE	SHAPE	TOPOGRAPHY
500 acres gross	Vacant	Irregular	Level to steeply sloping

SURROUNDING LAND USES & ZONING

North: Vacant property, single-family residences/A-1-1 (Light Agricultural-One Acre Min Required Area), A-2-1

East: Vacant property, single-family residences/A-2-1

South: Single-family residences, vacant property/A-1-1; A-2-1; R-1-6,000; R-1-9,000; R-1-10,000; City of Santa Clarita

West: Vacant property, single-family residences/A-2-1; R-1-7,000; City of Santa Clarita

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Clarita Valley Area Plan	Hillside Management, Urban 1, Urban 2, Floodway/Floodplain	494	Yes

ENVIRONMENTAL STATUS
Draft Environmental Impact Report: Potentially significant impacts include Geotechnical; Flood; Water Quality; Fire; Noise; Air Quality; Biological Resources; Cultural Resources; Visual Quality; Traffic and Access; Education, Recreation and Libraries; Utilities and other Services; Police Services; Electrical Services; and Growth Inducement. Impacts that cannot be mitigated to less than significant include Air Quality (project and cumulative); Biological Resources (project and cumulative); Educational Facilities, Libraries and Parks (cumulative); Solid Waste (cumulative); Police Services (cumulative); and Growth Inducement (project).

DESCRIPTION OF SITE PLAN
The tentative map and exhibit "A," dated March 14, 2007, depict 492 single-family lots on approximately 500 gross acres. The single-family lots range in size in a clustered design that preserves approximately 374.1 acres of permanent open space (75 percent). The project includes a 16-acre public park proposed with active recreation including soccer, baseball and basketball as well as an accessible playground, community building and picnic areas. The project's main access is from Shadow Pines Boulevard, a Secondary Highway, with gated secondary access proposed northerly as an up to a 26-foot wide private driveway and fire lane. Grading consists of 5.2 million cubic yards of cut and fill, to be balanced onsite as well as offsite improvements including extension of Shadow Pines Boulevard.

KEY ISSUES
- Since the close of public hearing on December 13, 2007, applicant has refined project and obtained technical clearance from Subdivision Committee.

(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		
SUSAN TAE, LAND DIVISIONS (213) 974-6433		
RPC HEARING DATE (S) 7-12-06, 9-13-06, 12-13-06	RPC ACTION DATE 6-6-07	RPC RECOMMENDATION APPROVAL
MEMBERS VOTING AYE VALADEZ, BELLAMY, HELSLEY, REW, MODUGNO	MEMBERS VOTING NO NONE	MEMBERS ABSTAINING NONE
STAFF RECOMMENDATION (PRIOR TO HEARING) APPROVAL		
SPEAKERS* (O) 10 (F) 15	PETITIONS (O) -- (F) --	LETTERS (O) 21 (F) 15

**(O) = Opponents (F) = In Favor*

Project No. 03-249-(5)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL ☐ DENIAL

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

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

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

☒ Water Mains and Hydrants

☒ Drainage Facilities

☒ Sewer ☐ Septic Tanks ☐ Other _____

☒ Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Public Works

Forester & Fire Warden

Parks & Recreation

Health

Planning

ADDITIONAL ISSUES AND ANALYSIS

Prepared by: Susan Tae

TR 060259
CUP 03-249-(5)
OTP 2005-00051-(5)

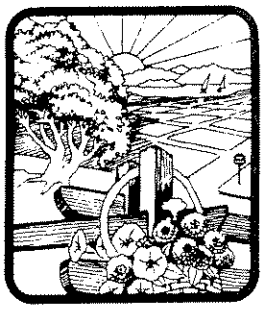
ADDITIONAL MATERIAL RECEIVED AFTER CLOSE OF COMMISSION PUBLIC HEARING

SCOPE

Santa Clarita Organization for Planning and the Environment

TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY
AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY

POST OFFICE BOX 1182, SANTA CLARITA, CA 91386



6-6-07

Attn: Susan Tae
Los Angeles County Regional Planning Commission
300 W. Temple St.
Los Angeles, CA 90012
RE: Agenda Item #5 – Tick Cyn, VTT 060259 ,Conditional Use Permit 03-249-5
Please copy to all Commissioners

Dear Commissioners:

We regret not being able to give you more detailed comments on the FEIR, but we did not receive a copy or notice of it and only came across the agenda item yesterday. Since the FEIR, although available on the website, is not listed on the agenda for approval, we hope that changes have been made to this project and it will be returning to you one more time.

It is important that you be aware that the Castaic Lake's 41,000 AF Water Transfer EIR was decertified by the Court last month. Since this area of Canyon Country must be provided with state water due to inadequate ground water supplies to support the project, this project no longer complies with SB 221 or SB610. In addition, the Commission should be aware that the Dept. of Water Resources shut down the State Water Project Pumps last week for an indefinite time due to impacts on the endangered Delta Smelt. No approval should be granted for this project under these circumstances because there is no long-term water supply to support the project.

We continue to oppose the previous modifications to Tick Canyon Wash. It is important that housing be moved out of the flood plain and that drainages remain in their natural state to ensure ground water re-charge and habitat preservation. We continue to request that the project be modified to accommodate the 72 oaks proposed for destruction.

This project should also be analyzed for its impact on greenhouse gases and global warming. Since autos are the primary source of green house gases, auto-dependent housing, such as the project before you, should be assessed for its impacts to climate change.

Thank-you for your time.

Sincerely,
Cam Noltemeyer
Board Member

RPC MEETING DATE July 12, 2006
AGENDA ITEM NO. 8 a, b, c

REGIONAL PLANNING COMMISSION
TRANSMITTAL CHECKLIST

PROJECT NO: 03-249-(5)

CASE NO. Vesting Tentative Tract Map No. 060259
Conditional Use Permit Case No. 03-249-(5)
Oak Tree Permit Case No. 2005-00051-(5)

CONTACT PERSON: Susan Tae

- ☒ STAFF REPORT
- ☒ DRAFT CONDITIONS
- ☐ DRAFT FINDINGS FOR DENIAL (If Land Division Case Recommended For Denial)
- ☒ BURDEN OF PROOF STATEMENT (Zoning or Plan Amendment Requests)
- ☐ ENVIRONMENTAL DOCUMENTATION - Previously submitted
- ☒ THOMAS BROTHERS MAP (Identifying Subject Property)
- ☒ LAND USE RADIUS MAP
- ☒ TENTATIVE TRACT MAP
- ☒ EXHIBIT "A" MAP
- ☐ PHOTOGRAPHS
- ☒ CORRESPONDENCE
- ☒ GIS-NET MAP
- ☒ DRAFT EIR: SUMMARY SECTION
- ☐ _____

Reviewed By: _____

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

PROJECT No. 03-249-(5)
TRACT MAP NO. 060259
CUP NO. 03-249-(5)
OTP NO. 2005-00051-(5)

RPC MEETING DATE	CONTINUE TO
AGENDA ITEM # 8 a,b,c	
PUBLIC HEARING DATE July 12, 2006	

APPLICANT	OWNER	REPRESENTATIVE
Synergy-Brookfield, LLC	Synergy-Brookfield, LLC, et al	Sikand Engineering

REQUEST
Vesting Tentative Tract Map: To create 492 single-family lots, 36 open space lots (including landscaped and natural open space), one park lot, one water pump station lot, nine public facility lots and one water tank lot on 500.6 gross acres
Conditional Use Permit: To ensure compliance with requirements of hillside management, density-controlled development, onsite project grading
Oak Tree Permit: To authorize removal of 72 oak trees and encroachment into the protected zone of 71 oak trees

LOCATION/ADDRESS
Northeasterly extension of Shadow Pines Blvd east of Snow Drop Ct and Jasmine Valley Dr

ACCESS
Extension of Shadow Pines Boulevard, a Secondary Highway

ZONED DISTRICT
Soledad

COMMUNITY
Santa Clarita Valley

EXISTING ZONING
R-1-7,000 (Single-Family Residence-7,000 Sq Ft Min Required Area); R-1-9,000; R-1-10,000; R-1-11,000; A-2-1 (Heavy Agricultural-One Acre Min Required Area)

SIZE	EXISTING LAND USE	SHAPE	TOPOGRAPHY
500 acres gross	Vacant	Irregular	Level to steeply sloping

SURROUNDING LAND USES & ZONING

North: Vacant property, single-family residences/A-1-1 (Light Agricultural-One Acre Min Required Area), A-2-1

East: Vacant property, single-family residences/A-2-1

South: Single-family residences, vacant property/A-1-1; A-2-1; R-1-6,000; R-1-9,000; R-1-10,000; City of Santa Clarita

West: Vacant property, single-family residences/A-2-1; R-1-7,000; City of Santa Clarita

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Clarita Valley Area Plan	Hillside Management, Urban 1, Urban 2, Floodway/Floodplain	494	TBD

ENVIRONMENTAL STATUS
Draft Environmental Impact Report: Potentially significant impacts include Geotechnical; Flood; Water Quality; Fire; Noise; Air Quality; Biological Resources; Cultural Resources; Visual Quality; Traffic and Access; Education, Recreation and Libraries; Utilities and other Services; Police Services; Electrical Services; and Growth Inducement. Impacts that cannot be mitigated to less than significant include Air Quality (project and cumulative); Biological Resources (project and cumulative); Educational Facilities, Libraries and Parks (cumulative); Solid Waste (cumulative); Police Services (cumulative); and Growth Inducement (project).

DESCRIPTION OF SITE PLAN
The tentative map and exhibit "A," dated December 22, 2005, depict 492 single-family lots on approximately 500 gross acres. The single-family lots range in size from approximately 5,500 square feet to 7,000 square feet in a clustered design that preserves approximately 271 acres of permanent natural open space (54 percent). The project includes a 16-acre public park proposed with active recreation including soccer, baseball and basketball as well as an accessible playground, community building and picnic areas. The project's main access is from Shadow Pines Boulevard, a Secondary Highway, with gated secondary access proposed northerly as a 26-foot wide private driveway and fire lane. Grading consists of 5.9 million cubic yards of cut and fill, to be balanced onsite as well as offsite improvements including extension of Shadow Pines Boulevard and debris basin.

KEY ISSUES
- Plan consistency: Staff feels that the project, as currently designed, may be inconsistent with the Santa Clarita Valley Area Plan ("Plan") with respect to transfer of density. The Plan permits density transfers of units from urban to nonurban, subject to certain criteria including geographic or topographic constraints. The Plan however, also prohibits density transfer to areas predominately 50 percent slope, which the project is currently proposing.

(If more space is required, use opposite side)

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

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

*(O) = Opponents (F) = In Favor

Project No. 03-249-(5)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☐ APPROVAL ☐ DENIAL

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

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

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

☒ Water Mains and Hydrants

☒ Drainage Facilities

☒ Sewer ☐ Septic Tanks ☐ Other _____

☒ Park Dedication "In-Lieu Fee"

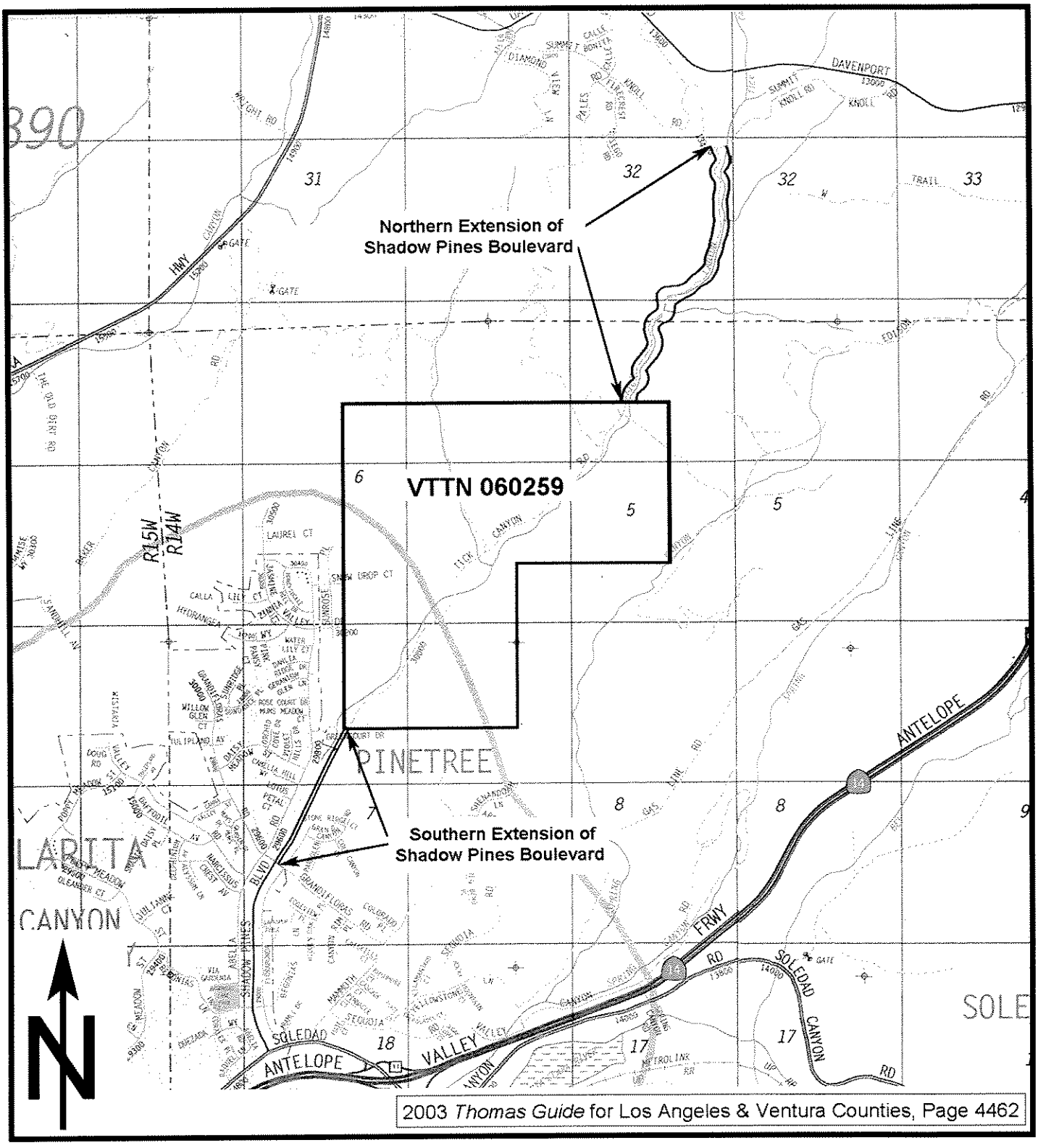
SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Public Works	Drainage concept; Geotechnical/Soils; Road: striping plan for Shadow Pines Blvd and City of Santa Clarita approval of mitigation within City; Sewer area study
Forester & Fire Warden	
Parks & Recreation	
Health	
Planning	Inconsistency with Santa Clarita Valley Area Plan; Verification of property ownership permission to application and off-site easements (including Shadow Pines Blvd, debris basin)

ADDITIONAL ISSUES AND ANALYSIS

- Verification is required that all current owners of the subject property, as well as those properties where off-site easements are proposed, have agreed to the filing of the application and/or have granted permission for use of their property for associated project improvements, including full improvement of Shadow Pines Blvd and off-site debris basin, to the satisfaction of the County.
- There is a discrepancy between the number of oak tree removals and encroachments discussed within the Draft EIR, and the latest oak tree report dated April 24, 2006. Verification is required that the project in fact proposes removal of 74 oaks (two more oaks than previously described) and encroachment into the protected zone of 71 trees; and appropriate notice of project information change is followed as necessary. Mitigation recommended by the Forester and Fire Warden for removal of 74 trees is 4:1 for a total of 296 onsite mitigation oak trees.
- A joint use trail is proposed for the flood control access road along Shadow Pines Blvd extending from the proposed park site within the project, south into the City of Santa Clarita.
- Corrections are required to the tentative map before final action by the Regional Planning Commssion can be taken. These include at minimum, adjustment of proposed lot lines to meet all County requirements and corrections to lot type descriptions, etc. These changes must be reviewed by Los Angeles County Subdivision Committee before the case may return before the Commission for final action.

Prepared by: Susan Tae



Thomas Leslie Corporation

BIOLOGICAL & CULTURAL INVESTIGATIONS & MONITORING

Figure 1
Location of
Vesting Tentative Tract No. 060259 and Associated Road Improvements

Illustrated on the Thomas Guide Map

PROJECT NO. 03-249-(5)
VESTING TENTATIVE TRACT MAP NO. 060259
CONDITIONAL USE PERMIT CASE NO. 03-249-(5)
OAK TREE PERMIT CASE NO. 2005-00051-(5)

STAFF ANALYSIS
July 12, 2006 REGIONAL PLANNING COMMISSION PUBLIC HEARING

PROJECT OVERVIEW

The applicant, Synergy, LLC, proposes a residential development of 492 single-family lots, 36 open space lots (including landscaped and natural open space), one park lot, one water pump station lot, nine public facility lots and one water tank lot on 500.6 gross acres located at a northeasterly extension of Shadow Pines Boulevard east of Snow Drop Court and Jasmine Valley Drive, north of the City of Santa Clarita. The proposal requires approval of Vesting Tentative Tract Map No. 060259 ("TR 060259") for the subdivision, and Conditional Use Permit Case No. 03-249-(5) to ensure compliance with the requirements of hillside management, density-controlled development and onsite project grading. Oak Tree Permit Case No. 2005-00051-(5) is also required to allow the removal of 74 oak trees (including no heritage oaks) and encroachment into the protected zone of 71 oak trees (including no heritage oaks).

Access to the subject property is provided by an extension of Shadow Pines Boulevard, a secondary highway with a gated private driveway extending north for emergency access. Major engineering features include debris and desilting basins and sewer pumps as well as channelization of Tick Canyon Wash. Off-site improvements include a debris basin to the north, and the extension of Shadow Pines Boulevard to the south beyond the boundaries of the subdivision. The project indicates approximately 5.9 million cubic yards of cut and fill to be balanced onsite.

As a partly urban, partly nonurban hillside development the project is required to provide 25 percent and 70 percent open space, respectively. The development provides approximately 75 percent that includes both natural and disturbed open space. As a density-controlled development, the project is required to set aside all undeveloped land as permanent open space. As grading for the project exceeds 100,000 cubic yards, a conditional use permit for an onsite grading project is required.

The Draft Environmental Impact Report ("EIR") analyzes potentially significant impacts of the project, including Geotechnical; Flood; Water Quality; Fire; Noise; Air Quality; Biological Resources; Cultural Resources; Visual Quality; Traffic and Access; Education, Recreation and Libraries; Utilities and other Services; Police Services; Electrical Services; and Growth Inducement. Impacts that cannot be mitigated to less than significant include Air Quality (project and cumulative); Biological Resources (project and cumulative); Educational Facilities, Libraries and Parks (cumulative); Solid Waste (cumulative); Police Services (cumulative); and Growth Inducement (project).

DESCRIPTION OF PROJECT PROPERTY

Location: The project site is located northeasterly along the extension of Shadow Pines Boulevard in the unincorporated Santa Clarita Valley, north of the City of Santa Clarita in the Soledad Zoned District.

Physical Features: The subject property is approximately 500.6 gross acres in size and comprised of five lots. The property is irregular in shape with slight to steeply sloping terrain. Approximately 38 percent of the subject property has slopes greater than 50 percent.

Sensitive habitat, including Riversidean sage scrub and scrub oak chaparral and mapped habitat for the coastal California gnatcatcher, exist on the subject property in a relatively undisturbed and natural state. Three hundred forty-six (346) oak trees are present on the subject property as well as blue-line streams and tributaries. Tick Canyon Wash is located on the property running generally from the northeast to the southwest, in approximately the center of the entire subject property.

Access: The extension of Shadow Pines Boulevard, a Secondary Highway, will serve as primary access to the site with public streets providing internal access within the development. A public street over a bridge is also proposed for access to park Lot No. 494.

Services: Domestic water service will be provided by the Newhall County Water District and public sewer service by Los Angeles County Sanitation District No. 26. Gas utilities will be provided by Southern California Gas Company, and electricity by Southern California Edison Company. The project is also within the boundaries of the Sulphur Springs and William S. Hart Union High School Districts.

ENTITLEMENTS REQUESTED

Vesting Tentative Tract Map: The applicant requests approval of Vesting TR 060259 to create 492 single-family lots, 36 open space lots (including landscaped and natural open space), one park lot, one water pump station lot, nine public facility lots and one water tank lot. The applicant has indicated the project will be developed in three phases, and has requested permission for unit phasing.

Conditional Use Permit: The applicant requests approval of a Conditional Use Permit ("CUP") to ensure compliance with requirements of hillside management, density-controlled development, and onsite project grading.

Oak Tree Permit: The applicant requests approval of an Oak Tree Permit to remove 74 oak trees (including no heritage oaks), and encroach into the protected zone of 71 oak trees (including no heritage oaks).

EXISTING ZONING

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

Surrounding Properties: Surrounding zoning is as follows:

North: A-2-1, A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area);
East: A-2-1;
South: A-1-1, A-2-1, R-1-6,000, R-1-10,000 (Single Family Residential – 6,000 Square Feet and 10,000 Square Feet Minimum Required Lot Area) and City of Santa Clarita; and
West: A-2-1, R-1-7,000 (Single Family Residential – 7,000 Square Feet Minimum Required Lot Area).

EXISTING LAND USES

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

Surrounding Properties: Surrounding uses are as follows:
North: Vacant property and single-family residences;
East: Vacant property and single-family residences;
South: Single-family residences, vacant property and City of Santa Clarita; and
West: Single-family residences, vacant property and City of Santa Clarita.

PREVIOUS CASE/ZONING HISTORY

The current A-2-1 zoning on the subject property became effective on June 6, 1958, following the adoption of Ordinance Number 7339 which established Zone Change Case No. 3555.

PROJECT DESCRIPTION

Vesting TR 060259 and Conditional Use Permit No. 03-249-(5) Exhibit "A", dated December 22, 2005, depict a residential subdivision of 492 single-family lots, 36 open space lots (including landscaped and natural open space), one park lot, one water pump station lot, nine public facility lots and one water tank lot on approximately 500.6 gross acres. The clustered residential lots range in size from minimum 5,500 square feet to 7,000 square feet in size. Six natural open space lots and 30 disturbed lots, including the park, comprise the project's 74.8 percent (374.5 acres) open space.

A 16-acre public park is proposed within the development, with proposed recreational amenities including soccer, baseball and basketball with an accessible playground, community building and picnic areas. A joint dual-use trail is also proposed through the development with bike and pedestrian use on the flood control access road. This dual-use trail is proposed to extend north from Soledad Canyon within the City of Santa Clarita, to the public park within the development.

Proposed street improvements include the construction of Shadow Pines Boulevard through the subject property with street improvements required by Department of Public Works ("DPW") including full curb, gutter and sidewalks. Street trees are required on all streets within the development. Other improvements include inlet and debris basins, sewer pump connections and the soft-bottom channelization of Tick Canyon Wash. A public bridge is also proposed over the Tick Canyon Wash to access public park Lot No. 494 from Shadow Pines Boulevard.

Other improvements depicted on the tentative map include the off-site extension of Shadow Pines Boulevard from its last improved location at Grandiflores north to the subject property. An off-site debris basin is also depicted northerly of Lot Nos. 191 through 194 from "A" Street. A gated 26-foot-wide private driveway and fire lane is depicted as emergency access extending approximately one mile from the subject property to Summit Knoll Road.

Grading consists of approximately 5.9 million cubic yards of cut and fill; an average of approximately 12,000 cubic yards for each residential lot. Flood hazards and natural drainage courses exist on the property. Tick Canyon Wash flows through the subject property generally along the proposed extension of Shadow Pines Boulevard.

The project design has been reviewed by the Los Angeles County Subdivision Committee for technical feasibility and recommended project conditions are attached. The Subdivision Committee's conditions reflect that there are still technical issues to resolve with the current subdivision.

SANTA CLARITA VALLEY AREA PLAN CONSISTENCY

Under the Santa Clarita Valley Area Plan ("Plan"), the subject property is depicted within the U1 (Urban 1), U2 (Urban 2) and HM (Hillside Management) land use designations. Approximately 73 acres lie within the U1 category, 9.5 acres within the U2 category, and 418 acres within the HM category, permitting a maximum of 502 units on the subject property.

The Plan contains policies that dictate development that is protective of resources. Specifically, density transfers within a development are permitted to "preserve open space and hillsides, promote superior design and provide flexibility to respond to changing housing needs...when geological or topographic data support the need" (Note subsection D, page 33). Within nonurban hillside developments:

> "Density transfer from steeper slopes to more gently rolling or level land is encouraged as a means of preserving the natural terrain, minimizing grading and reducing exposure to natural hazards. Where a cluster concept is employed, development should minimize adverse visual impacts on neighboring residential uses, and not substantially alter the character of existing communities. In no event is density transfer permitted to areas of a project site predominantly in excess of 50% natural slope" (Subsection C.1.b.2, page 46) (underline added)."

As currently designed, the project is inconsistent with the Plan, specifically related to nonurban hillside development design and density transfers. While the project proposes transfer of urban density to hillside areas to avoid development within the Tick Canyon Wash, which the Plan would support, the project also proposes placement of those units in areas greater than 50 percent slope which is prohibited by the Plan. Maximum density in nonurban areas greater than 50 percent slope without a density transfer is one dwelling unit per 20 acres (1 DU/20 ac) while urban densities reach a maximum of 6.6 and 15 dwelling units per acre for U1 and U2, respectively (U1: 6.6 DU/ac; U2: 15 DU/ac).

Other Plan Provisions

The following are other Plan provisions, including those related to development design:

LAND USE ELEMENT

> "Allow for density transfer (the rearrangement of allowed residential units among various land use classifications on a project site) as a means to attain plan goals such as preservation of hillsides, and to promote superior design and allow flexibility to respond to changing housing needs" (Policy 2.5, Page 13).

ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT

> "Encourage clustering of residential uses in hilly and mountainous areas to minimize grading and to preserve the natural terrain where consistent with existing community character" (Policy 1.5, Page 25).
>
> "Promote air quality that is compatible with health, well-being, and enjoyment of life. The public nuisance, property and vegetative damage, and deterioration of aesthetic qualities that result from air pollution contaminants should be prevented to the greatest degree possible" (Policy 1.8, Page 25).

"Support efforts to satisfy the demand for more 'active use' facilities such as ball fields, soccer fields and golf courses" (Policy 5.7, Page 27).

"Where feasible, utilize flood control channels for bikeways..." (Policy 7.4, Page 28).

CONDITIONAL USE PERMIT

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

Approximately 179 acres of the subject property contain slopes steeper than 50 percent, and a hillside management CUP is required to protect hillside resources. Based on a midpoint threshold for urban densities and the low density threshold for nonurban areas, the overall project threshold for a hillside management CUP is 242; the property's maximum density is 500 dwelling units. The project proposes 492 dwelling units in areas designated nonurban within the project site. As the subject property contains urban and non-urban areas, a minimum of 25 percent and 70 percent open space is required, respectively. This totals 20.6 acres of open space for urban areas and 292.4 acres of open space for nonurban areas for a project total requirement of 313 acres. The project provides 374.5 acres as follows: park Lot No. 494 (17 acres), graded slope Lot Nos. 495-5017 (76.1 acres), natural open space Lot Nos. 518 through 523 (271 acres), and HOA open area Lot Nos. 524 through 530 (3.3 acres).

The applicant also proposes a density-controlled development design, where the lots are clustered west of Shadow Pines Boulevard and Tick Canyon Wash rather than spread throughout the project site. The residential lots are smaller than the one-acre minimum lot size required by the zoning but average more than an acre over the entire project site. The proposed lot sizes are generally consistent with those in surrounding areas, and the portions of the subject property that are not developed are to remain in permanent open space.

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

Hillside Management:

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

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

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

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

The applicant's Burden of Proof responses are attached.

OAK TREE PERMIT

An oak tree report was most recently updated on April 24, 2006, was submitted by Thomas Leslie Corporation (arborist:Thomas Leslie). Of the 346 oak trees located on the property subject to the Oak Tree ordinance as identified in the April 24, 2006 report, 145 oaks are included in the associated Oak Tree Permit.

Seventy-four (74) oak trees, including no heritage oaks are proposed to be removed. Seventy-one (71) oak trees, including no heritage oaks are proposed to be encroached within its protected zone due to potential impacts from construction. These oak trees are impacted by the development of the public park at its proposed location.

Mitigation measures recommended by the County Forester/Fire Warden include replacement of oak tree removals at a rate of 4:1 for a total of 296 mitigation trees.

Pursuant to Section 22.56.2100 of the County Code, the applicant must meet the following burden of proof:

A. That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property; and

B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and

C. That in addition to the above facts, at least one of the following findings apply:
   1. That the removal or relocation of the oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
      a. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
      b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized; or
   2. That the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s); or
   3. That the condition of the oak tree(s) proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices; and

D. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

The applicant's Burden of Proof responses are attached.

ENVIRONMENTAL DOCUMENTATION

In accordance with State and County California Environmental Quality Act ("CEQA") guidelines, a Draft EIR has been prepared for the project. The Draft EIR concludes that certain potentially significant impacts are less than significant with implementation of the proposed mitigation measures in the Mitigation Monitoring Program ("MMP"). However, the Draft EIR concludes that the project design and/or suggested conditions will result in significant residual impacts in Air Quality, Biological

Resources, Educational Facilities, Libraries and Parks, Solid Waste, Police Services and Growth Inducement that cannot be mitigated. Copies of the Draft EIR were distributed to the Commission, and a copy of the Technical Appendices was available for the Commission to review.

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

- Geotechnical
- Flood
- Water Quality
- Cultural Resources
- Visual Quality
- Traffic and Access
- Fire
- Noise
- Utilities and other Services

Identified potentially significant impacts that cannot be mitigated to less than significant, include:

- Air Quality
- Biological Resources
- Educational Facilities
- Libraries and Parks
- Solid Waste
- Police Services
- Growth Inducement

Detailed information of the mitigation measures is included in the attached Executive Summary section as well as within the various sections of the Draft EIR. A Statement of Overriding Considerations would be required with adoption of the EIR.

Four alternatives to the project are also discussed in the Draft EIR as required by CEQA guidelines. These include: (1) No Project; (2) Confined Single-Family Development without Park Dedication Alternative; (3) Confined Multi-Family Development without Park Dedication Alternative; and (4) Development Adjacent Single-Family without Park Dedication Alternative. Each alternative is evaluated in the Draft EIR for potential impacts, and the environmentally superior alternative is identified.

Within this Draft EIR (Draft EIR dated May 2006, Page 6-24), Alternative No. 2 is identified as the environmentally superior alternative. This alternative reduces the number of residences from 492 to 163 as well as eliminates the development footprint within the coastal California gnatcatcher habitat. While this project does not include the public park, this alternative reduces to less than significant project impacts on air quality and biological resources with a total of six significant environmental effects. The proposed project is tied with another alternative for the highest number of significant environmental effects with nine (Draft EIR, Page 6-25).

The formal public review period for the Draft EIR was for a period of 45 days, from May 22, 2006 to July 6, 2006. All written comments received prior to the close of the public hearing will be considered in the Final EIR. Correspondence received commenting on the Draft EIR is discussed in subsequent sections, and attached.

COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Commiittee consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Health Services. The Subdivision Committee has reviewed the Tentative Tract and Exhibit "A" maps dated December 22, 2005, and recommends the attached conditions.

The Los Angeles County Department of Public Works ("Public Works") continues to have holds on the project design, including drainage concept, geotechnical/soils, road, striping plan and sewer area study. Staff is concerned with the provided ownership information, and with the assurances to the County that applicant can perform the required offsite improvements, including extension of Shadow Pines Boulevard and the debris basin to the north within the documentation provided. To address this issue, the applicant has agreed to include the debris basin and extension of Shadow Pines within the boundaries of the subdivision. However, staff will need to continue to work with the applicant with depiction of this information as this could potentially affect their Draft EIR and the environmental analysis associated with these project boundary changes as well as required entitlements for the project.

Several correspondence has been received from the City of Santa Clarita ("City") with the latest letter dated June 29, 2006. The City states in their June 29 letter that the applicant has been working cooperatively with the City to incorporate changes that will improve the community and provide for a better project. These include the addition of the joint dual-use trail along Shadow Pines Boulevard; the applicant's agreement to construct standard street improvements where the parkway will be located between the street and sidewalk; and the gating of the private driveway and fire lane at the north end of the project. The City however, continued to express a desire for the County improvement requirement for Shadow Pines Boulevard to be limited to two lanes rather than the four that is currently required. The City also notes that the City-County boundary line is incorrectly depicted on the current tentative map, which can be corrected with another revision to the tentative map.

Other comments and recommendations from County Departments and other agencies consulted during the environmental review process include the Southern California Association of Governments ("SCAG"), US Department of Interior – Bureau of Land Management ("BLM"), City of Santa Clarita, State Department of Highway Patrol ("CHP") and County Sanitation Districts. Comments include requests for clarification in the Draft EIR that the land's underlying mineral rights may be held in separate ownership by the Federal Government than the surface rights in private ownership; the traffic study prepared for the project does not warrant construction of four lanes for Shadow Pines Boulevard; and that the project would likely increase need for California Highway Patrol resources who serves as the sole policing agency for this area. All comments received in response to the Draft EIR are attached and will be incorporated into the Final EIR.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On May 18, 2006 approximately 360 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property. The public hearing notice was published in The Signal and La Opinion on May 22, 2006. The Draft EIR was available for review at the Valencia Library, Newhall Library and Canyon Country Library. Project materials, including a tentative tract map, site plan, and recommended conditions, were received at the Canyon Country Jo Anne Darcy Library on June 8, 2006. One large public hearing notice, eight feet wide by four feet high, was posted south of the subject property at the intersection of Grandiflores Road and Shadow Pines Boulevard where the proposed extension of Shadow Pines would begin. Additional hearing notices were posted on the north, south, east and west sides of the project site. Public hearing materials were also posted on the Department of Regional Planning's website.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

At time of writing, 10 letters were received on the project with three letters from the City of Santa Clarita (please also see discussion under Agency Comments above). The remaining seven letters are in support of the project with the inclusion of a public park and provision of 284 acres of open space. Letters also supported the provision of access for properties northeasterly of the subject property.

Correspondence has also been received from the public regarding the Draft EIR. Comments included that wildlife corridors and important natural habitat exist on the subject property, including the endangered California gnatcatcher, and impacts on the rural quality of life. Larger lots that allow for horsekeeping are also requested with several comments that Alternative No. 2 is a more reasonable project design. A reduction from four lanes to two lanes of Shadow Pines Boulevard was also cited in several letters.

STAFF EVALUATION

The project as currently designed, is inconsistent with the hillside management and density transfer provisions of the Santa Clarita Valley Area Plan. The project will also result in residual impacts in air quality, biological resources, educational facilities, libraries and parks, solid waste, police services and growth inducement that cannot be mitigated to less than significant. Project issues include:

Inconsistency with the Santa Clarita Valley Area Plan

Hillside Management and Density Transfer: The Santa Clarita Valley Area Plan ("Plan") encourages density transfer and clustering where it is more protective of hillside and other resources as well as open space. While the subdivision as designed does eliminate development within the Tick Canyon Wash, where much of the urban designation is located within the property, the project places density-transferred units to areas in excess of 50 percent slope. The plan is explicit that "in no event is density transfer permitted to areas of a project site predominately in excess of 50% natural slope" (Plan, Page 46). While the word "predominately" is included within this text, staff believes this addresses an overall characteristic of the topography rather than a generalized average of the entire subject site. For example, with greater accuracy and precision in mapping technology, a steep slope may reveal 'slivers' of area where the slope is less than 50 percent. Staff believes in this case that the Plan intends that this slope be considered predominately 50 percent slope even given the small nuances of slope calculations.

Based on the land within the nonurban areas with greater than 50 percent slope, the maximum density yield would be nine dwelling units. However, approximately 100 lots are located in areas considered predominately over 50 percent slope, which is generally along "H" Street, northerly of "L" Street and west of Shadow Pines Boulevard along "P" Street. A more refined analysis may determine which specific lots are in compliance with this Plan provision, but larger neighborhoods within the project are located in predominately 50 percent areas.

The clustered design of this subdivision, which is encouraged along with density transfer in the Plan, also does not address the goal of preserving sensitive species. The proposed mapped habitat of the California gnatcatcher is well within the western portion of the development footprint as currently designed, and potentially fails to meet the burden of proof for hillside management by being incompatible with the biotic resources. Biological resource impacts with the current subdivision design are also to the extent that they cannot be mitigated to less than significant. While the project

provides a great number of amenities and community benefits, staff feels that a more environmentally sensitive design that reduces grading would ensure that the project's community benefits are accompanied with minimal or reduced negative effects.

Ownership and Easement Information
The tentative map currently depicts offsite improvements, including a debris basin north of "A" Street from the subject property and the extension of Shadow Pines Boulevard southerly to its last improved location at Grandiflores Road. Staff is concerned that sufficient information has not yet been provided to assure the County that such improvements can be made if conditioned as part of the subdivision approval. The applicant has indicated that those portions of property can be included within the subdivision boundary on the next revision to the tentative map so that no "off-site improvement" is required of the subdivision and therefore subject to Government Code Section 66462.5 (state Subdivision Map Act). This change however, will be required for evaluation with its existing Draft EIR to ensure that those changes are incorporated into the environmental analysis.

Another potential alternative could be the relocation of the debris basin onsite to within the current subdivision boundaries. This also relates to Plan consistency as the potential location of the relocated debris basin would be where homes would not be permitted under the density transfer provisions.

While this new map depicting improvements within the subdivision boundaries seems to meet the requirements of Title 21 (Subdivision Code) of the County Code, the associated CUP and Oak Tree Permit requires the signatures of all underlying property owners agreeing to an application on their property. At minimum, this would be required before your Commission takes final action.

Project Grading
The tentative map and Draft EIR both indicate that the project proposes 5.9 million (5,900,000) cubic yards of cut and fill to be balanced onsite. However, a subdivision application was recently filed north of TR 060259 where the offsite debris basin is located. The application and associated Initial Study Questionnaire for that project indicate that fill earth material from the subject Vesting TR 060259 is required for the northerly subdivision. The applicant's engineer on TR 060259 has confirmed that approximately 300,000 cubic yards of fill is in fact moving to a different property than the subdivision, which would require a CUP for off-site transport and CUP for a solid fill project. A CUP is potentially required for off-site transport in excess of 100,000 cubic yards in the A-2 zone (Section 22.24.150 of the County Code). A CUP for a solid fill project (any operation where more than 1,000 cubic yards of earth material are deposited for any purpose) would also be required of the northerly project as 300,000 cubic yards are proposed to be deposited on that adjacent property (also Section 22.24.150).

These required entitlements may change as the boundaries of the subdivision may change to address ownership and easement information (see above). However, the information provided on the northerly subdivision indicates to staff that the two projects are linked with one project unable to proceed without the other. Therefore, it is in the opinion of staff that these two projects should also be further evaluated to determine whether they should be processed under one environmental document.

Access to Adjacent Properties
The project will be providing paved access to residents generally northeast of the subdivision. These residents currently have a dip crossing over the Tick Canyon Wash, which with much water is difficult to cross. The project will now provide access via the paved public bridge that will be constructed for access to the park. Based on the aerial imagery, it appears that other properties to the east of the subject property currently take access over the Tick Canyon Wash. With the prominent ridge to the east, physical access for other easterly properties may be limited to that through the subject property.

Additional information should be received to ensure that no land-locked parcels are created through the subdivision design, particularly as improvements are made to channel Tick Canyon Wash limiting 'cross-traffic'.

FEES/DEPOSITS

If approved as recommended by staff, the following shall apply:

California Department of Fish and Game:

1. Processing fee of $875.00 associated with the filing and posting of a Notice of Determination with the County Clerk, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

Fire Department:

2. Cost recovery deposit of $3,00.00 to cover the cost of six recommended inspections to determine compliance with the Oak Tree Permit.

Department of Regional Planning, Impact Analysis:

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

Department of Regional Planning, Zoning Enforcement:

4. Cost recovery deposit of $750.00 to cover the cost of five recommended zoning enforcement inspections. Additional funds would be required if violations are found on the subject property.

STAFF RECOMMENDATION

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

If the Regional Planning Commission agrees with staff's evaluation above, staff recommends that the Commission take the matter off calendar to allow the applicant additional time to:

- Redesign the project to relocate or eliminate transferred dwelling units in areas predominately in excess of 50 percent slope, as required by the Plan;
- Provide additional information to staff that the project as conditioned will meet the provisions of Title 21 and 22 of the County Code with respect to ownership, agreement for filing of applications, and provision of easements;
- Clarify the scope of the project, including earthwork on adjacent properties, and process all necessary associated entitlements and environmental document, if applicable; and
- Provide documentation that no properties will be landlocked with the subdivision as designed.

Suggested Motion: "I move that the Regional Planning Commission take the matter off calendar to allow the applicant time to redesign the project and address the issues raised as discussed in the public hearing, including any applicable updates to the Draft EIR."

Attachments:

- Draft Conditions
- Conditional Use Permit Burdens of Proof
- Oak Tree Permit Burden of Proof
- Vesting Tentative Tract Map No. 060259
- Conditional Use Permit Case No. 03-248 Exhibit "A"
- Land Use Map
- Correspondence

SMT:st
07/06/06

Date 01/30/06

TO: Paul McCarthy
Department of Regional Planning

Attention Susie Tae/Ramon Cordova/Nooshin Paidar/Jodie Sackett

FROM: Henry Wong
Department of Public Works

TRACT NO. 060259

[√] Public Works' report for NO SCM map dated 12/22/05.

[ ] Revised Public Works' report for map dated _____.

[ ] Revised pages of Public Works' report for map dated _____ as follows:

[ ] Revised Public Works' report clearing previous _____ denial(s).

[√] Public Works ~~still~~ has Drainage, G/S, Rd, Sewer area study and rev'd map denial(s).

[ ] Public Works' clearance for Public Hearing.

[ ] Please forward the attached Engineer's and City's copy.

[ ] Other

cc: Sikand (Matt Beveniste)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 060259 (Rev.) TENTATIVE MAP DATED 12-22-2005

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

(1) An approved drainage concept and Standard Urban Stormwater Mitigation Plan. Please see attached Hydrology/Drainage/Grading review sheet.

(2) An approved geotechnical report. Please see attached Geologic review sheet.

(3) An approved soils report. Please see attached Soils review sheet.

(4) Please see attached Road review sheets for additional comments and requirements.

(5) An approved sewer area study. Please see attached Sewer review sheet for comments and requirements.

(6) A revised tentative map is required to show the following additional items:

a. Please see attached Hydrology/Drainage/Grading review sheet for requirements.

b. Please see attached Road review sheet for requirements.

Prepared by Henry Wong +HW Phone (626) 458-4915 Date 01-30-2006

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

TRACT NO. 060259 **REV TENTATIVE MAP DATED 12/22/05**

1. Portions of the property lying in and adjacent to the natural drainage courses, are subject to flood hazard.

2. A Standard Urban Stormwater Mitigation Plan (as part of the drainage concept) is required prior to tentative approval of the map when any of the following conditions exist:

   - Ten or more unit subdivision for single-family or multifamily homes;
   - Single-family hillside homes.

3. Prior to tentative map approval for drainage/grading, submit a revised Drainage Concept/SUSMP. Previous drainage concept submittal was reviewed and not approved on 11/30/05. Refer to the plancheck corrections returned to the engineer.

4. Prior to tentative approval for drainage/grading, submit a revised tentative map showing improvements to the offsite fire road to the satisfaction of Public Works and the Fire Department.

5. Easements are required for offsite improvements to the satisfaction of the Department of Public Works. Additional easements, not covered in, "EASEMENTS FOR SHADOW PINES "'PRIVATE DRIVEWAY & FIRE ACCESS" TRACT # 060259", may be required.

*Effective July 30, 1999 all development projects shall comply with Standard Urban Stormwater Mitigation Plans (SUSMP) requirements. For information see SUSMP web page address: http://888cleanla.com

The first .75 inches of stormwater runoff volume from the site must be treated prior to discharging into stormwater conveyance systems.

By _____ Date 01/24/2006 Phone (626) 458-4921
CURTIS PAGE

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

DISTRIBUTION
1 Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 60259
SUBDIVIDER Synergy
ENGINEER Sikand
GEOLOGIST & SOILS ENGINEER Pacific Soils Engineering, Inc.

TENTATIVE MAP DATED 12/22/05 (Revised)
LOCATION Canyon Country

REPORT DATE 10/7/04, 11/12/04

The Regional Planning Commission, developer, and engineer are advised that:

PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

As previously requested:

1. Provide a geotechnical map that includes the proposed debris basin located to the north of lots 190-91 (near the north terminus of "A" street). Show all proposed grading on the map. Clearly, show that the proposed grading will not adversely affect the geologic stability of the site or adjacent properties.

2. The Soils Engineering review dated 1/23/06 is attached.

NOTE Provide a copy of this review with your resubmittal

Prepared by Geir R. Mathisen Reviewed by _____ Date 1/23/06

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 8.2
Job Number LX001129
Sheet 1 of 1

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

Tentative Map (Tract)	60259
Location	Canyon Country
Developer/Owner	Synergy Land and Development
Engineer/Architect	Sikand
Soils Engineer	Pacific Soils Engineering, Inc. (102526-T)
Geologist	Same as above

Review of:
Revised Tentative Map (Tract) Dated By Regional Planning **12/22/05**
Soils Engineering and Geologic Report Dated 12/1/05, 10/7/04
Previous review sheet dated 1/11/06

ACTION:
Tentative Map feasibility is not recommended for approval.

REMARKS:
As previously requested:

1. Requirements of the Geology Section are attached. If the proposed debris basis located north of the subject site is recommended to mitigate the potential landslide debris flow provide substantiating volume calculations for both the potential landslide debris flow and the proposed debris basin, as necessary. Per County policy, the catchment area must be designed for 100 percent of the predicted debris flow volume. Provide mitigation measures if the predicted landslide debris flow is greater than the proposed debris basin, as necessary.

2. On Page 5 of the submitted report it states that if the recommended removal of alluvium to bedrock is not possible, the estimated dynamic settlement could be reduced by about one inch for each ten to fifteen feet of alluvial removal. As previously requested, provide substantiating data and liquefaction analyses that show the recommended mitigation measure(s) (i.e. removals, deep compaction, etc.) will mitigate the estimated total and differential dynamic (dry and wet sand) settlement as necessary. Provide revised mitigation measures as necessary.

3. Show the following on the geotechnical map:
   a. Approximate limits and depth of removal and recompaction of unsuitable soils. Per the soils engineer, removal and recompaction to bedrock should be conducted for soils susceptible to seismically induced settlement.
   b. All recommended mitigation measures.

4. Include a copy of this review sheet with your response.

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
THE ON-SITE SOILS ARE MODERATELY CORROSIVE TO FERROUS METALS.

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

Reviewed by Yoshiya Morisaku Date 1/23/06

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh\60259TentTd

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 60259 (Rev.)

TENTATIVE MAP DATED 12-22-2005

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

(1) An approved 100-foot-scale conceptual striping plan is required for all streets/highways to determine adequate pavement widths based on the required traffic mitigation measures. Please contact Sam Richards of our Traffic and Lighting Division at (626) 300-4842 for additional information.

(2) The City of Santa Clarita must review and approve the proposed mitigations/lane configurations called out in the traffic study and shown on the conceptual striping plan (specifically the lane assignments at the Shadow Pines/Grandifloras intersection) prior to County approval of the conceptual striping plan. For more information, please contact Sam Richards at (626) 300-4842.

(3) The Shadow Pines Boulevard and "Q" Street bridge designs (location, span, clearance, hydraulic analysis, etc.) must be approved by Public Works. For additional information, please contact Andy Narag of Land Development Division at (626) 458-4921.

(4) A revised tentative map is required to show the following additional items:

a. Revise the typical sections for Shadow Pines Boulevard to label "(N'ly of B Street)" and "(S'ly of B Street)" as "(N'ly of southerly boundary for lot 525)" and "(S'ly of southerly boundary for lot 525)" respectively.

HCW

Prepared by John Chin Phone (626) 458-4915 Date 01-30-2006

tr60259r-rev3.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 060259 (Rev.)

TENTATIVE MAP DATED 12-22-2005

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

(1) Prior to tentative map approval the area study PC 11881as currently in plan check with Public Works must be approved. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. The sewer area study and outlet approval shall also be reviewed and approved by the City of Santa Clarita and the Newhall County Water District.

(2) A revised tentative map is required to show the following additional items:

a. Show any off-site improvements required by the approved area study.

+1cw

Prepared by Gregory Sommer Phone (626) 458-4921 Date 01-30-2006

tr60259s rev3

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 060259 (Rev.) TENTATIVE MAP DATED 12-22-2005

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Henry Wong +HW Phone (626) 458-4915 Date 01-30-2006

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

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

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

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

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

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

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

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

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

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

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

10. The first unit of this subdivision shall be filed as Tract No. 60259-01, the second unit, Tract No. 60259-02, ... and the last unit, Tract No. 60259.

11. Show open space/graded slope lots on the final map and dedicate residential construction rights over the open space/graded slope lots.

12. If possible, modify the boundaries of the open space/graded slope lots or add additional open space/graded slope lots to include the airspace easements for sight distance to the satisfaction of the Departments of Regional Planning and Public Works.

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

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

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

16. Permission is granted to record large lots (20 acres minimum lot size) parcel map provided that full street right of way and slope easements including the off-site portion are dedicated along the latest approved alignment on Shadow Pine Boulevard to the satisfaction of Public Works. In addition, future right of way shall be offered and slope easements shall be dedicated along all interior access streets to the satisfaction of Public Works.

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

Prepared by Henry Wong HW Phone (626) 458-4915 Date 01-30-2006
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The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets and a minimum centerline curve radius of 100 feet on all cul-de-sac streets. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are 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 1,500 feet, and any curve need not exceed a radius of 3,000 feet.

2. 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 highways). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate, in accordance with AASHTO guidelines.

3. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.

4. The minimum centerline radius on a local street with an intersection street on the concave side shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances per the current AASHTO.

5. The centerline 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.

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

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

8. Provide maximum 6 percent grade through the knuckles.

9. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections to the satisfaction of Public Works.

10. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent. For 4-legged intersections, the maximum permissible grade of the through street is 8 percent.

11. Prepare signing and striping plans for all multi-lane street and highways within or abutting this subdivision to the satisfaction of Public Works.

12. Provide approach sight distance commensurate with a minimum design speed of 25 mph or to the satisfaction of Public Works along each leg of the 4-legged intersection of "B" Street at "C" Street, "A" Street at "H" Street, and "A" Street at "C" Street. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.

13. Provide intersection sight distance commensurate with a design speed of 40 mph (415 feet) on "B" Street from "C" Street (northerly direction) and on "C" Street from "K" Street (both directions) to the satisfaction of Public Works. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.

14. All line of sight easements shall be depicted on landscape and grading plans.

15. Provide standard property line return radii of 13 feet at all local street intersections, including intersection of local streets with Shadow Pine Boulevard.

16. Dedicate full on-site and off-site right of way 75 feet On Shadow Pines Boulevard from Grandifloras Road to the southerly boundary of lot 525 per the latest I.E.C. approved alignment map P-266. Permission is granted to reduce the parkway width from 8 feet to 3 feet along the westerly portion of Shadow Pines Boulevard fronting the flood control channel.

17. Dedicate right of way 40 feet centerline on Shadow Pines Boulevard from the southerly boundary of lot 525 to the northerly tract boundary per the latest I.E.C. approved alignment map P-266.

18. Re-align Shadow Pines Boulevard northerly of the proposed bridge/drainage structure to remove encroachment into the flood hazard limits for Tick Canyon (flood hazard limits to be established during drainage concept phase), subject to approval by the Interdepartmental Engineering Committee (I.E.C.). The subdivider shall provide any plans and/or reports relevant to the approval of the alignment upon request by the I.E.C.

19. Dedicate right of way 28 feet from centerline including right of way for a standard cul-de-sac bulb on "Q" Street to the satisfaction of Public Works. Permission is granted to reduce the parkway width from 12 feet to 8 feet on "Q" Street.

20. Dedicate right of way 32 feet from centerline on "A" Street, "B" Street, "C" Street, and Snow Drop Court.

21. Dedicate right of way 30 feet from centerline on "G-1" Street, "H" Street, "I" Street, "L" Street, "M" Street from "A" Street to the knuckle, and "O" Street.

22. Dedicate additional right of way for a standard knuckle on "G-1"/"J" Street and on "M" Street/"M-1" Street to the satisfaction of Public Works.

23. Dedicate right of way 29 feet from centerline including right of way for a standard cul-de-sac bulb on "C-1" Street, "E" Street, "F" Street, "J" Street, "K" Street, "M-1" Street, "N" Street, and "P" Street.

24. Dedicate vehicular access rights on Shadow Pines Boulevard on all graded slope lots, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.

25. Dedicate the right to restrict vehicular access on Shadow Pines Boulevard on all open space lots.

26. Construct off-site full street improvements on Shadow Pines Boulevard from the southerly tract boundary to Grandifloras Road to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary right of way and/or easements.

27. Provide off-site easement and/or right of way to allow for the construction of the necessary off-site grading and street improvements in the vicinity of any tap streets to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary right of way and/or easements.

28. If a third means of access is required by the Fire Department, provide off-site easement/right of way to allow for the construction of the necessary off-site grading and pavement on Shadow Pines Boulevard from the northerly tract boundary to join Davenport Road on an alignment for a design speed of 65 mph to the satisfaction of Public Works. A minimum of 24 feet of off-site pavement is required. If the Fire Department requires a wider pavement width, construct the additional pavement to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary right of way and/or easements.

29. Permission is granted to vacate the excess right of way at the terminus of Jasmine Valley Drive by separate instrument to the satisfaction of Public Works. Remove the existing road improvements on Jasmine Valley Drive easterly of Sunrose Place. Construct curb, gutter, and sidewalk on Sunrose Place to join the existing improvements to close the vacated Jasmine Valley Drive to the satisfaction of Public Works. Relocate existing utilities and drainage structures as needed to accommodate the proposed vacation. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.

30. Permission is granted to vacate the excess right of way at the terminus of Greencourt Drive by separate instrument to the satisfaction of Public Works. Remove the existing road improvements on Greencourt Drive easterly of Abelia Road. Construct curb, gutter, and sidewalk on Abelia Road to join the existing improvements to close the vacated Greencourt Drive to the satisfaction of Public Works. Relocate existing utilities and drainage structures as needed to accommodate the proposed vacation. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.

31. Remove the existing temporary turnaround on Shadow Pines Boulevard northerly of Grandifloras Road and construct off-site full-width highway improvements; including curb, gutter, base, pavement, and sidewalks; plant street trees; and install street lights; from Grandifloras Road northerly to the southerly tract boundary of the subdivision to the satisfaction of Public Works and the City of Santa Clarita. Sidewalks may be eliminated and parkway width may be reduced from 8 feet to 3 feet on the westerly side Shadow Pines Boulevard along the flood control channel from Grandifloras Road to "B" Street to the satisfaction of Public Works.

32. Construct curb, gutter, base, pavement, and sidewalks on Shadow Pines Boulevard and on all other streets within the tract boundaries to the satisfaction of Public Works. Sidewalks may be eliminated and parkway width may be reduced from 8 feet to 3 feet on the westerly side Shadow Pines Boulevard along the flood control channel from Grandifloras Road to the southerly boundary of lot 525 to the satisfaction of Public Works. Permission is granted to use the alternate section where the sidewalk is located directly behind the curb. Sidewalk it not required on westerly side of Shadow Pines Boulevard from Grandifloras Road to "B" Street.

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

34. Construct full-width sidewalk and curb ramp at all returns.

35. Construct drainage improvements (and parkway drains, if needed) and offer easements needed for street drainage or slopes to the satisfaction of Public Works. Where streets or highways are located within flood hazard areas or subject to inundation, provide adequate freeboard and slope protection to the satisfaction of Public Works. Construct adequate embankment protection, including a service road if required, along those portions of highways or streets located within flood plain boundaries or subject to inundation.

36. Construct bridge/drainage structures on Shadow Pines Boulevard and "Q" Street in the vicinity of Tick Canyon to the satisfaction of Public Works.

37. Plant street trees on all local streets and highways within the tract boundaries.

38. Comply with the following street lighting requirements:

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

    b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and

maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

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

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

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

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

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

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

40. Install postal delivery receptacles in groups to serve two or more residential lots.

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

42. 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 to the satisfaction of Public Works.

43. Comply with the mitigation measures identified in the attached December 1, 2005 memoranda/letter from our Traffic and Lighting Division to the satisfaction of Public Works.

44. Prior to final map approval, pay the fees established by the Board of Supervisors for the Eastside Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is $15,560 per factored unit and is subject to change.

45. Permission is granted to record large lots (20 acres minimum lot size) parcel map provided that full street right of way and slope easements are dedicated along the latest IEC/Public Works approved alignment on Shadow Pine Boulevard including the off-site portion to the satisfaction of Public Works. In addition, make an offer of future right of way and dedicate slope easements along all remaining interior streets and on-site access streets on alignments to the satisfaction of Public Works.

HW

Prepared by John Chin Phone (626) 458-4915 Date 01-31-2006

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COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

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

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

IN REPLY PLEASE
REFER TO FILE: T-4

December 1, 2005

Mr. Daryl Zerfass
Austin-Foust Associates, Inc.
2223 Wellington Avenue, No. 300
Santa Ana, CA 92701-3161

Dear Mr. Zerfass:

PARK PLACE
TENTATIVE TRACT NO. 60259
TRAFFIC IMPACT ANALYSIS (OCTOBER 2005)
PINETREE AREA

As requested, we have reviewed the above-mentioned document. The project site is located northeast of the existing terminus of Shadow Pines Boulevard and is bisected by Tick Canyon Road in the unincorporated County of Los Angeles area of Pinetree.

The proposed project consists of 492 single-family residential units and approximately 34 acres of park usage. The project is estimated to generate approximately 5,352 vehicle trips on a typical weekday, with 369 and 581 vehicle trips during the weekday a.m. and p.m. peak hours, respectively.

We generally agree with the study that the proposed project alone will significantly impact the County/City intersection listed below. The following improvements shall be the sole responsibility of the project and be made a condition of approval to be in place prior to occupancy of any unit.

Shadow Pines Boulevard/Tick Canyon Road at Grandifloras Road

North approach: One left-turn lane, one through-lane, and one shared through/right-turn lane (add north approach).

East approach: One shared left/through/right-turn lane instead of one shared through/right-turn lane.

South approach: One left-turn lane, one through-lane, and one shared through/right-turn lane instead of one shared left-/right-lane.

West approach: One shared left/through/right-turn lane instead of one shared left-/through-lane.

Install a traffic signal.

Detailed striping, signing, and traffic signal plans must be prepared and submitted to Public Works for review and approval prior to recordation of the tract map. The project is solely responsible for the design and installation of the traffic signal and it shall be in place prior to the issuance of a certificate of occupancy of any unit. The project shall coordinate with the City of Santa Clarita and the County to insure proper roadway transition is maintained at the intersection. The project shall enter into a secured agreement with Public Works for the cost traffic signal. This amount, which is estimated to be $200,000 (reference Table 1), is subject to adjustment based on the estimated cost of the traffic signal at the time of recordation. The security will be released upon the completion and approval of the traffic signal installation.

In addition, we agree with the traffic study that the cumulative traffic generated by the project and other related projects will significantly impact the County and County/City intersections listed below. The project shall contribute its proportionate share of the cost for the following mitigation measures. Caltrans has reviewed and concurs with the following proposed mitigation measures:

Lost Canyon Road/SR-14 northbound ramps at Soledad Canyon Road

North approach: One left-turn lane and one shared through/right-turn lane instead of one shared left/through/right turn-lane (add an exclusive left-turn lane).

South approach: One left-turn lane, one through lane, and one exclusive right-turn lane instead of one left-turn lane and one shared through/right-turn lane (add an exclusive right-turn lane).

Install a traffic signal. The project's pro-rata share is 13 percent (reference Table 1).

Soledad Canyon Road at SR-14 southbound ramps

Install a traffic signal. The project's pro-rata share is 30 percent (reference Table 1).

The project shall pay Public Works for the pro-rata shares of the costs to install the traffic signals mentioned above and in Table 1.

Table 1

Intersections	Pro-rata	Cost	* Amount
Shadow Pines Boulevard/Tick Canyon Road at Grandifloras Road	100%	$200,000	$200,000
Lost Canyon Road/SR-14 Northbound Ramps at Soledad Canyon Road	13%	$200,000	$26,000
Soledad Canyon Road at SR-14 Southbound Ramps	30%	$200,000	$60,000
Amount Due at recordation			$286,000

* Subject to adjustment at time of recordation.

The cumulative traffic generated by the project and other related projects will significantly impact the City intersections listed below. The proposed mitigation measures have been reviewed by the City of Santa Clarita and Caltrans. Both jurisdictions are in agreement with the study and have replied accordingly.

Sand Canyon Road at Soledad Canyon Road

North approach: Two left-turn lanes, one through lane, and one exclusive right-turn lane instead of one left-turn lane, one through lane, and one exclusive right-turn lane.

South approach: Two left-turn lanes, one through lane, one shared through/right-turn lane, and one exclusive right-turn lane instead of one left-turn lane, one through lane, and two exclusive right-turn lanes.

West approach: One left-turn lane, two through lanes, and one shared through/right-turn lane instead of one left-turn lane, two through lanes, and one exclusive right-turn lane.

Antelope Valley (SR-14) Freeway Southbound Ramps (at Sand Canyon Road) at Soledad Canyon Road

West approach: Three through lanes and one exclusive right-turn lane instead of two through lanes and one exclusive left-turn lane.

Sand Canyon Road at Antelope Valley (SR-14) Freeway Northbound Ramps

North approach: Two left-turn lanes and two through lanes instead of one left-turn lane and two through lanes.

The project is within the Eastside Bridge and Major Thoroughfare (B&T) District. The project shall pay its share of the Eastside B&T fees. We also agree with the traffic study that the project will not have significant impacts to the Congestion Management Program-monitored intersections, arterials, or freeways in the area.

If you have any questions, please contact Mr. Patrick Arakawa of our Traffic Studies Section at (626) 300-4867.

Very truly yours,

DONALD L. WOLFE
Director of Public Works

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

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cc: Caltrans (Cheryl Powell)
City of Santa Clarita (Ian Pari)
Department of Regional Planning (Daryl Koutnik)

bc: Land Development (Chong, Witler, Wong)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 060259 (Rev.)

TENTATIVE MAP DATED 12-22-2005

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

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

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

3. Install off-site water mainline to serve this subdivision to the satisfaction of Public Works.

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

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

6. Depict all line of sight easements on the landscaping and grading plans.

HW
Prepared by Zach Hartjes Phone (626) 458-4921 Date 01-30-2006
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RP

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No. TR 60259 Tentative Map Date 22-DECEMBER-05, EX. A

Revised Report YES

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

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

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

☐ Fire hydrant requirements are as follows:

Install ____ public fire hydrant(s). Upgrade / Verify existing ____ public fire hydrant(s).

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

☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location: ____

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

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

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

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

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

Comments: To be determined.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date 6-Apr-06

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

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COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 60259 Map Date 22-DECEMBER-05, EX. A

C.U.P. 03-249 Vicinity 3026C

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

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

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

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

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

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

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

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

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

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

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

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

Comments: **SEE ADDITIONAL COMMENT SHEETS FOR SPECIFICS.**

By Inspector: *Janna Masi* Date 6-Apr-06

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS

ADDITIONAL PAGE

SUBDIVISION NO. TR 60259 **PAGE NO. 1**

1 The "Private Driveway and Firelane" as shown on Tentative Map will satisfy the Fire Department's requirement to provide the secondary access from the northern edge of Park Place project, north to Summit Knoll Road with the following additional modifications:

The off-site "Private Driveway and Firelane" shall be paved with asphalt at grade and shall not be less than 20 feet in width. Turnout areas as indicated on the submitted tentative map shall be maintained as depicted.
Resubmit for review and approval prior to the clearance of the final map. If additional revisions are requested as part of the tentative map review, requested entitlements shall be incorporated onto the tentative map for approval.

2.A Fire Department approved gate shall be installed at the most Southern section of the proposed off-sie "Private Driveway and Firelane" (Tick Canyon Road) to ensure this access remains restricted. The "Private Driveway and Firelane" shall be restricted for use by the Tick Canyon and Rattlesnake Canyon residents only. The "Private Driveway and Firelane" shall only be used as an access by the Park Place Project residents and all other surrounding residents, during emergencies.

3.The Driveway shall have a minimum centerline radius of 100 feet. Signs shall be posted for a maximum 25 mph speed limit. Speed limit signage shall be installed prior to occupancy of residential units within tract boundary. The "Private Driveway and Firelane" shall have signage installed near the intersection of Summit Knoll Road that clearly states the road is not for through traffic. The Fire Department approved gate shall have signage posted that states, Tick Canyon Road is a Private Driveway/Emergency Firelane. (Contact your local fire prevention office for field inspection at 661-286-8821.)

4.A concrete dip crossing shall be installed at the significant watercourse crossing, approximately 2,800 feet Southerly of Summit Knoll Road.

5.A Civil Engineer shall provide a certified report and plan for the watercourse crossing and a final report that it has been installed per the plan. The design plan shall be submitted to the Land Development Unit prior to the clearance of the Final Map, with the installation report required prior to the issuance of building permit.

6.A Geotechnical consultant shall conduct field tests and provide a Certified Report for pavement structural design and base cross section designed to withstand a live load of 75,000 lbs. The Geotechnical consultant shall also provide a final report to the Santa Clarita Fire Prevention office that shows improvements have been installed per their report. Said report shall be submitted prior to issuance of building permits.

7.Homeowner CC&R's are to be provided that include maintenance responsibility provisions by the HOA and a funding reserve mechanism for the "Private Driveway and Firelane" prior to final map clearance. Additionally the CC&R's for the project shall contain a budget item for the maintenance of the "Private Driveway and Firelane" and Fire Department approved Gate. The developer shall place $50,000 in this maintenance fund.

8.The "Private Driveway and Firelane" and Fire Department approved Gate shall be installed prior to the issuance of the first residential building permit.

Gated entrances shall comply with Regulation #5, Los Angeles Co. Fire Department for emergency override devices. Prior to the clearance of the final map, gate details shall be submitted for review and approval.
The following design criteria shall be incoroporated to the design:
A. Single gate design shall provide a minimum opening of 26'.
B. Provide a 32' turning radius prior to the gate.
C. The gate setback from public right of way shall meet the minimum requirements a set forth by Public Works for stacking purposes. Provide verification from Public Works that the stacking design is adequate.

Flag lots 90, 91, 183, 188, 189, 192, 194, 199, 200, 216, 217, 219, 221, 271, 273, 465, 467, 469, 472, 475, shall comply with the following criteria prior to the commencement of construction:
A. Single flag lots shall provide for a minimum paved width of 20' clear to the sky.
B. Two adjoining flag lots shall provide a minimum paved width of 20'.

Access to the public water tanks shall be a minimum paved width of 20'.

The Homeowners Association shall pay for a botanist or competent nursery person to annually inspect each occupancy built within the Park Place Development to ensure the original fuel modification plan is not compromised by any residents who may plant non Fire Department approved plants, scrubs and or trees. The person selected to complete this task by the Homeowners Association shall provide the Fire Department's Forestry Division with an annual report during the month of April that identifies any homes that have violated the original fuel modification plan for the development. The Forestry Division will be responsible for imposing enforcement concerning any violations made known in the annual report.

All residences constructed within this development shall have interior fire sprinklers installed. In addition, the expanded limits of the perimeter fuel modification zone shall be in accordance to Fire Department requirements prior to the clearance of the final map.

By Inspector: Janna Masi Date: 6-Apr-06

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"
Russ Guiney, Director

March 16, 2006

Ms. Susie Tae
Acting Land Divisions Section Head
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, California 90012

Dear Ms. Tae:

CONDITIONS OF MAP APPROVAL
VESTING TENTATIVE TRACT MAP 060259
Regional Planning Map dated December 22, 2005

The Department's recommended Conditions of Map Approval are listed below for VTTM 060259, a 492 single-family lot subdivision:

1. The basic Quimby park land obligation is 4.72 net acres (see Park Obligation Reports and Worksheets dated March 16, 2006 attached to and incorporated into these conditions). The developer shall convey an improved park to the County of Los Angeles ("the public park") in Park Planning Area (PPA) 35D (Canyon Country) and serving both PPA 35D and PPA 43B (Agua Dulce/Acton) in accordance with the final park plan approved by the Department. The public park shall include Lot 494, which shall be a minimum of 16 net acres (maximum slope 3%), and park site graded slope Lots 495 through 498 and Lot 500, and shall be unencumbered by easements, drainage or other structures which would restrict park development, access or active recreational use. Developer shall receive a 4.72 net acre Quimby credit for the park land dedicated on Lot 494. The developer shall provide the improvements on the Park Conceptual Plan that the Department received on September 26, 2005 and reviewed by the Department's Design Review Committee on October 31, 2005 including parking lots, hard-court play area, baseball field, play area, picnic tables, shade structures, 3 restroom buildings (one of which is to include an office), lighting, irrigation and landscaping. In addition, the developer shall, for the purpose of securing the park, provide fencing and gates as shown on the Park Conceptual Plan the Department received on February 16, 2006 or as required by the Department.

2. Developer shall dedicate the natural open space lots (Lots 518 through 523) to the County of Los Angeles.

3. Prior to County accepting title to the public park and natural open space lots, a Landscape and Lighting Act District (LLAD) shall be created for the mutual benefit of Developer and the County to maintain the public park and natural open space lots. When LLAD maintenance areas are planned on private, fee simple lots, LLAD easements must be recorded prior to clearance of final (unit) maps by the Department.

4. Lot 499 shall be removed from the list of "Park Site Graded Slope Lots" and added to the list of "HOA Open Area/Possible Future Bio Basin Lots" in the Lot Area Summary on page 1. The eastern edge of Lot 499 shall be extended 26 feet to the east to include all of the private Access Drive, from the "Q" Street Bridge up to the Existing Dirt Road to the north. Lot 499 shall also be enlarged to the north to include all of the Existing Dirt Road. The private Access Drive and Existing Dirt Road are collectively referred to as "the Access Drives."

5. Lot 494 shall not contain any of the just described Access Drives to the west or to the north. Developer shall grant to the County of Los Angeles by separate instrument prior to the Department clearing the first unit map for recordation, an easement along and over said Access Drives, granting the right to use said Access Drives for access to the park grounds and maintenance yard. This easement will also contain a reservation of rights for use of the Access Drives as access for the property owners located directly east of the public park. The maintenance and the cost for any such maintenance of the Access Drives shall be the sole responsibility of the Park Place Homeowners Association ("the Park Place HOA") and Developer shall include this maintenance requirement in the covenants, conditions, and restrictions (CC&Rs) of the Park Place HOA and deliver a recorded copy of the CC&Rs to the Department prior to the Department clearing the first unit map for recordation.

6. Developer shall convey the public park by recordable grant deed showing the fee vested with the County of Los Angeles, and free of all encumbrances except those that do not interfere with the use of the property for park or recreational purposes. Developer's designated title company shall provide the County with an ALTA title policy and shall record the park deeds simultaneously to County's execution of a Certificate of Acceptance, and shall deliver the recorded deeds to the Chief Administrative Office Real Estate Division, Property Management Section, 222 South Hill Street, Third Floor, Los Angeles, CA 90012.

7. Developer shall complete construction of the public park and convey it to the County by the time building permits are obtained for 247 single family units. Starting with the month after the month in which the first building permit is issued, developer shall submit monthly reports to the Department that identify for each unit map within VTTM 060259 the number of residential units for which building

permits were issued for the month and cumulative to date, and which relate the number of residential units to owner, unit map number, and lot number. The monthly reports are due on the first County business day of each month until the County accepts the deed to the park. Failure to provide the Department with a report, or to convey the public park to the County prior to the 247th residential building permit threshold will result in the Department requesting the Department of Public Works to withhold further issuance of building permits for unit maps until the delinquent report is received and/or the public park is conveyed to the County.

8. Prior to the Department clearing the first unit final map for VTTM 60259, Developer shall enter into a Multiple Agreement and post Faithful Performance and Labor & Materials bonds with the Department for Developer's park improvements in accordance with an updated cost estimate for said improvements.

9. Developer is responsible for developing the public park in accordance with the park improvement plan approved by the Department, at no cost to the County, using standard construction activities and responsible contractors licensed by the State of California to perform this type of work. Sole responsibility for completion of the park improvements, and payment of all costs incurred, lies with developer.

10. Developer shall obtain, coordinate and pay for all studies, permits, fees and agency inspections required to design and build the park and shall provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative. Design and construction of the public park shall comply with all applicable federal, California, and local laws, rules, and regulations.

11. Developer shall provide County with certification that the public park playground meets the standards of the American Society for Testing and Materials (ASTM) and United States Consumer Product Safety Commission (USCPSC).

12. Developer shall contractually require and ensure that its design consultant submit to the Department public park plans and specifications for review and approval during the schematic design stage; design development stage; fifty percent (50%), ninety percent (90%), and one hundred percent (100%) stages of construction document completion and, concurrent with the final grading plan submittal to the Department of Public Works, a grading plan (scale: 1 inch = 40 feet or as required by the Department) and specifications, including all grading, drainage, irrigation and planting improvements, utility locations and sizes required under County ordinances. The respective stage of each submittal shall be clearly labeled on the drawings. Plan submittals shall be made by giving the Department three (3) sets of drawings and a CD-ROM containing the drawings in

AutoCad 2000 format. The Department shall have twenty-one (21) County business days from receipt of any construction document submittal to review and approve it. If the Department does not respond within said time period, the submittal shall be deemed approved by the Department. Any corrections or changes made by County during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for County's approval of said stage prior to permission by County for Developer to proceed with the next stage.

13. Developer shall provide the Department with written Notice of Construction Commencement for the public park site. The Construction Phase is defined as the period of time from said notice to the date the Department issues its Notice of Acceptance of Completed Park Improvements, inclusive of the 90-day plant establishment period.

14. Developer shall identify a project manager who will oversee construction of the public park. Developer's project manager shall communicate by providing written documentation via facsimile or mail to County's representative and abide by County's requirements and direction to ensure acceptable park completion. The project manager shall provide County with reasonable access to the public park site and the park improvements for inspection purposes and at a minimum shall initiate and coordinate the following inspections and approvals during the course of construction with not less than two County business days advanced notice of any request for inspection or approval: (1) contractor orientation/pre-construction meeting; (2) construction staking and layout; (3) progress/installation inspections to be scheduled on a weekly basis or as required to insure conformance with construction documents; (4) any and all required permit inspections; (5) irrigation mainline and equipment layout; (6) irrigation pressure test; (7) irrigation coverage test; (8) weed abatement after abatement cycle, to review degree of kill; (9) plant material approval; (10) plant material/Hydroseed/pre-maintenance inspection; (11) substantial completion and commencement of maintenance period; (12) final walk through and acceptance. Continued work without inspection and approval shall make developer and its subcontractors solely responsible for any and all expenses incurred for required changes or modifications. County reserves the right to reject all work not approved in conformance with this condition.

15. During the public park construction period, the project manager shall maintain a critical path method (CPM) schedule that shall be updated on a biweekly basis and available to the County for review.

16. Upon completing construction of the public park, developer shall notify the Department in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) days after receipt of said notice, County shall inspect the park and reasonably determine whether or not the park improvements have been

constructed in accordance with the construction documents, and to a level of quality and workmanship for the Department to issue its Notice of Acceptance of Completed Park Improvements. If park construction is unacceptable, within fifteen (15) County business days after inspection, County shall provide Developer with a list of items that need to be corrected after receipt of said list in order for Department to issue its Notice of Acceptance of Completed Park Improvements, or issuance of said notice will be delayed until the items on the list are corrected.

17. Developer shall provide Department with a two (2) sets of record drawings, maintenance manuals, and irrigation controller charts upon Department's Notice of Acceptance of Completed Park Improvements. These documents shall also be submitted on CD-ROM with the drawings in AutoCad 2000 format.

18. Any major change proposed by the Developer to the public park's location, shape, or size (not more than 2 acres variance) from the approved tentative tract or parcel map, shall be deemed a revision of the tentative tract or parcel map and shall require the filing of a new or "REVISED" map through the Regional Planning Department.

19. See Trails Report dated January 30, 2006 attached to and incorporated in these conditions.

Please contact me at (213) 351-5117 if you have any questions regarding this matter.

Sincerely,

Larry Hensley
Chief of Planning

LH:JB (c: VTTM 060259.Tick Canyon 12.22.05 md_NOscm)

c: Rick Doremus, Synergy
Chris Kurzon, CAORED

CALCULATION OF QUIMBY OBLIGATION
VESTING TENTATIVE TRACT MAP 60259 - TICK CANYON
DRP MAP DATE DECEMBER 22, 2005

	(a)	(b)	(c)	(d) (a)x(b)x(c)	(e)	(f) (d)x(f)
Park Planning Area/ Types of Dwelling Units	**# of People Per Dwelling Unit**	**Goal 3.0 Acre/1,000 People**	**Number of Dwelling Units (Count)**	**Quimby Obligation (Acres)**	**Representative Land Value per Acre ($)**	**In-Lieu Fee ($)**
Park Planning 35D						
Single Family Units	3.21	0.0030	449	4.32	$135,842	$586,837
Park Planning 43B						
Single Family Units	3.11	0.0030	43	0.40	$37,879	$15,152
Totals			**492**	**4.72**		**$601,989**

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map #	60259	DRP Map Date: **12/22/2005**	SCM Date: / /	Report Date: **03/16/2006**
Park Planning Area #	35D	**CANYON COUNTRY**		Map Type: **REV. (REV RECD)**

Total Units **449** = Proposed Units **449** + Exempt Units **0**

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	4.32
IN-LIEU FEES:	$586,837

Conditions of the map approval:

See attached letter dated March 16, 2006 to Susie Tae of Regional Planning.

The park obligation for this development will be met by:

The dedication of 16.10 acres for public park purposes.
Conditions of approval attached to report.
Provision of Amenities.

Trails:

See also attached Trail Report. Santa Clarita Valley Trails Advisory Committee (SCVTAC) TICK CANYON TRAIL - For trails requirements, please contact Jeremy Bok, Acting Trails Coordintor at (213) 351-5137.

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

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

By: James Barber

James Barber, Advanced Planning Section Head

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March 16, 2006 06:38:37
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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **60259**	DRP Map Date:**12/22/2005**	SMC Date: /	Report Date: **03/16/2006**
Park Planning Area # **35D**	**CANYON COUNTRY**		Map Type:**REV. (REV RECD)**

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

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

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

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

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.00 0" in the formula.

U = Total approved number of Dwelling Units.

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

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

Total Units **449** = Proposed Units **449** + Exempt Units **0**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.21**	**0.0030**	**449**	**4.32**
M.F. < 5 Units	3.03	0.0030	0	0.00
M.F. >= 5 Units	2.10	0.0030	0	0.00
Mobile Units	3.01	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**4.32**

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

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	4.32	$135,842	**$586,837**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
494	Park Area	17.00	94.7 %	16.10	Public
			Total Provided Acre Credit:	**16.10**	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
4.32	16.10	0.00	-11.78	$135,842	**$0**

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COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

January 30, 2006

NOTICE OF TRAIL REQUIREMENT FOR TRACT MAPS AND PARCEL MAPS

Tentative Tract Map #: 60259 **Date on Map: Dec. 22, 2005**

No County trail required, however it is requested that a **6-8** foot easement for the **Tick Canyon Trail** be provided 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 Request a 6'-8' easement for the Santa Clarita Valley Trails Advisory Committee's Tick Canyon Trail. Location shown on Tract Map.

****

Dedications and the exact following language should be shown for trail dedications on the first phase of final map.

Title Page: We hereby dedicate to the County of Los Angeles a **6-8** foot easement for Riding and Hiking purposes for the **Tick Canyon 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 Jeremy Bok at (213) 351-5137. Your compliance to this request is appreciated.

Jeremy Bok, Acting Trails Coordinator

COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
Public Health

THOMAS L. GARTHWAITE, M.D.
DIRECTOR and CHIEF MEDICAL OFFICER

FRED LEAF
CHIEF OPERATING OFFICER

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

Environmental Health
ARTURO AGUIRRE, Director

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

BOARD OF SUPERVISORS

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Michael D. Antonovich
Fifth District

January 26, 2006

RFS No. 06-0000639

Tract No. 060259

Vicinity: Pine Tree

Tentative Tract Map Date: December 22, 2005 (3rd Revision)

The Los Angeles County Department of Health Services' conditions of approval for **Vesting Tentative Tract Map 060259** are unchanged by the submission of the revised map. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Newhall County Water District** a public water system, which guarantees water connection and service to all units. A "will serve" letter has been received by the Department.

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

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

Respectfully,

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

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

RECEIVED
MAY 22 2006

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

May 18, 2006

Karen Simmons, Principal Planner
Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Simmons:

OAK TREE PERMIT OTP #2005-00051, TICK CANYON PROJECT #03-249, VTT #060259, UNINCORPORATED SANTA CLARITA

We have reviewed "Request for Oak Tree Permit OTP #2005-00051, located at the northern terminus of Shadow Pines Boulevard in an unincorporated area of Santa Clarita. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Thomas Leslie Corporation, the consulting arborist, dated December 11, 2003 and revised April 24, 2006.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until 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.

   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. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of $3000. Such fees 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 the conditions of approval.

The above fees provide for one (1) preconstruction meeting and twenty-nine (29) subsequent inspections until the conditions of approval have been met.

The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles 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 Regional Planning and the County Forester any failure to fully comply with the conditions of the 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.

4. 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 the Oak Tree Permit or the Conditional Use Permit.

5. The permittee shall install temporary chain-link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.

   Specifically seventy-one (71) trees of the Oak genus (*Quercus john-tuckeri*) located within 200 feet of grading shall be fenced. They are identified as trees Numbered: 9, 10, 27, 49, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 84, 85, 86, 87, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 101, 114, 117, 118, 121, 122, 123, 124, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 176, 177, 178, 179, 180, 181, 182, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, and 198 on the applicant's site plan map and Oak Tree Report (appendix E.).

6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review.

   All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE REMOVALS:

7. This grant allows the removal of seventy-four (74) trees of the Oak genus (*Quercus john-tuckeri*) identified as Trees Numbered: 5, 6, 7, 8, 11, 12, 13, 14, 26, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 107, 108, 109, 110, 111, 115, 139, 140, 141, 142, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 344, 345, and 346 located on the applicant's site plan and Oak Tree Report (appendix D).

8. In addition to the 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 include the removal of deadwood and stubs and medium pruning of branches two (2) inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one (1) tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, Oak Trees: Care and Maintenance, prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of 4:1 trees for each tree removed. There are seventy-four (74) proposed Oak tree removals for a total of two-hundred ninety-six (296) mitigation trees to be planted on site.

    The permittee shall provide mitigation trees of the Oak genus at a rate of 4:1 for any tree specified above that dies as a result of the approved encroachments.

11. Each mitigation tree shall be at least a 15-gallon (*Quercus agrifolia*) or 5-gallon (*Quercus john-tuckeri*) specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two (2) largest stems of such trees shall measure a minimum of one (1) inch in diameter one (1) foot above the base.

12. Mitigation trees shall consist of indigenous varieties of (*Quercus agrifolia)* and (*Quercus john-tuckeri)* grown from a local seed source.

13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Additional mitigation trees shall be planted within one (1) year of the death of any tree, which results from its permitted encroachment. Mitigation trees shall be planted on site at locations approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The five-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five (5) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.

17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.

19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.

20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.

21. Violations of the conditions of this grant shall result in immediate work stoppage or in 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.

22. 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 County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

DAVID R. LEININGER, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

DRL:lc

Enclosure

CONDITIONAL USE PERMT BURDEN OF PROOF

Including Density Controlled Development and Grading over 100,000 cubic yards

Background

Park Place proposes a clustered project design and 5.9 million cubic yards of grading. A total of 492 single family lots, a 16 acre public park, and on-site public facilities lots are proposed on the approximately 500 acre site. 229 acres of the site will be subject to grading with development occurring on approximately 203 acres. In addition to the 16 acre park, 271 acres, approximately 54% of the site, are reserved as permanent open space. The project developer will construct park improvements consisting of soccer and baseball fields, a basketball court, an accessible playground, community building and picnic area and the park will be dedicated to the County of Los Angeles.

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or

2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or

3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

By clustering the single family homes in Park Place, the project design minimizes the amount of grading and maximizes open space, allowing for 271 acres of natural open space and a new 16 acre County park.

The tentative map depicts 492 single family lots with average lots of approximately 5,500 square feet to 7,000 square feet. The surrounding community is developed in a similar manner, with lots of approximately the same size. The project proposes a density of approximately 1 unit per acre, consistent with a non-urban designation though portions of the site are designated as urban. Clustering permits the preservation of significant open space to be maintained, as required by Section 22.56.205, by a homeowner's association, maintenance district or other appropriate means. Clustering creates a benefit to the surrounding community by preserving the natural views from nearby properties, enhancing the use and enjoyment of those as well as of the project site. The SCVAP contains several policies promoting clustering, specifically as a means to attain plan goals and to promote superior design (Page 13, 2.5).

The homes will be shielded from view from the neighboring properties. The valuations of the adjacent properties are increased because of contributions to the widening and extension of Shadow Pines Blvd, the improvements to the 14 Freeway off-ramps, and by the improvement and dedication of the 16 acre park. The project will also enhance the valuation of surrounding properties by creating new housing stock.

Park Place does not adversely affect the residents in the surrounding area and in fact improves their welfare because of the widening and improvements to Shadow Pines Blvd and its extension as a private drive northerly to Summit Knoll Road, which will improve the fire access and life safety for the entire surrounding area.

The project proposes a total of 5.9 million cubic yards of grading, to be balanced on site. The proposed grading is reviewed by County staff to ensure technical feasibility and safety to the public. The project will be conditioned to comply with all requirements of the grading ordinance, including limits on the time grading activities may occur and watering of the site during grading to limit dust. Any mitigation measures identified to reduce impacts associated with project grading will be complied with as required.

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

The project site will be graded to provide developable pads for the proposed projects lots. These pads will be designed to be able to accommodate the required yards, parking and other development standards prescribed in Title 22, specifically Section 22.20.105, which requires front yards of a minimum of 20', rear yards of a minimum of 15', and side yards a minimum of 5' as well as 2 covered parking spaces per residence. The lots will easily accommodate these standards. The type of residences to be constructed will be similar in design and character to those existing in the surrounding community. Landscaping plans will be submitted as required by project approval and landscaping materials will comply with the requirements for use of native species to integrate the site with the surrounding area.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and

2. By other public or private service facilities as are required.

The project site is located approximately 2 miles north of the 14 Freeway. The property takes direct access from Shadow Pines Boulevard, a secondary highway. Roadway improvements will include widening of Shadow Pines Blvd to a full 4 lanes which extends this secondary highway past the project. Park Place also mitigates off-site traffic by the addition of traffic signals and the widening of on-ramps onto the 14 freeway. Also, Shadow Pines Blvd will be extended north to Summit Knoll Road as a private drive to provide fire and emergency access to the entire area which is presently inadequate. This improvement will increase the life safety for all the residents in the Shadow Pines area. The project will also be conditioned to provide payment of fees to the County's Bridge and Thoroughfare District for regional improvements. The project's internal streets will be designed to the County required width of 60' and 64', providing adequate circulation within the project.

The project will be served by public water and sanitary sewers with the extension of existing infrastructure to the project site. Electricity and natural gas is also available to the site.

Related to the project grading, the project site is located approximately 2 miles from the entrance to the 14 Freeway. Soledad Canyon and Shadow Pines Blvd are of sufficient width and quality to handle the construction traffic generated by project grading. Grading is proposed to be balanced on site so there will be no transport of graded materials off-site.

CONDITIONAL USE PERMIT
Burden of Proof
Hillside Management

Findings

A. Hillside Management Areas (Section 22.56.215 F.1):

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

The project site contains natural slopes of 25% in a designated hillside management area. The slope analysis prepared for the project has determined that the low density threshold is 163 and the maximum density is 494. The proposed 492 lots exceed the low-density threshold so a conditional use permit is required.

The proposed project does not create a significant threat to life and/or property because the single-family homes are clustered in portions of the site without geological, seismic or slope instability problems. The project requires review by County staff to ensure the project is designed to limit threats associated with geologic hazards, is located away from seismically active locations and flood prone areas.

The project has been designed to avoid any fault hazard zones and to incorporate design measures to control any potential liquefaction. The design was based on substantiation in the project's geotechnical report that potential geotechnical hazards would be less than significant with the mitigation measures associated with the design shown on the tentative map.

A total of 5.9 million cubic yards of grading is proposed to develop the project. The grading will be done in compliance with County requirements to ensure that there are no risks of mud flow or erosion hazard.. The project's drainage analysis in the drainage concept report verifies that the developed areas will not be subject to significant flood hazard. Surface runoff and erosion control methods will to implemented to control the potential for downstream flooding and the existing drainage pattern onsite and downstream will not be alerted. Also, the project will be conditioned to comply with fuel modification requirements of the Fire Department.

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

The project is compatible with the natural, biotic, cultural, scenic and open space resources of the area. The proposed project will visually reflect the character of the surrounding community. The project vicinity is a generally suburban area with single

family residences at similar to that proposed by the project. The project contains a total of 500 acres. 271 acres will be maintained as natural open space, representing 54% of the site, and 16 additional acres will be improved with park facilities and dedicated to the County.

The project has been designed to maintain the ecologically sensitive Tick Canyon Wash. In order to do this and to provide the park, development is proposed to be transferred from the designated U1 area of the wash, to areas designated Hillside Management. 195 units are proposed for transfer from the flatter U1 designation to the area designated HM and in excess of 50% slope. The SCVAP (Page 46) states that in no event is density transfer permitted to areas of a project site predominantly in excess of 50% natural slope. The project site's 500 acres contain 193 acres in the 0-25% category, 116 acres in the 25-50% category and 192 acres in the over 50% category. The site does not predominately contain slopes over 50% and only approximately 39% of the total units proposed would be transferred to the over 50% area.

A total of 271 acres of the site will remain in a natural state promoting the SCVAP policy of allowing future development in the most suitable and least environmentally sensitive areas, and designed in terms of scale and intensity in a matter compatible with the natural resource values and character of the area.

The developed area will comprise approximately 40% of the site, limiting impacts to the site's native plant communities and other resources. By clustering the development and by avoiding the sensitive ecological areas of the Tick Canyon Wash, the loss of Gnatcatcher habitat is minimized. Replacement habitat is accomplished by using both on-site and off-site mitigation.

A Phase I archaeological report prepared for the site concludes no cultural resources occur on site. The project will be conditioned to stop work if resources are discovered.

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

The project is located in an area within close proximity to the city of Santa Clarita. Numerous services are available within a short drive of the project site. Neighborhood shopping and commercial facilities are located on Soledad Canyon Road. In addition, new shopping facilities are under construction at Soledad Canyon Road and Shadow Pines Boulevard. Retail, office and industrial development is located in the nearby area, in both the city of Santa Clarita and the unincorporated area. Schools are also in the vicinity. Pinetree elementary school is approximately 3 miles from the site, Sierra Vista Junior High is 7 miles away and Canyon High School is 7 miles. Presently, there are virtually no recreational facilities available to serve the existing community. The nearest park with ball fields is located approximately 5 miles away . The project's

16 acre park, which will be improved with a soccer field, baseball field, basketball courts, an accessible playground, community building and picnic areas will provide a needed benefit to the community. The SCVAP (Page 26, Recreation 5.1 and 5.6) promotes the acquisition of land for public parks and supports efforts to satisfy the demand for more active use facilities such as ball fields, soccer fields and golf courses. The park will provide a much need recreational resource in an area where no parks presently exist.

Consistent with the policies of the SCVAP, the project will be conditioned to provide public water and sanitary sewer service. The project developer will bear the full cost of improvements and be responsible for extension of existing infrastructure from its current location at Grandifloras Road, which is the existing terminus of Shadow Pines Blvd. The project will provide housing consistent with the character of surrounding neighborhoods at a density of approximately 1 unit per acre. The project is a clustered design, minimizing grading and allowing preservation of natural terrain.

The SCVAP was adopted in 1984 and a comprehensive update adopted in 1990. The plan has not been updated since 1990, though significant development has occurred in the Santa Clarita Valley in the past 16 years. Land available for development is limited and more challenging to develop than the property available in 1990. The SCVAP acknowledges that the Santa Clarita Valley will continue to grow through and beyond 2010. To accommodate the projected growth and to provide appropriate facilities to serve the population, plan policies should be considered in light of comments in its introduction. The SCVAP states that a "plan cannot guarantee the achievement of any single goal or objective, nor the strict adherence to any single policy objective. Competing demands are constantly being placed upon the available resources. Consequently, it is necessary to evaluate these competing needs and to select those courses of action that will result in the maximum benefit for all."

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

The project demonstrates creative and imaginative design by incorporating a clustered design to limit the amount of grading and provision of infrastructure and to allow for a large area of undisturbed natural open space. No scenic resources will be disturbed by the development as it does not encroach onto primary or secondary ridgelines and is shielded from the view of neighboring homes and roads because of its secluded position within Tick Canyon. The permanent maintenance of the 271 acres of open space and the provision of the 16 acre park will benefit current and future residents.

Oak Tree Permit
Burden of Proof
Park Place

An oak tree permit is requested to remove 74 oak trees and to encroach into the protected zone of 71 trees in connection with the development of Vesting Tentative Tract Map 060259. A total of 346 trees are located on the project site. Of the 74 trees to be removed, 70 are proposed for removal for park construction and 4 for residential construction. The 71 trees where encroachment into the protected zone will occur, are located within 200' of the daylight construction grading limit for the park. 201 of the 346 trees will be protected with no impacts.

Oak Tree Survey Matrix

346 total trees

	Protected	Encroached	Removed
Heritage Oaks	0	0	0
Non-heritage Oaks	201	71	74

A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property.

A total of 272 trees are proposed to be retained. 71 of those will be subject to encroachment due to their location within 200 of the proposed grading limits. Mitigation measures and preservation guidelines have been established for those oak trees as well as for the 201 trees that will remain with no encroachment.

The 201 trees will have fencing placed along the area five feet beyond the dripline of each tree or 15 feet from the trunk of each tree, whichever distance is greater. To ensure full protection of the health of these trees, no encroachment will occur within the protected zones per §22.56.2060 of Los Angeles County Code.

The applicant will also erect protective fencing along the driplines of the 71 trees subject to encroachment. Any grading or other construction-related activities to occur within the protected zone of these trees will be done with hand tools only and under the close supervision of the construction manager to ensure the well-being of the root systems and other parts of the trees.

B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which can not be satisfactorily mitigated.

The proposed removal of 74 oak trees and the encroachment of 71 oak trees will not result in any additional soil erosion through diversion or increased flow of surface waters, which cannot be satisfactorily mitigated through on-site drainage control measures that shall be implemented with the project.

The proposed project incorporates drainage and water quality improvement plans which are designed to both protect development and control the drainage and pollutants. The features of this plan are intended to blend into the community as an extension of the landscaping. All drainage entering and originating within the project area will be collected and controlled by the constructed drainage system to ensure no increase in site erosion.

C. That in addition to the above facts at least one of the following findings apply:
   1) That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
      a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive and,
      b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized.

         The 74 trees proposed for removal are located in areas of the property where their continued existence would preclude the development of the main property in an efficient manner. The proposed project is a clustered development and requires significant grading in order to provide necessary infrastructure and improvements. This grading is required for geotechnical stability, access and site balance.

         The project proposes 492 single family lots and a 16 acre public park. 70 of 74 trees to be removed are associated with the construction of the 16 acre on-site public park. The park will be improved by the developer and dedicated to the County of Los Angeles as a benefit to the entire region. The location of the oak trees proposed for removal is such that the park improvements could not be provided without their removal. The requested density is near the maximum permitted for the site and is necessary to balance the cost of the proposed park and other project benefits. Redesign of the project, with a relocation of the park site in order to reduce oak tree impacts, would be prohibitive.

         The clustered development plan took into consideration the need to retain as many oak trees as possible. Only 4 removals are associated with the construction of the residential lots.

   2) That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways either within or outside of the subject property

and no reasonable alternative to such interference exists other than removal of the tree(s).

Not applicable.

3) That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practice.

None of the trees proposed for removal is diseased or in danger of falling. All the trees proposed for removal are classified as healthy according to the oak tree report.

4) That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

The proposed removal of 74 trees and encroachment of 71 trees will not be contrary to, or be in substantial conflict with, the intent and purpose of the oak tree permit procedure as mitigation measures will be implemented to offset the removals. The grading required for geotechnical stability, access and site balance is necessary to develop the property in the most efficient manner. The park is an important component of the project and will provide benefits to a large number of existing and future residents. No reasonable alternative exists to provide this benefit other than the removal of the trees.

The applicant has taken great care in designing the tract to minimize the number of trees which need to be removed in the development process. The project results in the preservation of 272 of the 346 on-site oak trees, 78%.

The applicant is committed to maintaining the healthy condition of all oak trees to be retained. For each tree removed, a minimum of two (2), 15-gallon replacement trees will be planted, resulting in a greater number of oak trees on site. These replacement trees shall be located at areas consistent with the proposed design plan and as directed by the County Forester.

EXECUTIVE SUMMARY

Introduction

In compliance with Section 15123 of the Guideline for the Implementation of the California Environmental Quality Act (State CEQA Guidelines), an environmental impact report (EIR) is required to include a brief summary of the proposed action(s) and its potential environmental consequence(s). The summary is required to identify the significant effects that have been identified, the mitigation measures now proposed in response to those impacts, the alternatives that have been formulated to reduce or avoid those effects, the areas of controversy known to the public agency preparing the EIR, and any issues that remain to be resolved. This executive summary, which is synoptic in nature, is presented in fulfillment of those requirements.

More detailed information concerning the proposed project, its environmental effects, the mitigation measures now being recommended by the County of Los Angeles (County or Lead Agency) in response to those impacts, and the range of alternatives now under consideration are presented under the corresponding sections of this project-level EIR.

Project Description

The 523.1-acre Tick Canyon/Park Place (Park Place) project, which includes a 500.6-acre tract map area and another 22.5 acres located beyond the boundaries of the residential subdivision and associated with off-site improvements directly associated with the proposed project, is located in unincorporated northern Los Angeles County, about one-mile north of the Antelope Valley (SR-14) Freeway, in Sections 5, 6, and 7, Township 4 North, and Section 32, Township 5 North, Range 14 West, San Bernardino Base and Meridian (SBBM), as identified on the United States Geological Survey (USGS) 7.5-Minute Agua Dulce and Mint Canyon Topographic Quadrangles. At its nearest point, near the intersections of Tick Canyon/Summit Knoll Roads and Tick Canyon/Grandifloras Roads, the project site is located about ¼ mile south of and about ¾ mile north of the Congressional boundaries of the Santa Clara and Mojave Rivers Ranger Districts of the Angeles National Forest (ANF), respectively. The tentative tract map area abuts the easternmost corporate boundaries of the City of Santa Clarita (City) and, as reported by the Local Agency Formation Commission of Los Angeles County (LAFCO), is located within the City's adopted Sphere of Influence.

The proposed project is located in an unincorporated portion of the Santa Clarita Valley identified as Tick Canyon. Tick Canyon Wash, an active ephemeral watercourse that drains to the Santa Clara River, traverses the project site and generally parallels Tick Canyon Road. Unimproved (dirt) Tick Canyon Road connects the project site to Shadow Pines Boulevard and Soledad Canyon Road (via Greencourt Drive, Abelia Road, and Grandifloras Road) to the south and with Davenport Road (via Summit Knoll Road) to the north.

For descriptive purposes, throughout this EIR, the roadway extending northward from the intersection of Shadow Pines Boulevard/Grandifloras Road to the intersection of Tick Canyon Road/Summit Knoll Road, including the in-tract segment of that roadway, is referred to as Shadow Pines Boulevard/Tick Canyon Road rather than as either Tick Canyon Road or Shadow Pines Boulevard. For descriptive purposes, that segment of Shadow Pines Boulevard/Tick Canyon Road located to the south of the tract map area and north of Grandifloras Road is referred to as the southern roadway extension or southern extension. That segment of Shadow

Pines Boulevard Shadow Pines Boulevard/Tick Canyon Road located to the north of the tract map area and south of Summit Knoll Road is referred to as the northern private driveway/fire lane extension or northern extension.

Although not presently improved to full-design standards, Shadow Pines Boulevard/Tick Canyon Road, from its existing terminus at Shadow Pines Boulevard/Grandifloras Road, through and beyond the tract map area, is identified in the City's "Master Plan of Highway and Roadway System" (Master Plan) and in the County's "North Portion Los Angeles County Highway Plan" (Highway Plan) as a four-lane "secondary highway (80 foot standard right-of-way width)."

As proposed by Synergy – Brookfield, LLC (Applicant), the Tick Canyon/Park Place (Park Place) project is primarily a single-family residential subdivision comprised of a total of about 540 lots, 492 single-family, detached residential dwelling units, a 33.1-acre neighborhood park site, natural and engineered open space areas, two above-ground potable water storage tanks, and associated infrastructure improvements. As proposed, the Park Place project includes the extension of Shadow Pines Boulevard/Tick Canyon Road, as a "secondary highway (80-foot standard right of way width)," from its current terminus at Grandifloras Road northward to near the northern boundary of the tract map area. North of the tract map area, Shadow Pines Boulevard/Tick Canyon Road will not be constructed to the County's "secondary highway" standards but will be developed as a "private driveway/fire lane" with a 26-foot pavement width. As proposed, based on topographic constraints, an approximately 630 linear foot of that private driveway/fire lane will be developed to include only a 20-foot pavement width.

Discretionary Permits and Approvals

Project implementation would require a number of permits and approvals from the County and from other responsible agencies. County actions include, but may not be limited to: (1) approval of Vesting Tentative Tract Map (VTT) No. 060259, pursuant to Section 21.40.160 of the "Los Angeles County Code (County Code); (2) issuance of a conditional use permit (CUP) for (a) hillside management (Section 22.56.215, County Code), (b) grading project/off-site transport, if required (Section 22.56.210, County Code), and (c) density controlled development (Section 22.56.205); (3) issuance of an oak tree permit (Section 22.56.2060, County Code); (4) annexation to a County maintenance district (County Sanitation District No. 26) (Section 20.32.270, County Code); and (5) formation of or addition to a County lighting maintenance district (CLMD) and/or a landscape maintenance district (LMD) for the ongoing maintenance of lighting and in-tract open space areas.

Should the Lead Agency elect to approve one of the alternative projects examined in this EIR in lieu of the proposed Park Place project, in addition to those discretionary actions associated with the Applicant's development proposal, other discretionary entitlements may be required for the implementation of those alternatives. Those alternative discretionary actions include, but may not be limited to: (1) amendments to the "Los Angeles County General Plan" (General Plan) and "Santa Clarita Valley Area Plan" (Area Plan); and (2) changes to or revision of the County General Plan's "General Development Policy Map" and "Land Use Policy Map" and the Area Plan's "Land Use Policy Map." The Applicant's current development application, as now before the County, neither includes nor necessitates these alternative discretionary actions.

In addition, discretionary permits and/or approvals may be required from a number of other federal, State, and local responsible agencies. Those agencies from whom discretionary permits and approvals are or may be required include, but may not be necessarily limited to: (1) United

States Army Corps of Engineers (ACOE); (2) United States Fish and Wildlife Service (USFWS); (3) Regional Water Quality Control Board, Los Angeles Region (LARWQCB) and/or the State Water Resources Control Board (SWRCB); (4) California Department of Transportation, District 7 (Caltrans); (5) California Department of Fish and Game, Region 5 (CDFG); and (6) the Los Angeles Local Agency Formation Commission (LAFCO). Under CEQA, both the Lead Agency and other responsible agencies from which discretionary permits and approval area required may utilize this EIR as the environmental basis for any and all discretionary actions that may be required for the project's implementation, operation, and maintenance.

Based on comments received from other governmental agencies in response to the Lead Agency's dissemination of this EIR, additional discretionary permits and/or approval and additional responsible agencies may be subsequently identified. The Lead Agency's failure to identify those discretionary actions and those agencies herein does not preclude those agencies from utilizing the County's environmental review record for those project-specific entitlements.

Significant Environmental Effects

Table ES-1 (Summary of Environmental Impacts) summarizes the environmental impacts, the recommended mitigation measures, and the identified level of significance of each of the effects examined in this EIR both prior to and following the implementation of the recommended mitigation measures. Notwithstanding the implementation of all feasible mitigation measures, the following project-related and cumulative environmental impacts will remain significant and cannot be feasibly mitigated to below a level of significance.

- **Air Quality (Project)**. With the implementation of those mitigation measures recommended herein, air emission levels associated with the following criteria pollutants are projected to remain above those levels, as formulated by the South Coast Air Quality Management District (SCAQMD), considered to be a reasonable threshold for the determination of significance: (1) short-term carbon monoxide (CO), nitrogen oxides (NOx), reactive organic gases (ROG), and fine particulate matter (PM_{10}) emissions associated with project construction activities; and (2) long-term NOx and ROG emissions associated with the project's on-going operations.

- **Air Quality (Cumulative)**. Since the recommended mitigation measures will not adequately mitigate for the project's projected exceedance of SCAQMD's recommended threshold standards for construction-term CO, NOx, ROG, and PM_{10} emissions or operational NOx and ROG emissions, the project will incrementally contribute to the region's air pollution levels. Based on that incremental contribution, cumulative air quality impacts are considered significant.

- **Biological Resources (Project)**. In April 2003, the USFWS proposed the establishment of a critical habitat designation (CHD) for the coastal California gnatcatcher (CAGN) within a 103,920-acre area in eastern Ventura and western Los Angeles Counties along the southern and eastern slopes of the Santa Susana Mountains and interior foothills of the San Gabriel Mountains (Unit 13). As proposed, a portion of that CHD is located on the project site, west of Tick Canyon Wash. Although multi-year biological surveys have not identified the in-tract presence of that federally listed threatened species, a 99.8-acre portion of the project site has been identified by the USFWS as containing "primary constituent elements" for the CAGN. Those elements include, but may not be limited to, the presence of Riversidean Sage Scrub (RSS) habitat. Pending the issuance of a final

rule by the USFWS, which would either include or delete the identified in-tract acreage from the area of the presently proposed CHD, the potential loss of those primary constituent elements constitutes a significant environmental impact. Since the in-tract RSS habitat is presently unoccupied by CAGN, the identified impact is with regards to the loss of potential habitat and not with regards to direct impacts upon the species itself.

In addition, the introduction of new residential development and recreational facilities extending east-west across the tract map area will likely impede existing north-south wildlife movement across the project site. Affected wildlife may restrict their range or seek to avoid detection by altering existing travel patterns, thus concentrative wildlife movement to within a constricted in-tract corridor or redirecting such movement into other off-site areas.

- **Biological Resources (Cumulative)**. The continuing development and intensification of the Santa Clarita Valley will result in further areawide diminishment of native vegetation, habitat areas, and the plant and animal species those areas support. Long-term cumulative biological resource impacts cannot be effectively mitigated to a less-than-significant level since no feasible mitigation measures have been identified that can be implemented at the project level that would adequately address the reduction in open space areas associated with anticipated areawide development throughout the Santa Clarita Valley and the corresponding loss or diminishment of habitat value upon those areas that are so impacted.

- **Educational Facilities, Libraries, and Parks (Cumulative)**. As areawide population levels increase, new residents impose increased demands upon available services and systems. Based on competing demands for limited public resources, federal, State, and local budgetary allocations for schools, libraries, and parks are not typically assigned in direct proportion to those increases. Although impact fees provide a mechanism to fund capital improvement projects, not all development and redevelopment activities are subject to the payment of those fees. Special needs may go unaddressed. Those fees that are collected are not usually immediately expended but are typically placed in a reserve account pending the assemblage of sufficient funds to warrant expenditure. As a result, despite the existence of alternative funding sources, there remain unmet regional needs for new schools and other educational facilities, libraries, parks and playgrounds.

- **Solid Waste (Cumulative)**. Related projects, in combination with continued regional growth, will incrementally contribute to the quantities of materials requiring landfill disposal. Each related project will incrementally contribute to the overall quantity of MSW generated within the County. Continued regional growth will place increasing demands on available solid waste facilities. Other than through the permitting of additional landfills, implementation of additional regulatory requirements mandating further waste reduction and diversion, and increased use of recycled materials, no feasible mitigation measures have been identified by the Lead Agency that, if implemented, would reduce this cumulative solid waste impact to a less-than-significant level. None of those measures can be feasibly implemented at the project level.

- **Police Services (Cumulative)**. The approval of the proposed project, in combination with other reasonably foreseeable future development projects within the Santa Clarita Valley, will increase existing demands on LACSD resources. Although funding for law enforcement is typically derived through ad valorum taxation and based on yearly Board

allocations that occur through the County's annual budget process, no formal funding mechanism has been established to ensure that LACSD resources and the resources of other law enforcement agencies are augmented in direct response to actual or projected areawide growth.

- **Growth Inducement (Project)**. In response to County identified wildfire and public safety considerations, as a "condition of subdivision approval," the Los Angeles County Fire Department (LACFD) has identified the need for "a second means of improved paved access to Summit Knoll from the tract boundary." Although that LACFD-recommended improvement would serve to facilitate the implementation of the City-adopted Master Plan and the County-adopted Highway Plan and enhance public safety, providing new paved access along an existing unimproved (dirt) segment of Shadow Pines Boulevard/Tick Canyon Road, in combination with the proposed in-tract and off-site extension of water and sewer lines, could create significant growth-inducing impacts extending beyond the project boundaries.

Project Alternatives

In addition to an analysis of the proposed project, one of the primary purposes of an EIR is to provide public agencies and other parties with an analysis of a reasonable range of alternatives to the proposed action that, if implemented, could reduce or avoid one or more of the project's significant environmental effects. In fulfillment of that requirement, in addition to the County's consideration of the proposed project, three alternative development scenarios and one alternative no-development scenario have been identified and examined by the Lead Agency. Those alternatives include: (1) "no project" alternative; (2) "confined single-family development and without park dedication" alternative; (3) confined multi-family development without park dedication" alternative; and (4) "development adjacent single-family development without park" alternative. Each of those three build and one no-build alternatives is briefly described below and discussed in greater detail in Section 6.0 (Alternatives Analysis) of this EIR.

- **"No project" alternative**. Under this alternative, no physical changes to the project site would occur. The site is assumed to remain a residentially designated but undeveloped privately owned property located within County unincorporated area. Access to the proposed tract map area would remain limited to vehicular and non-vehicular use of unimproved (dirt) Tick Canyon Road, connecting to Greencourt Drive, which currently serves as a limited-use route linking Davenport Roads (via Summit Knoll Road) to Soledad Canyon Road (via Greencourt Drive, Abelia Road, and Grandifloras Road or Begonias Lane).

- **"Confined single-family development without park dedication" alternative**. Under this alternative, a reconfigured single-family housing project is designed to avoid direct impacts on the proposed CHD for the CAGN and includes 163 single-family housing units within a 47.0-acre development area. In order to avoid direct impacts to those in-tract areas that are presented proposed by the USFWS for CHD for the coastal California gnatcatcher, under this alternative, the project "footprint" is revised to limit direct disturbance to the proposed CHD area. The in-tract area located to the east of Tick Canyon Wash would generally be retained as undeveloped open space.

  In order to further reduce potential biological resource impacts, including the loss of ordinance-sized oaks, the Applicant's dedication of the proposed in-tract neighborhood

park has been eliminated. In lieu of any park dedication, the Applicant would pay only the applicable park in-lieu fees as required under the County Code. This alternative would continue to include the project-proposed northern private driveway/fire lane extension of Shadow Pines Boulevard/Tick Canyon Road. All other street, water, sanitary sewer, and related infrastructure improvements would be provided at levels and at locations suitable to support the proposed in-tract land uses.

- **"Confined multi-family development without park dedication" alternative**. As with the previous alternative, under this scenario, the in-tract development area is reduced from that now proposed by the Applicant to a substantially smaller area in order to preserve that portion of the project site now being considered by the USFWS for CHD for the CAGN. In lieu of a single-family detached housing product west of Tick Canyon Wash, a multi-family attached product would be constructed within a 47-acre development area. In order to accommodate a multi-family alternative, the County would need to process an Area Plan amendment and zone change.

  In order to allow for the development of a comparable number of housing units within the tract map boundary, residential densities would need to increase to 10.5 dwelling units/acre within the 47-acre building area. At that density, 492-unit housing project could be constructed within the 500.6-acre tract map boundaries. Overall residential densities would remain at less than 1.0 dwelling units per acre.

  In order to further reduce potential biological resource impacts, under this alternative, the Applicant's real property dedication and turn-key construction of the proposed in-tract neighborhood park has been eliminated. In lieu of real property park dedication, the Applicant would pay the applicable park in-lieu fees, as required under the County Code. All street, water, sanitary sewer, and related infrastructure improvements, including the project-proposed northern private driveway/fire lane extension, would be provided at levels and at locations suitable and sufficient to support the proposed in-tract land uses.

- **"Development adjacent single-family development without park dedication" alternative**. Under this alternative, 492 single-family residential units would be constructed in the western portion of the project site. County park requirement would be fulfilled through the payment of applicable park in-lieu fees rather than through the dedication or real property and the Applicant's construction of park improvements.

  On-site development activities would be limited to the western portion of the project site, adjacent to existing off-site residential development and west of Tick Canyon Wash. With the exception of the northern private driveway/fire lane, extending northward to Summit Knoll Road, the eastern portion of the property would be retained as open space. Although development would occur within that area now proposed by the USFWS for CHD for the CAGN, by concentrating and limiting development to the western portion of the property, existing north-south wildlife movement opportunities would be retained and indirect biological resource impacts would be minimized.

Environmentally Superior Alternative

In formulating the range of alternatives examined herein, the County has sought to identify one or more "environmentally superior" alternatives whose implementation may result in either the avoidance or the substantial reduction of one or more of the project's unmitigated environmental effects. As indicated in the EIR, the "environmentally superior" alternative is the "no project"

alternative. CEQA stipulates that if the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. Since each of the other four alternative scenarios may result in the avoidance of one or more significant environmental impacts otherwise associated with the proposed project, each of those alternatives could be environmentally superior to the proposed project. Of those, as a result of the likely eliminate of or substantial reduction in operational air quality impacts and the further reduction in development-related biological impacts, including the avoidance of impacts upon ordinance-sized oaks, the "confined single-family development and no park dedication" alternative represents the environmentally superior alternative.

Areas of Controversy

On April 24, 2003, the USFWS published, in the Federal Register (69 FR 20228), a proposed rule for the designation of critical habitat for the CAGN. One of the proposed habitat conservation areas, identified by the USFWS as Unit 13 (Western Los Angeles and Ventura Counties), encompasses an approximately 99.8-acre portion of the project site. Multi-year biological surveys conducted within the tract map area have, however, not resulted in the identification of this species or the presence of any occupied in-tract habitat.

The Applicant has asserted, in correspondence to the USFWS, that the 99.8-acre area located within the tract map boundaries and proposed for CHD for the CAGN does not meet established criteria and is, therefore, ineligible or inappropriate for federal critical habitat designation.

Issues to be Resolved

This document provides the Lead Agency and other responsible agencies with a comparative analysis of the proposed project and a reasonable range of alternatives, including the "no project" alternative. In recognition of the inclusion of those options herein, the Lead Agency may select and subsequently adopt an alternative to the proposed action, other than the project now being proposed by the Applicant.

Summary of Impacts and Mitigation Measures

Presented in Table ES-1 (Summary of Environmental Impacts) is a summary of each of the environmental impacts identified by the Lead Agency, a listing of those mitigation measures now recommended by the City in response to the identified environmental effects, and the Lead Agency's preliminary conclusions regarding both the pre-mitigated and post-mitigated level of significance of each of the identified environmental effects.

Draft Mitigation Reporting and Monitoring Program

The mitigation measures identified in this EIR and referenced in Table ES-1 (Summary of Environmental Impacts) are listed in Table ES-2 (Draft Mitigation Reporting and Monitoring Program). Presented therein is a draft mitigation reporting and monitoring program (MRMP) demonstrating the manner in which each of those recommended mitigation measures would be implemented. The mitigation measures recommended herein and the draft MRMP outlining the manner of their implementation remain subject to change based on comments received on the EIR and the further technical analysis of the Lead Agency.

REGIONAL PLANNING COMMISSION
JULY 12, 2006
AGENDA ITEM NO. 8 a, b, c

CORRESPONDENCE

Roy Boak
Tick Canyon Land Owner
Canyon Country, CA 91351

Los Angeles Regional Planning Commissioners
320 W Temple
L.A. CA 90012

Dear Commissioners,

We bought land in Tick Canyon, to build our dream house, in the Country.
It was an added bonus when we found out that Synergy-Brookfield was planning to improve the area with a bridge over the river and a paved road.

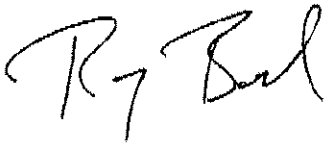
We have attended meetings with the developer and were reassured that they were going to maintain the natural landscape by designing 284 acres as open space.

The 16 acre park that Synergy is donating to the County will also maintain the look and feel of the Country.

Park Place is a welcome addition to the neighborhood because they account for the impacts they are making on the community. They are committed to adding value to our community and I support this project.

I hope you will approve the Park Place project.

Sincerely,



Roy Boak

Diane M. Cottone
30668 Tick Canyon Road
Santa Clarita, CA 91387

June 30, 2006

Regional Planning Commission
County of Los Angeles
Hall of Records, Room 150
320 West Temple Street
Los Angeles, Ca 90012

Dear Commissioners,

I am a former President of the Desert Hills Association, comprising 82, five acre lots located east of the Synergy 492 lot residential development. Over the past year, Synergy and our homeowners have negotiated a road easement through Synergy's property which will guarantee and improve our access to our homes in the Tick Canyon area. The developer has agreed to build us an all-weather road to the east boundary line of their property and to gate the private road into our area, at their expense, for the exclusive use of our homeowners.

Many of our members are especially happy to see the proposed County Park that Synergy will build, at their expense and dedicate to Los Angeles County. Another item of special interest to us is the almost 250 acres of open space the developer is providing that will also be dedicated to the County. Since we have a rural lifestyle the open space and leaving Tick Canyon Wash natural will be a wonderful legacy of the Synergy project.

We as a homeowners group and as individual owners are very excited about the Synergy project and urge the Regional Planning Commission to approve it to the benefit of the entire neighborhood, owners and residents.

Sincerely,

Diane M Cottone

Diane M. Cottone

Dennis Rodgers
30668 Tick Canyon Road
Canyon Country, CA 91351

June 27, 2006

Regional Planning Department
County of Los Angeles
Hall of Records, Room 150
320 West Temple Street
Los Angeles, CA 90012

RE: Park Place Project Canyon Country, CA

I am the President-elect of the Desert Hills Homeowners' Association comprising of 82, 5 acre lots located east of the Synergy 492 lot residential development. Over the past year, Synergy and our homeowners have negotiated a road easement through Synergy's property which will guarantee and improve our access to our homes in the Tick Canyon area. The developer has agreed to build us an all-weather road to the east boundary line of their property and to gate the private road into our area, at their expense, for the exclusive use of our homeowners.

Many of our members are especially happy to see the proposed County Park that Synergy will build, at their expense, and dedicate to Los Angeles County. Another item of special interest to us is the almost 250 acres of open space the developer is providing that will also be dedicated to the County. Since we are a rural life style, the open space and leaving Tick Canyon Wash natural will be a wonderful legacy of the Synergy project.

We as a homeowners group and as individual owners are very excited about the Synergy project and urge the Regional Planning Commissions to approve it to the benefit of the entire neighborhood, owners and residents.

Sincerely,

Dennis Rodgers

David Carter
30642 Tick Canyon
Canyon Country, CA 91387

June 29, 2006

LA Regional Planning Commissioners
Regional Planning Department
Hall of Records
320 W Temple
Los Angeles, CA 90012

Dear Commissioners,

I live in Tick Canyon and have had the opportunity to meet with the developers of Park Place. They have provided the community with ongoing, updated information and a chance to voice our opinion on new housing before it is built in our area.

It was very reassuring to me that they were going to maintain the natural landscape and the flow of Tick Canyon Creed, along with reducing the vehicular impact on the waterway with the installation of a bridge for the residents.

Park Place is a welcome addition to the neighborhood because they account for the impacts they are making on the community. They also care about the local established environment and preventing damage. They are designating 284 acres as permanent open space, which is a benefit to the area.

The Park Place community will provide open space and infrastructure improvements for everyone, new residents and existing community members, to enjoy. Park Place has my vote of approval and I hope that it will have yours.

Sincerely,

David Carter

David Carter

John & Natalie Marles
31700 Tick Canyon
Canyon Country, CA 91387

June 29, 2006

LA Regional Planning Commissioners
Regional Planning Department
Hall of Records
320 W Temple
Los Angeles, CA 90012

Dear Commissioners,

I live in Tick Canyon and have had the opportunity to meet with the developers of Park Place. They have provided the community with ongoing, updated information and a chance to voice our opinion on new housing before it is built in our area.

It was very reassuring to me that they were going to maintain the natural landscape and the flow of Tick Canyon Creed, along with reducing the vehicular impact on the waterway with the installation of a bridge for the residents.

Park Place is a welcome addition to the neighborhood because they account for the impacts they are making on the community. They also care about the local established environment and preventing damage. They are designating 284 acres as permanent open space, which is a benefit to the area.

The Park Place community will provide open space and infrastructure improvements for everyone, new residents and existing community members, to enjoy. Park Place has my vote of approval and I hope that it will have yours.

Sincerely,

John Marles

Natalie Marles

Julio and Lourdes Aviles
31499 Tick Canyon
Canyon Country, CA 91387

June 28, 2006

L.A. County Regional Planning
320 W. Temple
L.A. CA 90012

Dear Commissioners,

We own 3 parcels of vacant land in the Tick Canyon area. We are very excited about the Park Place project, and the improvements they are bringing to the area.

The developer has committed to building a bridge, which will give the residents here an all weather access to their homes. The paved road will also expedite the arrival of fire and ambulance when those services are needed.

The Park Place project will also provide 284 acres of open space. This open space will remain undeveloped and protect the rural nature of the area.

The 16 acre Public Park will be a welcome addition giving our kids, and the whole community, a great place to play ball, and have picnics.

We strongly support this project and hope you will approve the Park Place project.

Sincerely,

Julio Aviles

Lourdes Aviles

23920 Valencia Blvd.
Suite 300
Santa Clarita
California 91355-2196
Website: www.santa-clarita.com

Phone
(661) 259-2489
Fax
(661) 259-8125

City of Santa Clarita

June 29, 2006

RECEIVED
JUL 3 2006

Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

Subject: Tick Canyon/Park Place Project No 03-249

Dear Commissioners:

Thank you for the opportunity to review and comment on the above-referenced tentative tract map, related entitlements, and draft EIR.

The developer has worked very cooperatively with the City to incorporate changes that we believe enhance the project and benefit the community. These suggested revisions include:

- The addition of a multi-use trail along Shadow Pines Boulevard connecting the project and the park to Soledad Canyon Road
- Parkways and street tree planting between the street and sidewalk
- The gating of Shadow Pines Boulevard at the North end of the project

It appears that the project is consistent with the density allowed for under the County's General Plan and zoning.

There are two remaining issues to resolve. However, we believe they can be handled administratively and should not hold up Commission action. These issues are:

- Although the developer is prepared to improve Shadow Pines to four lanes pursuant to County requirements, the City does not believe four lanes are necessary or appropriate for the entire length of the street. The traffic study indicates that Shadow Pines Boulevard does not warrant street improvement to four lanes north of Grandifloras Road. Even at General Plan build out, four lanes are not warranted. In addition, as part of the One Valley One Vision General Plan process, the City and County have identified the areas to the north of Tick Canyon as suitable for low density residential development. It is unlikely that four lanes will ever be warranted in Tick Canyon. The City requests that the project dedicate right of way for a future four lane road, but improve only two lanes. Limiting the street to two lanes will also allow for an improved street cross-section design north of Grandifloras.

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- There is a correction to the map that we believe can be handled administratively. The City's boundary is incorrectly labeled on the plans. On Sheets 1 and 3, the inset of Shadow Pines Boulevard north of Grandifloras shows that the City boundary is located on the west side of the drainage channel. North of Grandifloras, the City boundary is actually located in the centerline of the Shadow Pines Boulevard right-of-way. The western half of the right-of-way, as well as the entire drainage channel, is located in the City. The City boundaries include the existing drainage channel in its entirety, a small portion of the proposed channel, and all of Greencourt Drive.

  Please also note that the Stonecrest annexation may be approved by LAFCO in late July, resulting in the entire Shadow Pines right-of-way south of Greencourt Drive being in the City.

The changes outlined above will provide an enhanced project that also offers trail and park benefits to the adjacent neighbors.

Thank you for your consideration. Please do not hesitate to contact me at (661) 255-4365 or Kai Luoma, Senior Planner, at (661) 255-4330 should you have any questions.

Sincerely,

Paul D. Brotzman
Director of Community Development

PB:KL:lep
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cc: Lisa Hardy, AICP, Planning Manager
Kai Luoma, AICP, Senior Planner
James Hartl, Director, Department of Regional Planning
Paul Novak, Land Use Deputy, 5th District
Millie Jones, Senior Field Deputy, 5th District
Susan Tae, Principal Regional Planning Assistant, Land Divisions

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Website: www.santa-clarita.com

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(661) 259-2489
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(661) 259-8125

City of Santa Clarita

January 23, 2006

RECEIVED
JUN 27 2006

Mr. Paul McCarthy
Section Head
Land Divisions
320 West Temple Street
Los Angeles, CA 90012

Mr. Daryl Koutnik
Supervising Senior Planner
Impact Analysis Section
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Subject: Tick Canyon/Park Place Project No 03-249

Dear Mr. McCarthy:

Thank you for the opportunity to review and comment on the above-referenced tentative tract map, related entitlements, and draft EIR.

The developer has worked very cooperatively with the City to incorporate changes that we believe enhance the project. These suggested revisions include:

- The addition of a multi use trail along Shadow Pines Boulevard connecting the project and the park to Soledad Canyon Road
- Parkways and street tree planting between the street and sidewalk
- The gating of Shadow Pines Boulevard at the North end of the project

There are two remaining issues to resolve. However, we believe they can be handled administratively and should not hold up Commission action. These issues are:

- The City's boundary is incorrectly labeled on the plans. On Sheets 1 and 3, the inset of Shadow Pines Boulevard north of Grandifloras shows that the City boundary is located on the west side of the drainage channel. This is incorrect. North of Grandifloras, the City boundary is located in the centerline of the Shadow Pines Boulevard right-of-way. The western half of the right-of-way, as well as the entire drainage channel, is located in the City. The City boundaries include the existing drainage channel in its entirety, a small portion of the proposed channel, and all of Greencourt Drive.

PRINTED ON RECYCLED PAPER

Please also note that the Stonecrest annexation may be approved by LAFCO in late June or early July, resulting in the entire Shadow Pines right-of-way south of Greencourt Drive being in the City.

- The traffic study indicates that Shadow Pines Boulevard does not warrant street improvement to four lanes north of Grandifloras Road. Even at General Plan build out, four lanes are not warranted. In addition, as part of the One Valley One Vision General Plan process, the City and County have identified the areas to the north of Tick Canyon as suitable for low density residential development. It is unlikely that four lanes will ever be warranted in Tick Canyon. The City requests that the project dedicate right of way for a future four lane road, but improve only two lanes.

Also, the City recommends that the Open Space be dedicated to the County or other organization that will ensure its preservation in perpetuity.

The changes outlined above will provide an enhanced project that also offers trail and park benefits to the adjacent neighbors.

Thank you for your consideration. Please do not hesitate to contact me at (661) 255-4365 or Kai Luoma, Senior Planner at (661) 255-4330 should you have any questions.

Sincerely,

Paul D. Brotzman
Director of Community Development

PB:KL:lep
S:\CD\CURRENT\County Monitoring\Tick Cnyn-Park Place\Comment letter #2.doc

cc: Lisa Hardy, AICP, Planning Manager
Kai Luoma, AICP, Senior Planner
James Hartl, Director, Department of Regional Planning
Paul Novak, Land Use Deputy, 5th District
Millie Jones, Senior Field Deputy, 5th District

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City of Santa Clarita

RECEIVED
JAN 17 2006

January 12, 2006

Mr. Paul McCarthy
Section Head
Land Divisions
320 West Temple Street
Los Angeles, CA 90012

Subject: Proposed Tentative Tract Map No. TR 060259 (Park Place/Tick Canyon)

Dear Mr. McCarthy:

Thank you for the opportunity to review and comment on the above-referenced tentative tract map and related entitlements. The project proposes a Tentative Tract Map to create a total of 532 lots, 492 of which are intended for single family residences, on about 500 acres. The project includes an 18-acre park and 282 acres of open space.

The entire site is located within the City's sphere of influence. Section 56076 of the State Government Code defines a sphere of influence as, "...a plan for the probable physical boundaries and service area of a local agency..." In addition, it is the City's experience that once occupied, residents of Tick Canyon/Park Place are likely to pursue annexation into the City. Therefore, the City assumes that this development will eventually become part of the City. As such, the City seeks modifications to the project that will result in a development more consistent with the City's development standards.

Please be advised that the comments contained herein should not be considered a response to the Draft EIR currently in circulation. Formal comments on the EIR will be provided a later time.

The City of Santa Clarita has several concerns with the project as proposed. These concerns, as well as some suggested design modifications are discussed below.

Density

The project proposes 492 single family residences. However, the City's standards for development on hillsides/slopes results in a density of a maximum of 299 units.

A lower density would result in improvements to many impacts associated with the project, such as traffic, and would reduce the significant amount of grading needed to accommodate 492 units.

Traffic, circulation, and street design

1. Shadow Pines Blvd. – The traffic study indicates that Shadow Pines Blvd. does not warrant street improvement to four lanes north of Grandifloras Road. Even at General Plan build out, four lanes are not warranted here. In addition, as part of the One Valley One Vision General Plan process, the City and County have identified the areas to the north of Tick Canyon as suitable for low density residential development. It is unlikely that four lanes will ever be warranted in Tick Canyon. Four lanes will be warranted south of Grandifloras. Therefore, the City recommends that the developer be required to re-stripe Shadow Pines Blvd. between Soledad Canyon Road and Grandifloras Road to four lanes. North of Grandifloras, the City requests that the project dedicate for a future four lane road, but improve only two lanes.

In addition, the City requests that a Class I trail be constructed along Shadow Pines Blvd.. The trail would be required west of Shadow Pines Boulevard on the flood control channel access road up to the existing flood control channel that diverts to the northwest. The trail will cross under the Shadow Pines bridge and continue along the east side of Shadow Pines Boulevard to the end of the development site. There will need to be a ten foot minimum clearance under both bridges for trail access. The restriping of Shadow Pines should also include striping for a bike path that connects to the Class II trail at Soledad Canyon Road. A trail connection should be made to the park if in its proposed location or another location as discussed later in this document.

2. Emergency access – The project proposes to pave Shadow Pines Blvd. north of the project to Summit Knoll Road to provide emergency access to Devenport Road. The pavement will vary in width from 20-26'. This road is privately owned and provides the only means of access to several residences and properties in and around Tick Canyon.

Any such improvement to the this road will result in increased traffic due to commuters traveling to and from the Antelope Valley seeking an alternative route to avoid the congested State Route 14 and Sierra Highway at peak hours. The City has experienced this trend with other north-south roads that have been improved. Though the limited improvements proposed for this road may adequately accommodate emergency and local trips, it will not safely accommodate the expected increase in traffic. The City has identified two possible options:

a. Gate the road – Though this would prevent commuter traffic, it would also inconvenience the Canyon's residents. Also, this road is the sole and legal means of access to most, if not all, of the residences and properties in and

around the canyon. As such, all those with the legal use of the road would have to agree to have the road gated.

b. Improve the road to public standards – Improving the road to full public standards for a two lane road and dedicating the road would safely accommodate the increased traffic.

Due to the safety concerns of this issue, the City requests that this issue be reconciled prior to the approval of the project.

3. Bridge and street improvement/dedication – There is a dirt road that intersects Shadow Pines Blvd. on the north end of the project. The road heads east across the creek using an "Arizona crossing" and provides the only means of access to several residences/properties. The City recommends that this road be improved to full County standards and dedicated. This would include construction of a bridge crossing the creek. The current proposed bridge to access the park can be eliminated. Park access can be redesigned to utilize the relocated bridge or, as discussed below, the park relocated.

4. Collector street – The development can be expected to generate about 5,000 daily trips. Additional trips can be expected from the existing residential developments to the west that will use the connection at Snow Drop Court to pass through the development to more directly access Shadow Pines Blvd. thence Soledad Canyon Road. Residential streets should not accommodate more than 2,000 average daily trips. A collector street, designed to accommodate the large volumes of traffic should be incorporated into the development. It should connect to Shadow Pines at two points and provide no residential frontages. The current design forces thousands of trips to pass in front of scores of residences. Such volume is unsafe for residents pulling in and out of driveways and children playing in front of their homes, as well as making an unpleasant quality of life.

In addition, transit bus services are expected to be extended to serve the site. Such a collector street would serve as a bus route and act as a turn-around for City buses serving the site. City buses would not be forced to use residential streets.

5. Parkways – Sidewalks should not abut the curb. Parkways should be incorporated on all streets. Street trees should be located within these parkways.

6. Encroachment Permits – Where encroachments into City right-of-ways are required, City encroachment permits must be obtained.

Park

The City does not support the current proposal for a park. The proposed site is outside the development across Tick Canyon Creek and requires a bridge for access and utility connection. The site is adjacent to the creek causing concern for erosion, flood control, and environmental issues. In addition, the site has 17 acres of developed slopes ranging from 2 to 1 to 4 to1, several elevation changes providing challenges for maintenance staff, and road gradients of up to 20%. In addition, the City of Santa Clarita plans on building an active park in the vicinity of this development in the near future. It is a regional facility that will provide the local community with sport fields and other recreational opportunities. It is in a location that is more accessible to the general public and not as isolated as the proposed park. For these reasons, the City recommends that the proposed park be relocated and reduced in size and that the developer work with the City to complete the City's regional park facility.

The City recommends a minimum 5-acre neighborhood park centrally located in the development. The park should contain parking and amenities that reflect the needs of the local community. The relocation of the park would encourage walking and discourage driving, as well as reducing the amount of grading and environmental impacts that the current proposed park would create. Furthermore, this site will provide for better security, utility connection, lower maintenance costs, and an acceptable elevation. In addition, it would reduce density levels to be more in line with City standards.

Open Space

The City recommends that the Open Space be dedicated to the County or other organization that will ensure its preservation in perpetuity.

Sewer

It appears that the project would be connecting to the sewer system located along Soledad Canyon Road/Shadow Pines Road that is owned and operated by the Newhall County Water District. The system includes a pumping station. The Water District would like to separate itself from the ownership/operation of the sewer system by giving the system to the City. The City contracts with the County for maintenance of its sewer systems. The system, in particular the pumping station, was not built to the standards necessary for the City to take ownership and for the County to take over maintenance responsibilities. Therefore, the City will not take ownership and the County will not take on maintenance.

Due to the controversy surrounding this issue, the City requests that, at a minimum, a "will serve" letter from the Newhall County Water District, specifically stating that the project will be provided *sewer* service, be submitted prior to the approval of the project.

Off site improvements

The project proposes several off site improvements and grading. Written authorization from these property owners should be provided prior to approval of the project.

Grading

The City recommends that contour grading be utilized where feasible so that graded slopes appear to be natural. The current grading results in slopes that are unnatural in appearance.

Thank you for your consideration. Please do not hesitate to contact me at (661) 255-4365 or Kai Luoma, Senior Planner at (661) 255-4330 should you have any questions.

Sincerely,

Paul D. Brotzman
Director of Planning and Economic Development

PB:KL:lep
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cc: Lisa Hardy, AICP, Planning Manager
Kai Luoma, AICP, Senior Planner
James Hartl, Director, Department of Regional Planning
Paul Novak, Land Use Deputy, 5th District
Millie Jones, Senior Field Deputy, 5th District

JEAN STATELY
2478 Hollyridge Drive
Hollywood, CA 90068

323-469-2629

RECEIVED
JUL 21 2005

I forgot to send this with my letter.

July 18, 2005

Ms. Ellen Fitzgerald
Regional Planning Department
Los Angeles County
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Re: Shadow Pines Boulevard Road Alignment

Dear Ms. Fitzgerald:

I am the owner of the property located at 31000 Tick Canyon Road, Canyon Country, consisting of two lots (APN 3211-018-054 and 053) containing 10.98 acres. I understand that Shadow Pines Boulevard is not to be built through my property at this time, but will be acquired at a future date. I also understand that I will be fully compensated for any land taken, as well as any damages to my remainder.

I have reviewed the proposed road alignment for the extension of Shadow Pines Boulevard through the Park Place subdivision known as Tentative Tract 60259.

I hereby agree to accept the proposed alignment, as shown, for Shadow Pines Boulevard where it intersects with my property.

Thank you for your assistance and support.

Sincerely,

Jean Stately

Jean Stately

cc: Jim O'Donnell
Rick Doremus
Ron Horn

X:\sikand\5103-012\03\Planning\Exhibits\dwg\compose map.dwg, Layout1
Plotted: 07/15/05 14:50:01 by gil

JEAN STATLEY PROPERTY

Jean Stately
31000 Tick Canyon Road
Canyon Country, CA 91387

June 30, 2006

Los Angeles Regional Planning Commissioners
Regional Planning Department
Hall of Records
320 West Temple
Los Angeles, CA 90012

Dear Commissioners:

Park Place, the new community proposed in the Tick Canyon area, brings with it new improvements. I look forward to seeing Shadow Pines Boulevard connect to Soledad Canyon Road. I also know that having the redesigned roadways and reinforced, larger roads along Tick Canyon Creek will make it easier for me and my neighbors to transport horse trailers and other large vehicles safely.

I also am thankful for the increased fire protection and disaster safety. I know living out in the beautiful countryside has its benefits, but it also brings a few downfalls that Park Place is trying to improve. These improvements include relocating major community utilities and services for ease and safety.

Park Place is also very generous to the existing community because they are preserving the countryside for us all. They are creating a 16-acre public park and leaving 284 acres undisturbed as open space. This dedication of land makes sure we all can still enjoy the beautiful sights, sounds and wildlife.

I urge you to approve the Park Place plan for its community improvements.

Sincerely,

Jean Stately

Jean Stately

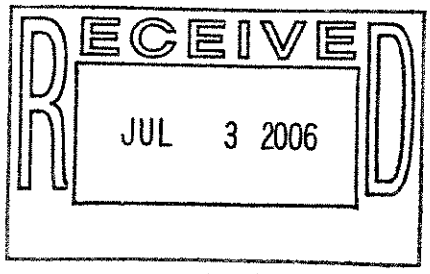
REGIONAL PLANNING COMMISSION
JULY 12, 2006
AGENDA ITEM NO. 8 a, b, c

CORRESPONDENCE

- DRAFT EIR -

7-1-06

To: Mr. Rick Kuo
Los Angeles Department of Department of Regional Planning
Hall of Records (13th Floor)
320 West Temple Street
Los Angeles CA 90012



From: Larry Schallert
29851 Grandifloras Road
Canyon Country CA 91387

Re: County Project # TR060259
Conditional Use Permit # 03-249
Oak Tree Permit # ROAK t200500051
State Clearinghouse # 2004021054

Dear Mr. Kuo,

This is in regard to the above cited county project that will come before the Planning Commission on July 12, 2006. This project in Tick Canyon will have a significant impact on the nature of the canyon which cannot be mitigated. While a no project option is preferred, I would recommend that the second option of confining the project to a 163 single family homes without a park designation be selected in order to cause the least amount of damage to the environment of the canyon.

While the applicant should be commended for an admirable design, and for refraining from requesting a change in zoning, the plan as outlined in the Environmental Impact Report is nevertheless in need of modification if it is to be consistent with United States Fish and Wildlife Service's plans to preserve the Coastal Gnatcatcher, and other plans to establish a wildlife corridor. The plan calls for 5.9 million cubic yards of grading, most of which would be squarely in the sensitive proposed Coastal Gnatcatcher habitat designation zone of the United States Fish and Wildlife Services.

Reducing the plan to 163 single family homes and not designating a park, avoids to the maximum extent possible those sensitive biological resources that are not already retained as open space by the proposed project. Eighty-six acres as opposed to two hundred and twenty-nine acres would be developed, four naturally occurring oaks as opposed to eighty oaks would be destroyed, three hundred and thirty-seven houses less would be built, growth and sprawl inducement would be limited as opposed to being encouraged, traffic would be reduced, and schools which are already hopelessly overburdened, would be less crowded.

Choosing the plan to reduce this development seems obvious. It is inconceivable that one government agency would work so diligently to preserve endangered species and wildlife corridors, while another would authorize a development to recklessly destroy the very

habitat that so many biological species depend upon. A recent Supreme Court ruling made it clear that tributaries to rivers that empty to the ocean should be protected. This virtually pristine watershed empties into the last wild river in Southern California and is in harms way of a harnessing retaining structure to be dug into its midsection. While the applicant is to be commended for preserving one bank of the river, the other bank will be destroyed and the river will be tamed and channeled while its width and beauty are reduced considerably.

Finally, choosing the plan to condense this project to 163 single family homes will allow the possibility of paving Shadow Pines Blvd. with only two lanes and limiting extensive infrastructure rather than ramming a four lane highway up this beautiful valley and paving the way for further projects that are over the top. As the EIR clearly indicates, the reduced project would mean less traffic and less need for other lines and pipes. Eliminating the park, while a loss to local residents would mean less traffic and more open space available for the public to enjoy. There tends to be fewer people at any particular time in the open space areas which reduce the need for a four lane highway. Incidentally, while there certainly is a dearth of parks in the Canyon Country area, destroying naturally occurring oaks and other biota, as well as a designated wildlife corridor, is not the way to plan for a public park. A nature preserve might be a more appropriate use of open space.

As a longtime resident living close to the area in question, I have viewed with the dismay the disregard to preserving some of the last open spaces between the city and the desert. In general the canyons between San Fernando Valley and the desert should be viewed as sensitive and subject to very careful planning and preservation, much as the Santa Monica Mountains, Griffith Park, Angeles Crest Forest were envisioned as a needed respite by visionaries of the past. In particular however, Tick Canyon is one of the last wide flat bottom rivers that feed into the last wild rivers in Southern California. While much if it is dry a good part of the year water flows up stream. It is a preserved area that has been designated as a sensitive habitat for endangered biota. I urge you therefore to recommend that the footprint of this project be reduced, that the highway be paved to only two lanes and that other measures, such as terracing, moving the highway further from the river, safeguarding ridgelines and hillsides, and preserving the open space in perpetuity be actuated. Thank you very much for you attention to this matter.

Sincerely,

Lawrence E Schallert
Cell: 661-714-2549

cc Mr. James Hartl

July 3, 2006

14790 Bledsoe
Sylmar, Ca. 91342

Regarding: EIR for State Clearinghouse #2004021054 VTTM 060259, CUP 03-249-(5)
OTP 200500051-(5) 060259 03-249-(5) 200500051-(5)

The Planning Commission:

I stumbled into Tick Canyon some years back and it was to become one of my most significant accidents. Even though I'm located in S.F.V., Canyon Country is just around the corner from me and I go there frequently to hike, relax and enjoy the peacefulness of the locale. I try to be content with the local parks in my area, but there really is no comparison. A man made park will rarely have the beauty, the drama, the diversity of a natural habitat.

It is important to have areas where one must make the effort; where everything is not laid out for you. Tick Canyon is important because while its locale is fairly accessible, you must meet this challenge if you are going to spend time there. And the rewards are amazing!

The overwhelming sound of the birds will absolutely amaze you if you hike early in the morning. At times it can be deafening. The diversity of birds, of all colors, sizes and shapes, will not be found in a city park but in a natural stream, flowing with such ease and grace after a rainfall. If you drive through the canyon at night, large white owls will swoop across the canyon floor, catching food for their young and hooting. They create a sense of awe that will never leave you. My mouth really did drop open, and I had to stop my car and get out to get a better look at such an incredible moment.

In sweet summer evenings, you look down with incredulous laughter to see fat bullfrogs hopping about, not one or two, but many! And where do they come from? I don't know? I'm just the average person being amazed by the natural habitat of a place called Tick Canyon.

The sound of the wind comes and goes, mixing together with all variety of other bird, animal, and insect sounds to create a symphony of life.

14790 Bledsoe
Sylmar, Ca. 91342

Regarding: EIR for State Clearinghouse #2004021054 VTTM 060259, CUP 03-249-(5)
OTP 200500051-(5) 060259 03-249-(5) 200500051-(5)

This is an education; not a crafted classroom education, but the spontaneous daily life challenge of a natural habitat. A book, or a picture much less words can never replace these sights, sounds, smells and feelings..

Eight million or eighty million dollars can never replace this natural wonder.

These animals, birds, plants and river, and our experiences with them, cannot exist without this habitat, which is their home.

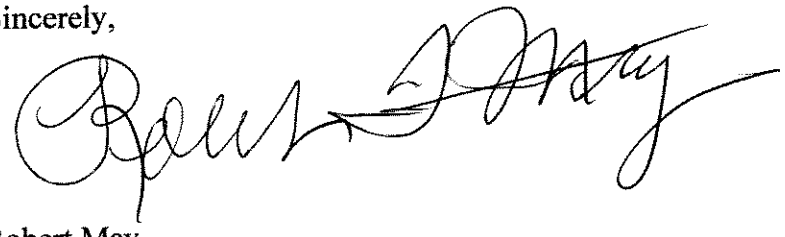
Tick Canyon should not be developed.

And we are lucky enough to have this treasure for all children and their future.

It needs to be protected.

Create a preserve of Tick Canyon without development. This is a much-needed natural area close to the cities that everyone can benefit from. This is a trust.

Sincerely,



Robert May

July 1, 2006

31002 Tick Canyon Road
Canyon Country, Ca. 91387

Regarding:

Draft EIR for State Clearinghouse #2004021 VTTM 060259, CUP 03-249-(5)
OTP 200500051-(5) 060259 03-249-(5) 200500051-(5)

Mint Canyon, (Tick Canyon) Proposed Development

To Whom It May Concern:

My home and property line are immediately next to the proposed 500 home development site. While I don't mind having neighbors, the planning of this development is in keeping with the density and style of Orange County, not the rural areas of Canyon Country. The Environmental Impact Report has written up an alternative plan for 165 homes and as a local resident on a five-acre property, I would like the Planning Commission to seriously consider this alternative plan.

500 homes in a canyon area is just not logical. It might look good on paper and I'm sure the developer has all of his answers, but the congestion of homes, traffic and future development would be horrific.

I'm not a tree hugger, but I have to admit, this canyon would be completely ruined. It would no longer be an open space for anyone and of course the developer would be long gone. They put a nice sounding name on a project but the reality is just the opposite.

165 homes is more realistic. Then people would have some natural open space. Please consider this alternative.

 31002 Tick Canyon Rd.

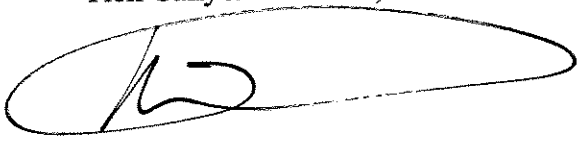
Canyon Country, Ca. 91387

A four-lane highway is also pretty extreme in this canyon. The river supports the wild life. The river could probably exist next to a two lane, but a four lane would destroy our home environment and the habitat that depends on it through most of the year. We need these wildlife corridors, the oak trees and the federally protected lands to preserve our national heritage. For me, this canyon, with its habitat represents our American history of living with nature.

During summer the river dries up and doesn't look like much to outsiders, but the Canyon Country residents and other hikers and horse riders thrive on this rural open space. Again, this is an area that is important as a rural environment to many people in addition to the local residents like myself.

Why should every development be so similar? Can we work with 165 homes and a square footage reduction in the size of the homes? Regular, normal street, not four lanes and a little more regard for an area that is a significant environmental area.

Sincerely,
Tick Canyon Resident,



Mike Howard
(PROPERTY OWNER)
7/4/06

June 30, 2006

30638 Tick Canyon Rd.
Canyon Country, Ca. 91387

Regarding: Draft EIR for State Clearinghouse #2004021054
VTTM 060259, CUP 03-249-(5)
OTP 200500051-(5) 060259 03-249-(5)
200500051-(5)

AREA: Mint Canyon, (Tick Canyon)

To Whom It May Concern:

It was interesting to note in the description of "environmental setting" that no residences were addressed. We are called vacant, undeveloped land. The land is not vacant at all. This is an existing community and neighborhood. In addition to the human residents, there are also Hawks, Owls, California Gnatcatchers, Road Runners and numerous other birds passing through this wildlife corridor throughout the year. The Tick Canyon River flows through the canyon most of the year making this an important part of the life support system for resident and migratory birds and wildlife. The variety of habitat, including endangered species and our Oak Trees, may not look like much to the untrained city dweller, but to those of us that live here and/or hike, ride horses etc. we understand the seasons and the tone of their changing beauty. This area is a Significant Ecological Area (SEA) and needs to remain undisturbed and natural. The Biota section of the EIR states, yes, significant impact if developed.

Again, this is not vacant land. It is an important natural habitat preserved by the U. S. Department of Fish and Wildlife Services for the benefit specifically of endangered species (the California Gnatcatcher) and the maintenance of a Wildlife Corridor to be maintained as a part of the public trust. The Gnatcatcher is an endangered species and a nonmigratory bird that lives in this area and needs dense habitat to survive. The EIR report for this proposal claimed no Gnatcatchers were found in the area, but I have seen them on numerous occasions

The EIR report has a large numbers of X s in the category of setting/impacts and concludes a potentially significant negative impact in most areas of the EIR study. Because the impact of this proposed project is significant to: 1. The destruction of natural habitat 2. Visual qualities will negatively affect existing residences on the same and opposite side of the Tick Canyon Wash by the proposed density and style of development 3. Damage to the Tick Canyon River and the habitat it supports through most of the year by the proposed four-lane highway and proposed sixteen-acre park.

As a local Tick Canyon resident, I speak not only for myself but also for many others. The location of the proposed development with its density of almost 500 homes would ruin the quality of our daily visual and environmental life as the proposal is out-of-character with the rural nature of the community. Some of these "homes" are proposed at 4500 square feet, which is grossly out of character with the rural environment of the canyon. This would most certainly ruin and obstruct current residents views of the Canyon and Hills with their unique aesthetic features of ridgelines and hillsides.

The alternative plan addressed in the EIR with approximately 165 homes would be more appropriate to the natural topography, habitat and existing five acre parcels which most Tick Canyon residents live on. Some neighboring areas, Sand Canyon and Aqua Dulce have properties with 2500 square feet to 3000 square feet homes, on one to five acres that sell like lemonade in summer. I understand 40,000 square feet is the minimum lot size for horse property. These would be good models to consider and in keeping with our rural neighborhood and life style. With this alternative plan, I believe the developer could build, without touching Federally Protected Habitat, maintain the natural integrity of the canyon with less traffic burden and still contribute a quality of home and environment that would support the idea of genuine, rural "open space" where existing and new Canyon Country residents can continue to hike, ride horses, walk dogs and enjoy the rural Tick Canyon as they have been for many decades.

Sincerely,

C. Machamer C Machamer

Property Owner

June 28, 2006
10322 McBroom
Sunland, Ca. 91040

Regarding: EIR for State Clearinghouse #2004021054 VTTM 060259, CUP 03-249-(5)
OTP 200500051-(5) 060259 03-249-(5) 200500051-(5)

Department of Regional Planning:

Tick Canyon is an area that is important for many reasons. It is a Wildlife Corridor, a preserve for the U. S. Fish and Wildlife Services protecting sensitive habitat for endangered species, including the California Gnatcatcher and Oak Trees. Tick Canyon River is a naturally occurring river that supports the migratory and nonmigratory birds and animals through most of the year. Hiking in these areas, I see the California Gnatcatchers all the time.

The area in its present rural state is an open space that will be ruined by the density of the proposed 492 home project with a four-lane highway and man-made park. The developer calls his proposal open space and park place but his proposal in its present format will destroy the present open space and the natural rural park that now exists. Tick Canyon has been a natural park for Canyon Country residents and others like myself, for many decades. This self-sustaining environment cannot be improved upon.

The density of development stresses the entire infrastructure of the cities and the state. California has to buy water from other states. Our various city Departments of Water don't magically have the millions of gallons of water daily to support the continued density of development and the nonself-sustaining foliage that HOAs now require. And the sewage system is also strained to capacity along with trash landfills.

The Environmental Impact Report has an alternative plan proposed for 165 homes with I believe, a two-lane street. This is a viable alternative, which would not need to destroy U.S. Federal reserved lands and Oak Trees or impact Tick Canyon River as much. This area is also on earthquake fault lines. As gullies between the hills are filled in, these landfill areas will not be as strong as naturally developed areas. Again 165 homes in any type of emergency is more manageable. The lots should be larger in keeping with the rural needs of the canyon and the homes should not be more than 2500 to 3000 square feet in keeping with the existing horse properties. Horse properties and natural habitat are important features to many many people. They are important and saleable features.

Tick Canyon is an important habitat and everything should be done to preserve the balance with the alternative 165 home proposal.

Sincerely,

Margot Stone

Notice of Completion

See NOTE below
SCH # 2004021054

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

RECEIVED
JUN 28 2006

Project Title: *The Tick Canyon/Park Place, Project No. TR060259/CUP 03-249 and ROAK[illegible]*
Lead Agency: *Los Angeles County Department of Regional Planning* Contact Person: *Rita Kilo*
Street Address: *320 West Temple Street Room 1348* Phone: *(213) 974-6461*
City: *Los Angeles, CA* Zip: *90012* County: *Los Angeles*

Project Location
County: *Los Angeles* City/Nearest Community: *Canyon Country/Santa Clarita*
Cross Streets: *Shadow Pines Road and Grandifloras Road* Total Acres: *523.1*
Assessors Parcel No. *2853-006-005, 2853-007-002 to 003, 3211-018-058, 3211-019-017* Section: *5 & 6*
Twp. *4N* Range: *14W* Base: *SB*
Within 2 Miles: State Hwy #: *14 – Antelope Freeway* Waterways: *Tick Canyon/Santa Clarita River*
Airports: *Agua Dulce Airport* Railways: *Metrolink* Schools: *Pinetree Elementary*

Document Type
CEQA: ☐ NOP ☐ Supplement/Subsequent NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ EIR (Prior SCH No.) ☐ EA ☐ Final Document
☐ Neg Dec ☐ Other ☐ Draft EIS ☐ Other
☒ Draft EIR ☐ FONSI

Local Action Type
☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Conditional Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☒ Land Division (Subdivision, Parcel Map, Tract Map, etc.) ☒ Other *Oak Tree Permit*

Development Type
☒ Residential: *Units 492* *Acres 523.1*
☐ Office: *Sq.ft.* *Acres* *Employees*
☐ Commercial: *Sq.ft.* *Acres* *Employees*
☐ Industrial: *Sq.ft.* *Acres* *Employees*
☐ Educational
☒ Recreational *One Park Site*
☐ Water Facilities: *Type* *MGD*
☐ Transportation: *Type*
☐ Mining: *Mineral*
☐ Power: *Type* *Watts*
☐ Waste Treatment: *Type*
☐ Hazardous Waste: *Type*
☐ Other:

Project Issues Discussed In Document
☒ Aesthetic/Visual ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☐ Agricultural Land ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Air Quality ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Archeological/Historical ☐ Minerals ☒ Soil Erosion/Comp./Grading ☒ Wildlife
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Growth Inducing
☒ Drainage/Absorption ☒ Population/Housing Balance ☐ Toxic/Hazardous ☒ Land Use
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ Cumulative Effects
☐ Fiscal ☒ Recreation/Parks ☒ Vegetation ☐ Other

Present Land Use/Zoning/General Plan Use
Vacant/A-1-1/Non-Urban

Project Description

The proposed project is a request for a Tentative Tract Map, an Oak Tree Permit, and a Conditional Use Permit for hillside management and density controlled development and for grading with off-site transport to create a 540-lot development on 4 existing parcels totaling 523.1 acres. The proposed development consists of 492 single-family residential lots (each 5,500 to 7,000 square feet), 36 open space lots, 9 public facility lots, 1 water tank lot, 1 water pump station lot, and 1 park lot. Necessary grading is anticipated to be approximately 5,900,000 cubic yards. Limited off-site grading is planned immediately north of the subject property. A system of interior curvilinear streets will serve the residences, including roadway extensions of Shadow Pines Boulevard and Snow Drop Court with Shadow Pines Boulevard extending beyond the northern property boundary. Public water and sewer infrastructure serving the surrounding residential areas will be extended to provide service to the 492-unit development. Portions of Tick Canyon Creek running through the subject property will be channelized. All development with the exception of the neighborhood park will take place west of the Tick Canyon Wash.

06 0020468

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., from a Notice of Preparation or previous draft document), please fill it in. *Revised October 1989*

Reviewing Agencies Checklist

KEY

S = Document sent by lead agency
X = Document sent by SCH
R = Suggested distribution

Resources Agency
____ Boating & Waterways
____ Coastal Commission
____ Coastal Conservancy
____ Colorado River Board
____ Conservation (Oil, Gas & Geothermal Resources)
S Fish & Game
____ Forestry
____ Office of Historic Preservation
R Parks & Recreation
____ Reclamation
____ S.F. Bay Conservation & Development Commission
____ Water Resources (DWR)

Business, Transportation & Housing
____ Aeronautics
R California Highway Patrol
S CALTRANS District # 7
____ Department of Transportation Planning (headquarters)
____ Housing & Community Development
____ Food & Agriculture

Health & Welfare
____ Health Services

State & Consumer Services
____ General Services
____ OLA (Schools)

Environmental Affairs
____ Air Resources Board
S AQMD
____ California Waste Management Board
____ SWRCB: Clean Water Grants
____ SWRCB: Delta Unit
____ SWRCB: Water Quality
____ SWRCB: Water Rights
S Regional WQCB # (4)

Youth & Adult Corrections
____ Corrections

Independent Commissions & Offices
____ Energy Commission
S Native American Heritage Commission
____ Public Utilities Commission
S Santa Monica Mountains Conservancy
____ State Lands Commission
____ Tahoe Regional Planning Agency

____ Other

Public Review Period (to be filled in by lead agency)

Starting Date *May 22, 2006*

Ending Date *July 6, 2006*

Signature Rick Kuo

Date *May 18, 2006*

Lead Agency (complete if applicable):

County of Los Angeles

Applicant: *Synergy*
Address: *19200 Von Karman, Suite 600*
City/State/Zip: *Irvine, CA 92612*
Phone: *949-622-5480*

Consultant:
Address:
City/State/Zip:
Phone:

For SCH Use Only:

Date Received at SCH:
Date Review Starts:
Date to Agencies:
Date to SCH:
Clearance Date:
Notes:

06 0020468

Revised October 1989

23920 Valencia Blvd.
Suite 300
Santa Clarita
California 91355-2196
Website: www.santa-clarita.com

Phone
(661) 259-2489
Fax
(661) 259-8125

City of Santa Clarita

January 23, 2006

RECEIVED
JUN 27 2006

Mr. Paul McCarthy
Section Head
Land Divisions
320 West Temple Street
Los Angeles, CA 90012

Mr. Daryl Koutnik
Supervising Senior Planner
Impact Analysis Section
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Subject: Tick Canyon/Park Place Project No 03-249

Dear Mr. McCarthy:

Thank you for the opportunity to review and comment on the above-referenced tentative tract map, related entitlements, and draft EIR.

The developer has worked very cooperatively with the City to incorporate changes that we believe enhance the project. These suggested revisions include:

- The addition of a multi use trail along Shadow Pines Boulevard connecting the project and the park to Soledad Canyon Road
- Parkways and street tree planting between the street and sidewalk
- The gating of Shadow Pines Boulevard at the North end of the project

There are two remaining issues to resolve. However, we believe they can be handled administratively and should not hold up Commission action. These issues are:

- The City's boundary is incorrectly labeled on the plans. On Sheets 1 and 3, the inset of Shadow Pines Boulevard north of Grandifloras shows that the City boundary is located on the west side of the drainage channel. This is incorrect. North of Grandifloras, the City boundary is located in the centerline of the Shadow Pines Boulevard right-of-way. The western half of the right-of-way, as well as the entire drainage channel, is located in the City. The City boundaries include the existing drainage channel in its entirety, a small portion of the proposed channel, and all of Greencourt Drive.

PRINTED ON RECYCLED PAPER

RECEIVED
JUN 27 2006

Please also note that the Stonecrest annexation may be approved by LAFCO in late June or early July, resulting in the entire Shadow Pines right-of-way south of Greencourt Drive being in the City.

The traffic study indicates that Shadow Pines Boulevard does not warrant street improvement to four lanes north of Grandifloras Road. Even at General Plan build out, four lanes are not warranted. In addition, as part of the One Valley One Vision General Plan process, the City and County have identified the areas to the north of Tick Canyon as suitable for low density residential development. It is unlikely that four lanes will ever be warranted in Tick Canyon. The City requests that the project dedicate right of way for a future four lane road, but improve only two lanes.

Also, the City recommends that the Open Space be dedicated to the County or other organization that will ensure its preservation in perpetuity.

The changes outlined above will provide an enhanced project that also offers trail and park benefits to the adjacent neighbors.

Thank you for your consideration. Please do not hesitate to contact me at (661) 255-4365 or Kai Luoma, Senior Planner at (661) 255-4330 should you have any questions.

Sincerely,

Paul D. Brotzman
Director of Community Development

PB:KL:lep
S:\CD\CURRENT\County Monitoring\Tick Cnyn-Park Place\Comment letter #2.doc

cc: Lisa Hardy, AICP, Planning Manager
Kai Luoma, AICP, Senior Planner
James Hartl, Director, Department of Regional Planning
Paul Novak, Land Use Deputy, 5th District
Millie Jones, Senior Field Deputy, 5th District

United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Palm Springs-South Coast Field Office
690 West Garnet Avenue
P.O. Box 581260
North Palm Springs, CA 92258-1260
(760) 251-4800 Fax (760) 251-4899

Visit us on the Internet at
www.ca.blm.gov/palmsprings

RECEIVED
JUN 26 2006

IN REPLY REFER TO:
1610
(CA 660.03)

JUN 21 2006

Rick Kuo
Los Angeles County Department of Regional Planning
320 West Temple Street Room 1348
Los Angeles, California 90012

Dear Mr. Kuo:

This letter is in regards to The Tick Canyon/Park Place Draft EIR (Project No. 03-249). The Bureau of Land Management (BLM) received a Notice of Completion and Draft Environmental Impact Statement from the State Clearinghouse on May 22, 2006. The BLM has not previously reviewed this EIR and would like to comment on the sections relevant to the BLM's responsibilities for lands and minerals in this area.

The EIR indicates that the Tick Canyon/Park Place Project is located, in part, in the West ½ of Section 5, and the East ½ of Section 6, Township 4 North, Range 14 West, of the San Bernardino Base Meridian. Underlying the entire proposed project area are federal mineral estate ("split estate") lands owned by the United States. We could find no mention of these split estate lands in the Land Use or Geology sections of the draft EIR.

Split estate lands are those lands where the surface is privately owned but the minerals are owned and managed by the United States. These split estate lands are under the administrative jurisdiction of the Bureau of Land Management, Palm Springs-South Coast Field Office. The BLM manages these lands under the South Coast Resource Management Plan (RMP) completed in 1994. Under the South Coast RMP, these split estate lands are open to oil and gas leasing and mineral material sale. At this time, the BLM has no current oil and gas leases, and has not offered or received applications for mineral material sales. Federal mineral estate is also subject to location of mining claims under the mining laws. The BLM retains jurisdiction on mineral exploration and mining in these areas where the mining claimant is not the surface owner or lacks written consent of the surface owner to conduct these activities. In addition, the surface owner or developer is not authorized to process or remove mineral materials located on these lands without authorization from the BLM.

The BLM requests that the Final EIR identify and address these lands under the sections for Geology/Minerals and Land Uses. It would also be helpful for the EIR to include a map of the split estate lands under the appropriate sections. If you have any questions, please contact Greg Hill, Planning and Environmental Coordinator, at (760) 251-4840.

Sincerely,

Gail Acheson

Gail Acheson
Field Manager

SOUTHERN CALIFORNIA
ASSOCIATION of GOVERNMENTS

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Orange County Transportation Authority: Lou Correa, County of Orange

Riverside County Transportation Commission: Robin Lowe, Hemet

Ventura County Transportation Commission: Keith Millhouse, Moorpark

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RECEIVED
JUN 19 2006

June 16, 2006

Mr. Rick Kuo
Los Angeles County Department of
Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012

RE: SCAG Clearinghouse No. I 20060345 The Tick Canyon/Park Place, Project No. TR060259/CUP 03-249 and ROAKT200500051

Dear Mr. Kuo:

Thank you for submitting the **Tick Canyon/Park Place, Project No. TR060259/CUP 03-249 and ROAKT200500051** for review and comment. As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

We have reviewed the **Tick Canyon/Park Place, Project No. TR060259/CUP 03-249 and ROAKT200500051** , and have determined that the proposed Project is not regionally significant per SCAG Intergovernmental Review (IGR) Criteria and California Environmental Quality Act (CEQA) Guidelines (Section 15206). Therefore, the proposed Project does not warrant comments at this time. Should there be a change in the scope of the proposed Project, we would appreciate the opportunity to review and comment at that time.

A description of the proposed Project was published in SCAG's **May 16-31, 2006** Intergovernmental Review Clearinghouse Report for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this Project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1851. Thank you.

Sincerely,

BRIAN WALLACE
Associate Regional Planner
Intergovernmental Review

Doc #123335 lj

COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

JAMES F. STAHL
Chief Engineer and General Manager

RECEIVED
JUN 12 2006

June 8, 2006

File No: SCV-00.04-00

Mr. Rick Kuo
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Kuo:

Project No. TR060259, Conditional Use Permit
No. 03-249, Oak Tree Permit No. ROAKT200500051

The County Sanitation Districts of Los Angeles County (Districts) received a Draft Environmental Impact Report for the subject project on May 22, 2006. We offer the following corrections and updated information regarding sewerage service:

1. *Page 2-32 under Sewer System Improvements, 3rd paragraph, 2nd sentence:* Replace the words "County Sanitation Districts of Los Angeles County (CSDLAC)" with "LACDPW" and replace the word "CSDLAC" with "LACDPW". The Districts do not require the developer to construct the proposed in-tract sewer system to Districts' standards as these sewers will not be accepted for ownership by the Districts.

2. *Page 2-32, under Sewer System Improvements, 4th paragraph:* There needs to be clarification about sewer connection fees. The Districts require payment of connection fees before a permit to connect to the (Districts') sewer will be issued.

3. *Page 4.12-15, 5th paragraph:* Both the Valencia Water Reclamation Plant (WRP) and the Saugus WRP are operated by the Santa Clarita Valley Sanitation District (SCVSD). The Santa Clarita Valley Joint Sewerage System (SCVJSS) currently processes an average flow of 21.1 million gallons per day (mgd).

4. *Page 4.12-15, 6th paragraph:* The Valencia WRP has a design capacity of 21.6 mgd.

5. *Page 4.12-16, 1st paragraph:* For calendar year 2005, the average TDS levels at the Saugus WRP and Valencia WRP were 611 and 732 mg/L, respectively.

6. *Page 4.12-16, 2nd paragraph:* The Saugus WRP currently processes an average flow of 4.25 mgd. The Valencia WRP currently processes an average flow of 16.8 mgd.

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7. *Page 4.12-16, 3rd paragraph:* The project site is located directly east and north of the northeastern boundary of the SCVSD, but is not currently located within the District boundary.

8. All other information concerning Districts' facilities and sewerage service contained in the document is current.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

James F. Stahl

Ruth I. Frazen
Engineering Technician
Finance & Property Management Section

RIF:rf

648904.1

State of California—Business, Transportation and Housing Agency ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL
28648 The Old Road
Valencia, CA 91355
(800)735-2929 (TT/TDD)
(661)294-5540

RECEIVED
JUN 17 2006

June 5, 2006

File No.: 540.9107.13086

Mr. Rick Kuo
County of Los Angeles
Regional Planning Department
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Dear Mr. Kuo:

This is in response to the Tick Canyon/Park Place Project (SCH#2004021054). The proposed 523.1 acre project will consist of 492 single family homes, 36 open space lots, 9 public facility lots, 1 water tank lot, 1 water pump station lot and one park lot. This project will be located entirely within the unincorporated area of Los Angeles County, near the SR-14 freeway and Sierra Highway.

The proposed project will be located in the unincorporated area of Los Angeles County and within the jurisdiction of the California Highway Patrol Newhall Area. Therefore, traffic enforcement, emergency incident management, public service, assistance and accident investigation will be the responsibility of our agency.

The project will result in an increased traffic volume on SR-14 and Sierra Highway and will likely result in increased calls for traffic enforcement, emergency incident management, public service, assistance, response times and accident investigation. Sergeant Miler will be our Department's contact person for the project. If you have any questions or concerns, he may be reached at the above address or telephone number.

Thank you for allowing us the opportunity to comment on this project.

Sincerely,

for S. V. BERNARD, Captain
Commander
Newhall Area

cc: Special Projects Section
Southern Division

REGIONAL PLANNING COMMISSION
JULY 12, 2006
AGENDA ITEM NO. 8 a, b, c

ADDITIONAL

CORRESPONDENCE

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, REGIONAL PLANNING
IGR/CEQA BRANCH
100 MAIN STREET, MS # 16
LOS ANGELES, CA 90012-3606
PHONE: (213) 897-3747
FAX: (213) 897-1337

Flex your power!
Be energy efficient!

IGR/CEQA No. 060536AL, DEIR
Referenced to IGR/CEQA No. 050564AL and 040216AL
Park Place (TT 60259)
Vic. LA-14 / PM 33.42
SCH # 2004021054

July 5, 2006

Mr. Rick Kuo
Los Angeles County Department of Regional Plan
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Dear Mr. Kuo:

This is to follow our letter dated on June 21, 2005. We have the following comments after we receive the Draft Environmental Impact Report prepared in May 2006. The project consists of 492 single-family residential units.

Caltrans concurs with the proposed mitigation on page 4.10-30, Table 4.10-11 and has the following comments:

- Sand Canyon Road/Soledad Canyon Road: "Convert EB right-turn lane to a third EB through lane" to "Convert EB right-turn lane to a third EB through lane and right-turn lane".
- The final mitigation measures described in Section 4.10.4 may not be consistent with Table 4.10-11.
    - Soledad Canyon Road/SR-14 NB Ramps: No mention about the need of widening of NB on-ramp as identified in the Traffic Study Mitigation.
    - SR-14 SB Ramps/Sand Canyon Road (at Soledad): No mention about adding second WB left-turn as mentioned in the Traffic Study Mitigation. Widening of the SR-14 on-ramp is needed.

Recommendation of the widening of the above on-ramps was described in the attached Caltrans letter to the County of Los Angeles Department of Regional Plan dated June21, 2005. Caltrans concurred with the County for the proposed adding a third NBT lane and a second SBL lane at the San Canyon Road & SR-14 NB Ramps. This will require the widening of the San Canyon Bridge over SR-14.

With the cumulative residential development, the intersection of the SR-14 with Soledad Canyon will operate at LOS F in the year 2030. For long term mitigation at this location, roundabouts or any feasible alternative interchange improvements will need to be constructed to alleviate the congestion on the State facilities. Caltrans requests that the County require the applicant to pay equitable share responsibility traffic impact fees at the time of permit issuance.

Caltrans would like to remind you that the County require the applicant to pay equitable share responsibility traffic impact fees at the time of permit issuance. Please reference the Department's Traffic Impact Study Guide on the Internet at

http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf

You may apply the formula on page 2 of Appendix B (Methodology for Calculating Equitable Mitigation Measures) to set aside this Transportation Impact Fee for future State Highway improvement projects. The County may contact and work with this Department to calculate the traffic impact fees.

Storm water run-off is a sensitive issue for Los Angeles and Ventura counties. Please be mindful that projects need to be designed to discharge clean run-off water.

Any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. We recommend that large size truck trips be limited to off-peak commute periods. Thank you for the opportunity to have reviewed this project.

If you have any questions, please feel free to contact me at (213) 897-3747 or Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 060536AL.

Sincerely,

CHERYL J. POWELL
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, REGIONAL PLANNING
IGR/CEQA BRANCH
100 MAIN STREET, MS # 16
LOS ANGELES, CA 90012-3606
PHONE: (213) 897-3747
FAX: (213) 897-1337

IGR # ~~050564~~ 051126

Flex your power! Be energy efficient!

IGR/CEQA No. 050564AL, TS
Referenced to IGR/CEQA No. 040216AL
Park Place (TT 60259)
Vic. LA-14 / PM 33.42
SCH # 2004021054

June 21, 2005

Ms. Roxanne Tanemori
Los Angeles County Department of Regional Plan
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Tanemori:

This is to follow our letter dated on February 23, 2004. We have the following comments after we receive the Traffic Impact Analysis prepared in May 2005. The project consists of 492 single-family residential units and approximately 34 acres of park usage.

Caltrans acknowledged the proposed mitigation on page 3-23, Table 3-5 and has the following comments:

- # 4. Soledad Canyon Road & SR-14 NB Ramps: In addition to SBL turn and NBR turn lane, widening the NB on-ramp is needed.
- # 6. SR-14 SB Ramps & Sand Canyon Road (at Soledad): The proposed north leg addition has been deleted from the related project. Widening the SB on-ramp is needed. Please clarify "Add second dedicated NBL turn lane with intersection diagram".
- # 7. Sand Canyon Road & SR-14 NB Ramps: The proposed third NBT lane addition and second SBL tune lane addition will require the widening of the Sand Canyon Bridge over SR-14.

From Table 1-1, the project would generate 369/581 trips during AM/PM peak. Many of these trips would utilize SR-14 and on/off ramps.

Caltrans requests that the County require the applicant to pay equitable share responsibility traffic impact fees at the time of permit issuance. Please reference the Department's Traffic Impact Study Guide on the Internet at

http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf

You may apply the formula on page 2 of Appendix B (Methodology for Calculating Equitable Mitigation Measures) to set aside this Transportation Impact Fee for future State Highway improvement projects. The County may contact and work with this Department to calculate the traffic impact fees.

Storm water run-off is a sensitive issue for Los Angeles and Ventura counties. Please be mindful that projects need to be designed to discharge clean run-off water.

Any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. We recommend that large size truck trips be limited to off-peak commute periods. Thank you for the opportunity to have reviewed this project.

If you have any questions, please feel free to contact me at (213) 897-3747 or Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 050564AL.

Sincerely,

for CHERYL J. POWELL
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

Mr. Daryl Zerfass, P.E.
Austin Foust Associates, Inc.
2020 North Tustin Avenue
Santa Ana, CA 92705-7827

Kristin Norman
County of Los Angeles, DPW
Traffic & Lighting Division
1000 S. Fremont Ave. Building A9E, 4th floor
Alhambra, CA 91803

california water impact network

July 8, 2006

L.A. County Regional Planning Department
320 West Temple Street
L.A., CA 90012
FAX (213) 217-5108

RE: Tick Canyon Development, Tentative Track Map #TRO60259

To the L.A. Regional Planning Department:

C-WIN strongly urges you not to approve the Tick Canyon Development Tentative Track Map # 60259 for 492 units because it is relying on a 41,000 acre foot transfer of permanent Table A Allocation from the Kern County Water Agency that is not finalized and is currently in litigation. There is not sufficient water production in the area for this project to be supplied from wells and the reliability of any water from the State Water Project is questionable.

We believe that the purported water transfer of 41,000 acre feet is further compromised by recent court rulings that include the October 2005 ruling by the 3rd District Court of Appeal overturning the CALFED Record of Decision; the 2nd District Court of Appeal ruling, known as the California Oak Foundation ruling that overturned the Gates-King EIR because it was based on the illegal 41,000 AF water transfer from Kern County; the February 9th, 2006 3rd District Court of Appeal ruling in which Golden Gate Audubon prevailed and the court ordered that existing salinity standards in the Bay Delta be upheld; and the subsequent Order by the State Water Resources Control Board (SWRCB) requiring DWR and the CVP to shut down their pumps if the salinity standards are not met which means that more water must be left in the San Joaquin River and the Bay Delta and therefore there is less water to pump to southern California.

Because of the recent realization that several species of fish in the Bay Delta including the delta smelt, split tail, winter run salmon and several others, are on the verge of extinction and that a very likely cause of that problem is over pumping in the Delta, it is very important for developers in southern California to start making the connection that there is very likely to be less water in the SWP and the CVP available to them. Global warming also exacerbates this problem.

The recent attempts by the SWP and the CVP to pump up to 27% more water out of the Bay Delta as part of what is known as the South Delta Improvement Project (SDIP) is soundly critiqued by the California Sportfishing Protection Alliance (CSPA) in their comments submitted to DWR February 3, 2006 (see attachment #1.)

Jul 09 06 10:27p David & Carolee Krieger

ISSUES:

1. **Water Reliability**

CLWA is relying on the **Draft 2005 SWP Delivery Reliability Report** which is still full of "paper water" and relies on the illegal 41,000 AF water transfer from the Kern County Water Agency. "Paper water" is water that exists as "a hope and a prayer" (to quote the Third District Court of Appeal in the PCL Monterey case) because the original SWP contracts had allocations of up to 4.23 million acre feet yet the reality is that the average actual annual delivery between 1990 and 2000 was a mere 1.86 million acre feet. The 2005 draft Reliability Report makes it appear that 77% of the SWP Table A Allocation is available for development purposes. Page 6 of the SE 610 Water supply Assessment Report states that **"This updated analysis indicates that the SWP, using existing facilities operated under current regulatory and operational constraints, and with all contractors requesting their full Table A Amounts in most years, could deliver 77 percent of total Table A Amounts on a long-term average basis."** Given actual historical average deliveries when the SWP contractors were requesting as much as they could get, DWR could not even deliver 50 percent. **The SWP has promised to deliver 4.23 MAF a year. In reality, between 1990 and 2000, the SWP actually delivered only 1.86 MAF a year.** This is hardly 77%; it is actually under 50%. It is critical for land-use planners to have a document that is clear about what actual, wet water is available.

I have attached the December 19, 2005 comments on the deficiencies of the 2005 SWP Reliability Report submitted by Physicist and Systems Analyst Arve Sjovold (attachment #2). I have also attached the December 22, 2005 comments on the deficiencies of the 2005 SWP Reliability Report by PCL Water Program Manager Mindy McIntyre (attachment #3).

The 2002 SWP Water Delivery Reliability Report is also misleading because it makes it appear that SWP is 76% reliable for development purposes. This is false and must be corrected to reflect the historic reliability of the SWP.

CALSIM II is the computer model upon which DWR bases its water reliability report. The peer review document of the DWR Water Reliability Reports, the December 4, 2003 "A Strategic Review of CALSIM II and its Use for Water Planning, Management, and Operations in Central California" is highly critical of the CALSIM II model and therefore this model should not be relied upon as factual. The peer review document needs to be considered when the actual numbers are calculated for planning and development purposes when SWP water is being considered as a water source. The **biggest problem with the CALSIM II model as I understand it, is that it takes groundwater as an unlimited resource.** This leads to a false impression of what water is actually available. I have attached a critique of CALSIM II for the record, "A Strategic Review of CalSim II and its Use for Water Planning, Management, and Operations in Central California" dated December 4, 2003 submitted to the California Bay Delta Science Program Association of Bay Governments (attachment #4.) Please also see "Additional Comments on CalSim II Pertinent to the Temporary Restraining Order" by Arve Sjovold regarding the Injunction granted by the Court in the InterTie case (attachment #5.) In addition, we submit "Musings on a Model: CalSim II in California's Water Community", 3/05 attachment #6.

More recently, "An Environmental Review of CalSim II" by Jeffrey T. Payne and David R. Parkey, November 2005, concludes "...we are left with the profound impression that it (CalSim II) is not a tool that can – under its current formulation – fully address the legally required water management objectives. CalSim II holds that the environment is a constraint on system

Jul 09 06 10:27p David & Carolee Krieger (805) 565-3 34

operations, not one of the objectives for which the system should be managed." (attachment #7.) Also attached is a critique of CalSim II by Jan de Leeuw, Distinguished Professor and Chair CLA Department of Statistics, dated October 23, 2005 (attachment #8.) I have also attached three comment letters concerning the CalSim II modeling by Arve Sjovold; "Response to Director Joans' Letter of September 22, 2005 on CalSim II" (attachment #9), "Some Insights on Water Deliveries to Settlement Contractors", October 24, 2004 (attachment #10); "On the Adequacy of CalSim II for Environmental Impact Analysis and SWP Reliability Analysis", August 12, 2004 (attachment #11. All of these documents clearly lay out the problems for anyone who wants to rely on CalSim II as the predictor of reliability for the SWP.

Global Warming must be taken into consideration when calculating water reliability in California. Global warming has not been factored in to the reliability of the water supply being considered. The consensus of scientists who are studying global warming concludes that it will snow less, rain more and the snow will melt sooner giving us a rush of water in the Spring rather than the snow pack acting as a reservoir as it has in the past. C-WIN incorporates "Emissions Pathways, Climate change, and Impacts on California" (attachment #12.)

Now, with the recent 3rd District Court of Appeal decision, the RCRC decision (JCCP No. 4182) setting aside the CALFED EIR and overturning the CALFED ROD because of the failure of the CALFED EIR to analyze sending less water south of the San Francisco Delta, it is imperative for CLWA to be cautious in reporting the SWP reliability.

The **Castaic Lake Water Agency 2005 Urban Water Management Plan** is flawed and is currently being challenged in the courts. Like everything else, the CLWA UWMP is relying on the illegal and un-finalized 41,000 AF water transfer from the Kern county water Agency. Please see C-WIN's comments dated October 25, 2005 regarding the Draft CLWA UWMP (Attachment #13) and comments submitted by the Planning and Conservation League dated October 21, 2005 (attachment #14.)

The **Newhall County Water District SB 610 Water supply Assessment** is flawed in part because it is relying on the illegal and un-finalized 41,000 AF water transfer from the Kern County Water Agency. C-WIN submits comments dated March 8, 2006 on the SB 610 WSA for the Gate-King Project (attachment #15) and comments submitted March 9, 2006 by the Planning and Conservation League (attachment #16.)

"Paper water" is also in the Central Valley Project (CVP) system. Please note the comments by Senior Judge Lawrence K. Karlton in his Federal District Court decision dated July 23, 2005 concerning the lack of water in many miles of the San Joaquin River because of the operation of the Friant Dam (attachment #17.) This is very damaging for expectations that there will be enough water to augment the current amount being sent to Southern California

2. 41,000 AF Water Transfer from Kern County Water Agency to CLWA is NOT final; several court cases exist regarding this transfer

CLWA is relying on the transfer of 41,000 AF of agricultural water allocation from the Kern County Water Agency that is currently under litigation. Without the DWR Monterey Plus EIR being final and with the current litigation, CLWA should not be citing 95,200 AF as its "firm" SWP allocation.

Page 8 of the SB 610 Water Supply Assessment states, "The Monterey Amendments Settlement Agreement expressly authorizes the operation of the SWP in accordance with the

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Monterey amendments, which authorize the transfer (the 41,000 AF transfer)." This is blatantly not true. The 41,000 AF transfer was specifically singled out as NOT final and still under the cloud of litigation; which is exactly where it still is.

CLWA should be using 54,200 AF not 95,200 AF as its Table A Allocation for SWP water.

3. SWP Contract Articles 18 (a) & (b) issues

CLWA is a municipal water agency and a great deal of its imported water is coming from the State Water Project. Much of this imported water is being relied upon for building housing units in the Newhall Land and Farming area. The 41,000 AF of proposed transfer water from the Kern County Water Agency is agricultural, and DWR has not finalized the Monterey Plus EIR, therefore it is imperative that this draft UWMP wait until the Monterey Plus EIR becomes final before counting on the 41,000 AF water transfer. Article 18(a) of the SWP water contracts requires that agriculture take the first cut backs in SWP deliveries during drought years. This is a very important safe-guard for municipal water supplies. Article 18(b) states that DWR will only promise what it can actually deliver on a long range basis, thus eliminating "paper water", water that really doesn't exist. One of the most contentious parts of the PCL Monterey litigation was the fact that implementation of Article 18(b) was never analyzed as an alternative.

4. Other Issues affecting proposed water transfers

The following are some, but perhaps not all, of the other issues affecting proposed water transfers:

a. Impacts from transferring area.
b. Water quality issues about putting pumped water back into the SWP aqueduct.
c. SWP aqueduct carrying capacity.
d. How does this affect the negotiations on the Monterey Plus EIR?

All of these questions must be dealt with before CLWA can rely on such big numbers for water availability in the 2005 draft UWMP. Likewise, these same questions must be answered honestly before the L.A. Regional Planning Department can rely on the water from CLWA for the proposed Tick Canyon Development Project.

C-WIN hereby incorporates all other comments by reference opposing the proposed Tick Canyon Development Project, Tentative Track Map #TRO60259. For the above reasons, C-WIN requests that the L.A. Regional Planning Department rely only on 54,200 AF of SWP as the Table A amount of SWP water for CLWA, the water supplier for this proposed project. And that because of serious critique of the SWP Water Delivery Reliability Report, that this 54,200 AF be relied on only at half its face value. The existing "paper water" must be removed from the system to protect the people who already live in the CLWA service area.

Sincerely

Carolee K. Krieger
President, C-WIN
808 Romero Canyon Road
Santa Barbara, CA 93108
PH (805) 969-9824

Jul 09 06 10:28p David & Carolee Krieger (805) 565-3 34

Attachments:
1. "CSPA Comments on the South Delta Improvement Program, Draft EIS/EIR" by Bill Jennings, chairman and Executive Director, CSPA, 2/7/06 (50 pgs.)
2. "Comments on the Draft SWP Reliability Report 2005" by Arve Sjovold, 12/19/05 (4 pgs.)
3. "Comments on Public Review Draft of the SWP Delivery Reliability Report 2005" by Mindy McIntyre, PCL Water Program Manager, 12/22/05 (20 pgs)
4. "A Strategic Review of CALSIM II and its Use for Water Planning, Management, and Operation in Central California" by A. Close, W.M. Haneman, J.W. Labadie, D.P. Loucks (Chair), J. R. Lund, D.C. McKinney, and J.R. Stedinger, December 4, 2003 (129 pgs)
5. "Additional Comments on CALSIM II by Arve Sjovold, Feb. 7, 2006 (1 pg)
6. San Francisco Estuary & Watershed Science, March 2005 "Musings on a Model: CALSIM II in California's Water Community." (13 pgs)
7. "An Environmental Review of CalSim II" by Jeffrey T. Payne and David R. Purkey, 11/05 (65 pgs)
8. "Response to Gerald Johns' Memo" by Jan de Leeuw, 10/23/05 (3 pgs)
9. "Response to Gerald Johns' Letter on CalSim II", by Arve Sjovold, 10/2/05 (3 pgs)
10. "Some Insights on Water Deliveries to Settlement Contractors" by Arve Sjovold, 10/24/04 (1 pg)
11. "On the Adequacy of CalSim II for Environmental Impact Analysis and SWP Reliability Analysis" by Arve Sjovold, 8/12/04 (7 pgs)
12. "Emissions Pathways, Climate Change, and Impacts on California", August 24, 2004 (6 pgs)
13. C-WIN Comment Letter RE: Draft 2005 CLWA UWMP dated October 25, 2005 (3 pgs)
14. PCL Comment Letter RE: CLWA Draft 2005 UWMP dated October 21, 2005 (10 pgs)
15. C-WIN Comment Letter dated March 8, 2006 RE: SB 610 WSA for Gate-King (4 pgs)
16. PCL Comment Letter dated March 9, 2006 RE: SB 610 WSA for Gate King (5 pgs)
17. Federal District Court Decision (partial) by Senior Judge Lawrence K. Karlton dated July 28, 2005 concerning the de-watering of the San Joaquin River by the building of the Friant Dam (7pgs)

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california water impact network

8 pgs Dent

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September 7, 2005

RE: Tick Canyon NO TR060259

Dear Sirs & Madams:

The California Water Impact Network (C-WIN) objects to the proposed **Tick Canyon** development relying on a contested transfer of 41,000 acre feet (AF) of SWP allocation from the Kern County Water Agency to the Castaic Lake Water Agency (CLWA) as a reliable source of water supply as indicated in the SB610 Water Assessment Report. The analysis is inappropriately relying on the permanence of a non-final and highly contested transfer of 41,000 acre feet of SWP water from the Kern County Water Agency. This 41,000 acre foot transfer continues to be clouded by ongoing litigation and its very validity is one of the subjects of the forthcoming and very complex EIR known as "Monterey Plus", to be prepared by the state Department of Water Resources.

C-WIN is currently a plaintiff in several cases against CLWA opposing proposed transfers that depend on the 41,000 AF transfer mentioned above. Any transfer that is dependent on a water source that is not free and clear is not reliable. C-WIN hereby incorporates our January 1, 2004 objection letter to the CLWA on the Negative Declaration for a proposed 35,000 AF transfer for a Groundwater Banking Project that depends on this same 41,000 AF transfer and the C-WIN February 3, 2004 objection letter to the LA County Regional Planning Department on the proposed **West Creek Project** #98-008 **(2,545 units)** that depends on this same 41,000 AF transfer. We also incorporate our February 26, 2004 objection letter to the County of Los Angeles Regional Planning Department regarding the proposed **River Valley Project** No.00-196 **(1,444 units & 1.5 million square feet of mixed non-residential)** that also relies on this 41,000 acre foot transfer. Further, we incorporate our letter to the City of Santa Clarita on May 4, 2004 objecting to the **River Park Project**, Project No. 02-175 **(1,183 units)**, our letter of December 16, 2004 objecting to the **Northlake Project** No. 98-047 (specific plan of approximately **3,000 units**) and our letter of June 15, 2005 to the City of Santa Clarita opposing the **Synergy Project (946 units)**. Also, we incorporate our comments on the **Mission Village Project** No. 04-181 **(5,331 units, 1,299,000 million square feet commercial/mixed use, etc)** submitted June 15, 2005 to the County of LA Regional Planning Department. Added to these is the June 20, 2005 comment letter on the **Soledad Townhouse Project (437 units)**; also, the July 27th, 2005 comment letter on the **Lyons Canyon Ranch Project** No. TR53653 **(190 dwelling units)**. Please add to the

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above the July 14, 2005 letter submitted by our attorney on the **Gate-King Annexation, Addendum to the EIR (4.45 million square feet of Industrial/Commercial development).** All of these projects, depending upon this same questionable 41,000 AF water transfer, must be looked at cumulatively, not as individual projects depending on the same source of water. Urban Water Management Plans require that cumulative impacts must be assessed; cumulative impacts must be addressed here as well.

The **Tick Canyon** development **(492 dwelling units)**, along with many other developments in California, is dependent on the analysis by DWR and its State Water Project Delivery Reliability Report, Final 2002. This Reliability Report has been seriously criticized for overstating actual available supply, questionable modeling and simulations, and lack of proper peer review. C-WIN hereby incorporates this Final Report, including all of the published comment letters in Appendix E. Please make a special note of those letters submitted by Senator Michael Machado, Robert Wilkinson, Arve Sjovold, Joan Wells, Dr. Peter Gleick and myself.

C-WIN also incorporates "A Strategic Review of CALSIM II and its Use for Water Planning, Management, and Operations in Central California" submitted by the California Bay Delta Authority Science Program Association of Bay Governments, December 4, 2003. This document raises significant questions as to the reliability of DWR's Delivery Reliability Report.

Global warming has not been factored in to the reliability of the water supply being considered. The consensus of scientists who are studying global warming concludes that it will snow less, rain more and the snow will melt sooner giving us a rush of water in the Spring rather than the snow pack acting as a reservoir as it has in the past. C-WIN incorporates "Emissions Pathways, Climate Change, and Impacts on California"; see attached.

Please reject the proposed **Tick Canyon** development consisting of **492 dwelling units** on the grounds that the proposed water supply is inadequate and unsubstantiated at this time and cumulative impacts have not been assessed.

Please address all the above issues in the forthcoming Environmental Impact Report. If you are unable to obtain any of the above documents, please contact us and we will provide them.

Please send me any relevant documents that may come out in the future regarding this project.

C-WIN hereby incorporates all other comments by reference opposing the proposed **Tick Canyon** development.

Sincerely,

Carolee K. Krieger

Carolee K. Krieger
President, C-WIN
808 Romero Canyon Road
Santa Barbara, CA 93108
(805) 969-0824

Emissions pathways, climate change, and impacts on California

Katharine Hayhoe[a,b], Daniel Cayan[c], Christopher B. Field[d], Peter C. Frumhoff[e], Edwin P. Maurer[f], Norman L. Miller[g], Susanne C. Moser[h], Stephen H. Schneider[i], Kimberly Nicholas Cahill[d], Elsa E. Cleland[d], Larry Dale[g], Ray Drapek[j], R. Michael Hanemann[k], Laurence S. Kalkstein[l], James Lenihan[j], Claire K. Lunch[d], Ronald P. Neilson[j], Scott C. Sheridan[m], and Julia H. Verville[e]

[a]ATMOS Research and Consulting, 809 West Colfax Avenue, South Bend, IN 46601; [c]Climate Research Division, The Scripps Institution of Oceanography, and Water Resources Division, U.S. Geological Survey, 9500 Gilman Drive, La Jolla, CA 92093-0224; [d]Department of Global Ecology, Carnegie Institution of Washington, 260 Panama Street, Stanford, CA 94305; [e]Union of Concerned Scientists, Two Brattle Square, Cambridge, MA 02238; [f]Civil Engineering Department, Santa Clara University, Santa Clara, CA 95053; [g]Atmosphere and Ocean Sciences Group, Earth Sciences Division, Lawrence Berkeley National Laboratory, 1 Cyclotron Road, Berkeley, CA 94720; [h]Environmental and Societal Impacts Group, National Center for Atmospheric Research, P.O. Box 3000, Boulder, CO 80307; [i]Department of Biological Sciences and Institute for International Studies, Stanford University, Stanford, CA 94305; [j]Corvallis Forestry Sciences Laboratory, U.S. Department of Agriculture Forest Service, 3200 SW Jefferson Way, Corvallis, OR 97331; [k]Department of Agricultural and Resource Economics, University of California, Berkeley, CA 94720; [l]Center for Climatic Research, Department of Geography, University of Delaware, Newark, DE 19716; and [m]Department of Geography, Kent State University, Kent, OH 44242

Contributed by Christopher B. Field, June 23, 2004

The magnitude of future climate change depends substantially on the greenhouse gas emission pathways we choose. Here we explore the implications of the highest and lowest Intergovernmental Panel on Climate Change emissions pathways for climate change and associated impacts in California. Based on climate projections from two state-of-the-art climate models with low and medium sensitivity (Parallel Climate Model and Hadley Centre Climate Model, version 3, respectively), we find that annual temperature increases nearly double from the lower B1 to the higher A1fi emissions scenario before 2100. Three of four simulations also show greater increases in summer temperatures as compared with winter. Extreme heat and the associated impacts on a range of temperature-sensitive sectors are substantially greater under the higher emissions scenario, with some interscenario differences apparent before midcentury. By the end of the century under the B1 scenario, heatwaves and extreme heat in Los Angeles quadruple in frequency while heat-related mortality increases two to three times; alpine/subalpine forests are reduced by 50–75%; and Sierra snowpack is reduced 30–70%. Under A1fi, heatwaves in Los Angeles are six to eight times more frequent, with heat-related excess mortality increasing five to seven times; alpine/subalpine forests are reduced by 75–90%; and snowpack declines 73–90%, with cascading impacts on runoff and streamflow that, combined with projected modest declines in winter precipitation, could fundamentally disrupt California's water rights system. Although interscenario differences in climate impacts and costs of adaptation emerge mainly in the second half of the century, they are strongly dependent on emissions from preceding decades.

California, with its diverse range of climate zones, limited water supply, and economic dependence on climate-sensitive industries such as agriculture, provides a challenging test case to evaluate impacts of regional-scale climate change under alternative emissions pathways. As characterized by the Intergovernmental Panel on Climate Change, demographic, socioeconomic, and technological assumptions underlying long-term emissions scenarios vary widely (1). Previous studies have not systematically examined the difference between projected regional-scale changes in climate and associated impacts across scenarios. Nevertheless, such information is essential to evaluate the potential for and costs of adaptation associated with alternative emissions futures and to inform mitigation policies (2).

Here, we examine a range of potential climate futures that represent uncertainties in both the physical sensitivity of current climate models and divergent greenhouse gas emissions pathways. Two global climate models, the low-sensitivity National Center for Atmospheric Research/Department of Energy Parallel Climate Model (PCM) (3) and the medium-sensitivity U.K. Met Office Hadley Centre Climate Model, version 3 (HadCM3), model (4, 5) are used to calculate climate change resulting from the SRES (Special Report on Emission Scenarios) B1 (lower) and A1fi (higher) emissions scenarios (1). These scenarios bracket a large part of the range of Intergovernmental Panel on Climate Change nonintervention emissions futures with atmospheric concentrations of CO_2 reaching ≈550 ppm (B1) and ≈970 ppm (A1fi) by 2100 (see *Emissions Scenarios* in *Supporting Text*, which is published as supporting information on the PNAS web site). Although the SRES scenarios do not explicitly assume any specific climate mitigation policies, they do serve as useful proxies for assessing the outcome of emissions pathways that could result from different emissions reduction policies. The scenarios at the lower end of the SRES family are comparable to emissions pathways that could be achieved by relatively aggressive emissions reduction policies, whereas those at the higher end are comparable to emissions pathways that would be more likely to occur in the absence of such policies.

Climate Projections

Downscaling Methods. For hydrological and agricultural analyses, HadCM3 and PCM output was statistically downscaled to a 1/8° grid (≈150 km^2) (6) and to individual weather stations (7) for analyses of temperature and precipitation extremes and health impacts. Downscaling to the 1/8° grid used an empirical statistical technique that maps the probability density functions for modelled monthly precipitation and temperature for the climatological period (1961–1990) onto those of gridded historical observed data, so the mean and variability of observations are reproduced by the climate model data. The bias correction and spatial disaggregation technique is one originally developed for adjusting General Circulation Model output for long-range streamflow forecasting (6), later adapted for use in studies examining the hydrologic impacts of climate change (8), and compares favorably to different statistical and dynamic downscaling techniques (9) in the context of hydrologic impact studies.

Station-level downscaling for analyses of temperature and precipitation extremes and health impacts used a deterministic method in which grid-cell values of temperatures and precipi-

Freely available online through the PNAS open access option.

Abbreviations: DJF, December, January, February; HadCM3, Hadley Centre Climate Model, version 3; JJA, June, July, August; PCM, Parallel Climate Model; SRES, Special Report on Emission Scenarios; SWE, snow water equivalent.

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Table 1. Summary of midcentury (2020–2049) and end-of-century (2070–2099) climate and impact projections for the HadCM3 and PCM B1 and A1fi scenarios

			2020–2049				2070–2099			
			PCM		HadCM3		PCM		HadCM3	
	Units	1961–1990	B1	A1fi	B1	A1fi	B1	A1fi	B1	A1fi
Change in statewide avg temperatures										
Annual	°C	15.0	1.35	1.5	1.6	2.0	2.3	3.8	3.3	5.8
Summer (JJA)	°C	22.8	1.2	1.4	2.2	3.1	2.15	4.1	4.6	8.3
Winter (DJF)	°C	7.6	1.3	1.2	1.4	1.45	2.15	3.0	2.3	4.0
Change in statewide avg precipitation										
Annual	mm	544	−37	−51	+6	−70	+38	−91	−117	−157
Summer (JJA)	mm	20	−3	+2	−1	−7	+4	−46	−5	−1
Winter (DJF)	mm	269	−45	−55	+4	−44	+13	−13	−79	−92
Sea level rise	cm	—	8.7	9.5	11.6	12.7	19.2	28.8	26.8	40.9
Heatwave days										
Los Angeles	Days	12	28	35	24	36	44	76	47	95
Sacramento	Days	58	91	101	93	104	109	134	115	138
Fresno	Days	92	113	120	111	116	126	147	126	149
El Centro	Days	162	185	185	176	180	191	213	197	218
Length of heatwave season*	Days	115	135	142	132	141	149	178	162	204
Excess mortality for Los Angeles†										
Without acclimatization	avg no. of deaths/yr	—	—	—	—	—	394	948	667	1,429
With acclimatization	avg no. of deaths/yr	165	—	—	—	—	319	790	551	1,182
Change in April 1 snowpack SWE										
1,000–2,000 m elevation	%	3.6 km³	−60	−56	−58	−66	−65	−95	−87	−97
2,000–3,000 m elevation	%	6.5 km³	−34	−34	−24	−36	−22	−73	−75	−93
3,000–4,000 m elevation	%	2.3 km³	−11	−15	4	−16	15	−33	−48	−68
All elevations	%	12.4 km³	−38	−37	−26	−40	−29	−73	−72	−89
Change in annual reservoir inflow‡										
Total	%	21.7 km³	−18	−22	5	−10	12	−29	−24	−30
Northern Sierra	%	15.2 km³	−19	−22	3	−9	9	−29	−20	−24
Southern Sierra	%	6.5 km³	−16	−23	10	−14	17	−30	−33	−43
Change in April–June reservoir inflow‡										
Total	%	9.1 km³	−20	−24	−11	−19	−1	−46	−41	−54
Northern Sierra	%	5.5 km³	−21	−24	−16	−19	−6	−45	−34	−47
Southern Sierra	%	3.6 km³	−18	−24	−2	−19	5	−47	−52	−65
Change water year flow centroid‡										
Total	Days	03/26	0	2	−15	−7	−7	−14	−23	−32
Northern Sierra	Days	03/13	0	3	−16	−5	−3	−11	−18	−24
Southern Sierra	Days	05/01	−10	−7	−19	−12	−22	−34	−34	−43

avg, average; JJA, June, July, August; DJF, December, January, February; SWE, snow water equivalent.

*The number of days between the beginning of the year's first and end of the year's last heatwave.

†Reference period is 1990–1999, and projections are for the period 2090–2099.

‡Results are for inflows to seven major dams and reservoirs in the Sacramento/San Joaquin water system, including three in the Northern Sierra (Shasta, Oroville, and Folsom) and four in the Southern Sierra (New Melones, New Don Pedro, Lake McClure, and Pine Flat).

tation from the reference period were rescaled by simple monthly regression relations to ensure that the overall probability distributions of the simulated daily values closely approximated the observed probability distributions at selected long-term weather stations (7). The same regression relations were then applied to future simulations, such that rescaled values share the weather statistics observed at the selected stations. At the daily scales addressed by this method, the need to extrapolate beyond the range of the historically observed parts of the probability distributions was rare even in the future simulations (typically <1% of the future days) because most of the climate changes involve more frequent warm days than actual truly warmer-than-ever-observed days (7).

Except where otherwise noted, we present projected climate anomalies and impacts averaged over 2020–2049 (with a midpoint of 2035) and 2070–2099 (here designated as end-of-century, with a midpoint of 2085), relative to a 1961–1990 reference period.

Temperature. All simulations show increases in annual average temperature before midcentury that are slightly greater under the higher A1fi emissions scenario (see Fig. 4, which is published as supporting information on the PNAS web site). By end-of-century, projected temperature increases under A1fi are nearly twice those under B1, with the more sensitive HadCM3 model producing larger absolute changes (Table 1). Downscaled seasonal mean temperature projections (10) show consistent spatial patterns across California, with lesser warming along the southwest coast and increasing warming to the north and northeast (Fig. 1). Statewide, the range in projected average temperature increases is higher than previously reported (11–14), particularly for summer temperature increases that are equal to or greater than increases in winter temperatures.

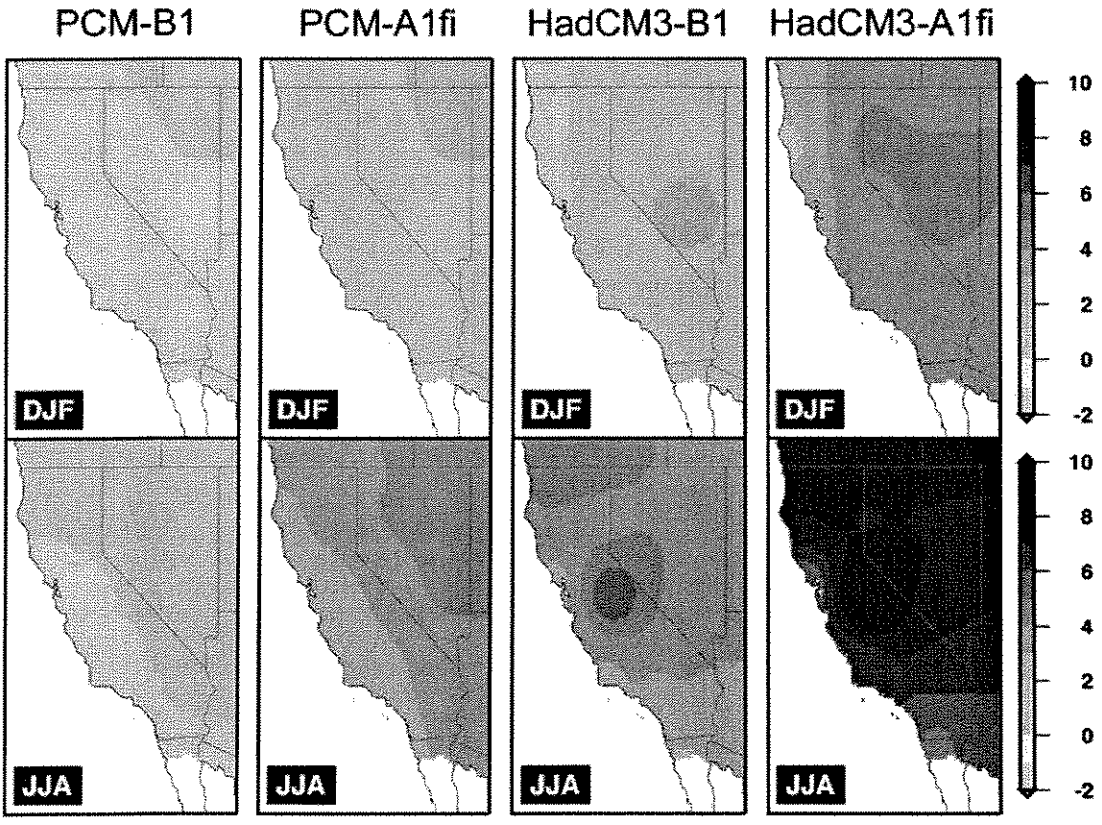

Fig. 1. Downscaled winter (DJF) and summer (JJA) temperature change (°C) for 2070–2099, relative to 1961–1990 for a 1/8° grid. Statewide, SRES B1 to A1fi winter temperature projections for the end of the century are 2.2–3°C and 2.3–4°C for PCM and HadCM3, respectively, compared with previous projections of 1.2–2.5°C and 3–3.5°C for PCM and HadCM2, respectively. End-of-century B1 to A1fi summer temperature projections are 2.2–4°C and 4.6–8.3°C for PCM and HadCM3, respectively, compared with previous projections of 1.3–3°C and 3–4°C for PCM and HadCM2, respectively (11–14).

Precipitation. Precipitation shows a tendency toward slight decreases in the second half of the century with no obvious interscenario differences in magnitude or frequency (see Figs. 5–10, which are published as supporting information on the PNAS web site). Three of four simulations project winter decreases of −15% to −30%, with reductions concentrated in the Central Valley and along the north Pacific Coast. Only PCM B1 projects slight increases (≈7%) by the end of the century (Table 1). These results differ from previous projections showing precipitation increases of 75–200% by 2100 (11–13), but they are consistent with recent PCM-based midrange projections (14, 15). The larger-scale pattern of rainfall over North America is more uniform across scenarios, showing an area of decreased (or lesser increase in) precipitation over California that contrasts with increases further up the coast (see Fig. 11, which is published as supporting information on the PNAS web site). Because interdecadal variability often dominates precipitation over California, projected changes in climate and impacts associated with the direct effects of temperature should be considered more robust than those determined by interactions between temperature and precipitation or precipitation alone.

Extreme Heat and Heat-Related Mortality

Temperature extremes increase in both frequency and magnitude under all simulations, with the most dramatic increases occurring under the A1fi scenario. Changes in local temperature extremes were evaluated based on exceedance probability analyses, by using the distribution of daily maximum temperatures downscaled to representative locations (16). Exceedance probabilities define a given temperature for which the probability exists that X% of days throughout the year will fall below that temperature (i.e., if the 35°C exceedance probability averages 95% for the period 2070–2099, this means that an average of 95% or ≈347 days per year are likely to lie below 35°C). For the four locations examined for extreme heat occurrence (Los Angeles, Sacramento, Fresno, and Shasta Dam), mean and maximum temperatures occurring 50% and 5% of the year increase by 1.5–5°C under B1 and 3.5–9°C under A1fi by the end of the century. Extreme temperatures experienced an average of 5% of the year during the historical period are also projected to increase in frequency, accounting for 12–19% (B1) and 20–30% (A1fi) of days annually by 2070–2099 (see Fig. 12, which is published as supporting information on the PNAS web site).

The annual number of days classified as heatwave conditions (3 or more consecutive days with temperature above 32°C) increases under all simulations, with more heatwave days under A1fi before midcentury (see Fig. 13, which is published as supporting information on the PNAS web site). Among the four locations analyzed, increases and interscenario differences are proportionally greatest for Los Angeles, a location that currently experiences relatively few heatwaves. By the end of the century, the number of heatwave days in Los Angeles increases four times under B1, and six to eight times under A1fi. Statewide, the length of the heatwave season increases by 5–7 weeks under B1 and by 9–13 weeks under A1fi by the end of this century, with interscenario differences emerging by midcentury (Table 1; see also Fig. 14, which is published information on the PNAS web site).

The connection between extreme heat and summer excess mortality is well established (17). Heat-related mortality estimates for the Los Angeles metropolitan area were determined

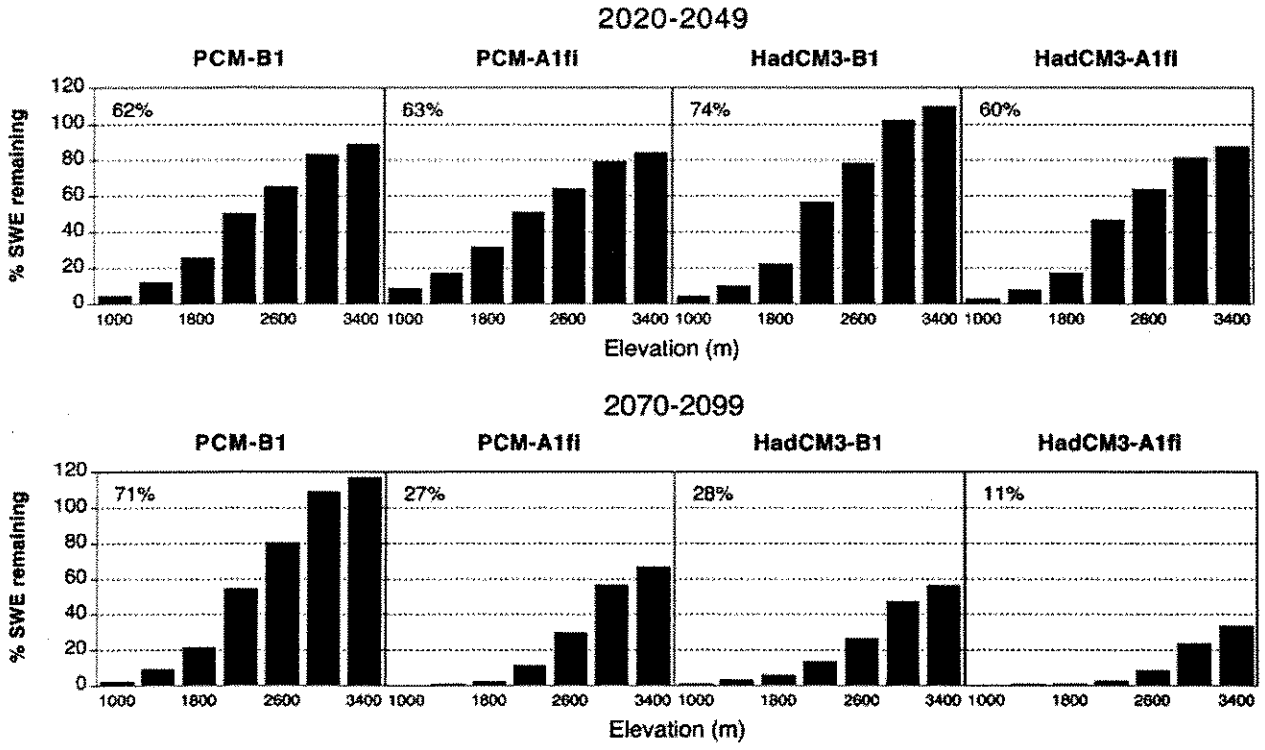

Fig. 2. Average snowpack SWE for 2020–2049 and 2070–2099 expressed as a percent of the average for the reference period 1961–1990 for the Sierra Nevada region draining into the Sacramento–San Joaquin river system. Total SWE losses by the end of the century range from 29–72% for the B1 scenario to 73–89% for the A1fi scenario. Losses are greatest at elevations below 3,000 m, ranging from 37–79% for B1 to 81–94% for A1fi by the end of the century. Increases in high elevation SWE for midcentury HadCM3 B1 and end-of-century PCM B1 runs result from increased winter precipitation in these simulations.

by threshold meteorological conditions beyond which mortality tends to increase. An algorithm was developed to determine the primary environmental factors (including maximum apparent temperature, number of consecutive days above the threshold apparent temperature, and time of year) that explain variability in excess mortality for all days with apparent maximum temperatures at or above the derived daily threshold apparent temperature (18) value of 34°C (see *Heat-Related Mortality* in *Supporting Text*). Estimates do not account for changes in population or demographic structure.

From a baseline of ≈165 excess deaths during the 1990s, heat-related mortality in Los Angeles is projected to increase by about two to three times under B1 and five to seven times under A1fi by the 2090s if acclimatization is taken into account (see *Heat-Related Mortality* in *Supporting Text*). Without acclimatization, these estimates are about 20–25% higher (Table 1). Actual impacts may be greater or lesser depending in part on demographic changes and societal decisions affecting preparedness, health care, and urban design. Individuals likely to be most affected include elderly, children, the economically disadvantaged, and those who are already ill (19, 20).

Impacts on Snowpack, Runoff, and Water Supply

Rising temperatures, exacerbated in some simulations by decreasing winter precipitation, produce substantial reductions in snowpack in the Sierra Nevada Mountains, with cascading impacts on California winter recreation, streamflow, and water storage and supply. Snowpack SWE was estimated by using daily, bias-corrected and spatially downscaled temperature and precipitation to drive the Variable Infiltration Capacity distributed land surface hydrology model. The Variable Infiltration Capacity model, using the resolution and parameterization also implemented in this study, has been shown to reproduce observed streamflows when driven by observed meteorology (10) and has been applied to simulate climate change (8) in this region. April 1 SWE decreases substantially in all simulations before midcentury (see Fig. 15, which is published as supporting information on the PNAS web site). Reductions are most pronounced at elevations below 3,000 m, where 80% of snowpack storage currently occurs (Table 1 and Fig. 2). Interscenario differences emerge before midcentury for HadCM3 and by the end of the century for both models. These changes will delay the onset of and shorten the ski season in California (see *Impact of Decreasing Snowpack on California's Ski Industry* in *Supporting Text*).

Water stored in snowpack is a major natural reservoir for California. Differences in SWE between the B1 and A1fi scenarios represent ≈1.7 km^3 of water storage by midcentury and 2.1 km^3 by the end of the century for HadCM3. For PCM, overall SWE losses are smaller, but the difference between the A1fi and B1 scenarios is larger by the end of the century, representing >4 km^3 of storage. Reductions for all simulations except PCM under the lower B1 emission scenario are greater than previous projections of diminishing snowpack for the end of the century (8, 21). By 2020–2049 the SWE loss is comparable to that previously projected for 2060 (22).

Warmer temperatures and more precipitation falling as rain instead of snow also causes snowmelt runoff to shift earlier under all simulations (Table 1), which is consistent with earlier studies (23). The magnitude of the shift is greater in the higher-elevation Southern basins and under the higher A1fi scenario. Stream inflows to major reservoirs decline because of diminished snowpack and increased evaporation before midcentury, except where winter precipitation increases (Table 1). The greater reductions in inflows seen under A1fi are driven by both higher temperatures and lower average precipitation as compared with B1.

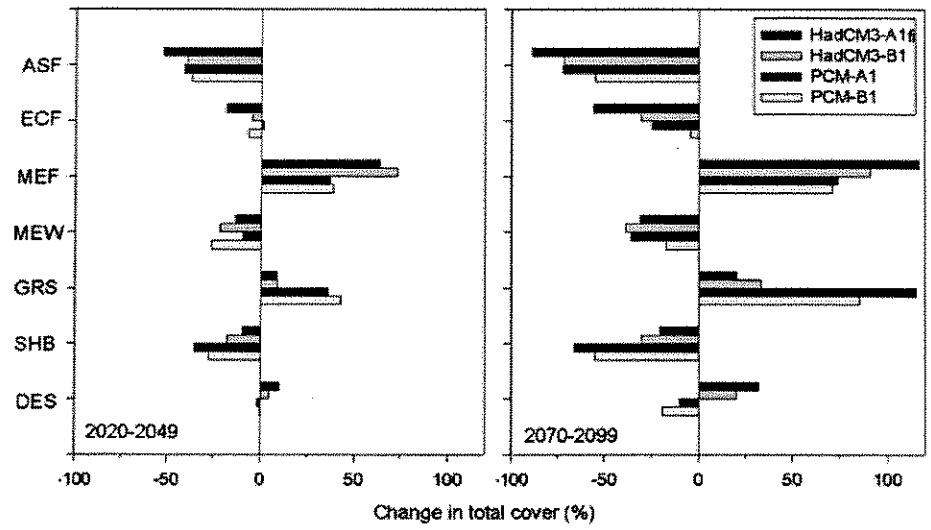

Fig. 3. Statewide change in cover of major vegetation types for 2020–2049 and 2070–2099, relative to simulated distributions for the 1961–1990 reference period. ASF, alpine/subalpine forest; ECF, evergreen conifer forest; MEF, mixed evergreen forest; MEW, mixed evergreen woodland; GRS, grassland; SHB, shrubland; DES, desert. Increasing temperatures drive the reduction in alpine/subalpine forest cover and cause mixed conifer forest to displace evergreen conifer forest in the Sierra Nevada Mountains and the North Coast. Mixed conifer forest in the South Coast expands because of increased humidity and reduced fire frequency. Because of drier conditions and increased fire frequency in inland locations, grassland displaces shrubland and woodland, particularly in the PCM simulations, whereas warmer and drier conditions under HadCM3 cause an expansion of desert cover in the southern Central Valley.

Earlier runoff may also increase the risk of winter flooding (7). Currently, state operators maintain ≈12 km^3 of total vacant space in the major reservoirs to provide winter and early spring flood protection,[n] a volume approximately equal to that stored in the natural snowpack reservoir by April 1st. Capturing earlier runoff to compensate for future reductions in snowpack would take up most of the flood protection space, forcing a choice between winter flood prevention and maintaining water storage for the summer and fall dry period use. Flood risk and freshwater supply are also affected by higher sea levels, which are projected to rise 10–40 cm under B1 and 20–65 cm under A1fi by 2100 (Table 1; see also Fig. 16, which is published as supporting information on the PNAS web site).

Declining Sierra Nevada snowpack, earlier runoff, and reduced spring and summer streamflows will likely affect surface water supplies and shift reliance to groundwater resources, already overdrafted in many agricultural areas in California (24). This could impact 85% of California's population who are agricultural and urban users in the Central Valley, San Francisco Bay Area, and the South Coast, about half of whose water is supplied by rivers of the Central Valley. Under A1fi (both models) and B1 (HadCM3), the projected length, frequency, and severity of extreme droughts in the Sacramento River system during 2070–2099 substantially exceeds what has been experienced in the 20th century. The proportion of years projected to be dry or critical increases from 32% in the historical period to 50–64% by the end of the century under all but the wetter PCM B1 scenario (see Table 2, which is published as supporting information on the PNAS web site). Changes in water availability and timing could disrupt the existing pattern of seniority in month-dependent water rights by reducing the value of rights to mid- and late-season natural streamflow and boosting the value of rights to stored water. The overall magnitude of impacts on water users depends on complex interactions between temperature-driven snowpack decreases and runoff timing, precipitation, future population increases, and human decisions regarding water storage and allocation (see *Impacts on Water Supply* in *Supporting Text*).

Impacts on Agriculture and Vegetation Distribution

In addition to reductions in water supply, climate change could impact California agriculture by increasing demand for irrigation to meet higher evaporative demand, increasing the incidence of pests (25), and through direct temperature effects on production quality and quantity. Dairy products (milk and cream, valued at $3.8 billion annually) and grapes ($3.2 billion annually) are the two highest-value agricultural commodities of California's $30 billion agriculture sector (26). Threshold temperature impacts on dairy production and wine grape quality were calculated by using downscaled temperature projections for key counties, relative to average observed monthly temperatures.[o]

For dairy production, losses were estimated for temperatures above a 32°C threshold (27), as well as for additional losses between 25°C (28) and 32°C. For the top 10 dairy counties in the state (which account for 90% of California's milk production), rising temperatures were found to reduce production by as much as 7–10% (B1) and 11–22% (A1fi) by the end of the century (see Table 3, which is published as supporting information on the PNAS web site). Potential adaptations may become less practical with increasing temperature and humidity (29).

For wine grapes, excessively high temperatures during ripening can adversely affect quality, a major determinant of market value. Assuming ripening occurs at between 1,150 and 1,300 biologically active growing degree days (30), ripening month was determined by summing modeled growing degree days above 10°C from April to October, for both baseline and projected scenarios. Monthly average temperature at the time of ripening was used to estimate potential temperature impacts on quality. For all simulations, average ripening occurs 1–2 months earlier and at higher temperatures, leading to degraded quality and marginal/impaired conditions for all but the cool coastal region

[n]See the U.S. Army Corps of Engineers Flood Control Requirements for California Reservoirs, Sacramento District Water Control Data System, Sacramento, CA (www.spk-wc.usace.army.mil).

[o]See Western U.S. Climate Historical Summaries (Western Regional Climate Center) at www.wrcc.dri.edu/climsum.html.

under all scenarios by the end of the century (see Table 3, which is published as supporting information on the PNAS web site). As with other perennial crops, adaptation options to shift varieties or locations of production would require significant time and capital investment.

The distribution of California's diverse vegetation types also changes substantially over the century relative to historical simulations (Fig. 3; see also Fig. 17, which is published as supporting information on the PNAS web site). Projections of changes in vegetation distribution are those given by MC1, a dynamic general vegetation model that simulates climate-driven changes in life-form mixtures and vegetation types; ecosystem fluxes of carbon, nitrogen, and water; and fire disturbance over time (31). Vegetation shifts driven primarily by temperature, such as reductions in the extent of alpine/subalpine forest and the displacement of evergreen conifer forest by mixed evergreen forest, are consistent across models and more pronounced under A1fi by the end of the century. Changes driven by precipitation and changes in fire frequency are model-dependent and do not exhibit consistent interscenario differences. Most changes are apparent before mid-century, with the exception of changes in desert cover. The shift from evergreen conifer to mixed evergreen forest and expansion of grassland are consistent with previous impact analyses (13), whereas the extreme reduction in alpine/subalpine forest and expansion of desert had not been reported in previous impacts assessments (12, 13).

Conclusions

Consistent and large increases in temperature and extreme heat drive significant impacts on temperature-sensitive sectors in California under both lower and higher emissions scenarios, with the most severe impacts occurring under the higher A1fi scenario. Adaptation options are limited for impacts not easily controlled by human intervention, such as the overall decline in snowpack and loss of alpine and subalpine forests. Although interscenario differences in climate impacts and costs of adaptation emerge mainly in the second half of the century, they are largely entrained by emissions from preceding decades (32). SRES scenarios do not explicitly assume climate-specific policy intervention, and thus this study does not directly address the contrast in impacts due to climate change mitigation policies. However, these findings support the conclusion that climate change and many of its impacts scale with the quantity and timing of greenhouse gas emissions (33). As such, they represent a solid starting point for assessing the outcome of changes in greenhouse gas emission trajectories driven by climate-specific policies (32, 34), and the extent to which lower emissions can reduce the likelihood and thus risks of "dangerous anthropogenic interference with the climate system" (35).

We thank Michael Dettinger and Mary Meyer Tyree for providing assistance with data and analysis, and Frank Davis for providing review of earlier drafts of this manuscript. PCM model results were provided by PCM personnel at the National Center for Atmospheric Research, and HadCM3 model results were provided by Dr. David Viner from the U.K. Met Office's Climate Impacts LINK Project. This work was supported in part by grants from the David and Lucile Packard Foundation, the William and Flora Hewlett Foundation, the Energy Foundation, the California Energy Commission, the National Oceanic and Atmospheric Administration Office of Global Programs, and the Department of Energy.

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Southern
California
Gas Company

A Sempra Energy utility℠

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JUL 5 2006

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Environmental Specialist/Land Planner

Environmental Solutions
Tech Support - North B
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Tel: 213.244.5817
Fax: 213.244.8046
E-mail : WCChuang@semprautilities.com

July 3, 2006

Mr. Rick Kuo
County of Los Angeles
Department of Regional Planning
Impact Analysis Section, Room 1348
320 West Temple Street
Los Angeles, CA 90012

Dear Mr.Kuo:

This letter will serve as the Southern California Gas Company's response to the *Draft Environmental Impact Report for the Tick Canyon/Park Place Project No. 03-249*, dated May 17, 2006. The issues identified in your letter of notice, i.e. aesthetics, air quality, utilities and service systems, etc, appear to adequately address the environmental issues associated with the proposed project. However, it has been the Gas Company's experience that EIRs often fail to completely describe all the improvements, both on-site and off-site, that are necessary in order to provide natural gas service to proposed projects. The Gas Company recommends that the project proponent, or their consultant, contact the appropriate Southern California Gas Company's gas distribution representative in your area during the preparation of the FINAL EIR in order to assure that all impacts resulting from the whole of the action are considered in the environmental analysis.

If you have any questions regarding the above comments please don't hesitate to contact me. On behalf of the Southern California Gas Company, thank you for this opportunity to comment on your proposed project.

Sincerely,

James Chuang
Environmental Specialist
Environmental Solutions,
Southern California Gas Company, Sempra Energy Utilities

Regarding:
Draft EIR State Clearing House # 2004021054
VTTM # 060259,CUP03-249-(5)
OTP # 200500051-(5)

To Whom It May Concern, June 29, 2006

I am a resident of the Canyon Country section of Santa Clarita. I often go hiking in the area of Agua Dulce where the proposed land development will take place. I have found the area to be tranquil and pristine. It is filled with natural beauty, several oaks, which I believe are our state tree and not supposed to be cut down. I understand the area is also a natural habitat for endangered species.

I am against a development of 500 homes and a park. The homes would destroy the eco system and some habitats. It would cut down a good number of oaks. The park would also damage the habitat of owls which live in the area, especially the lights, which would stop them from hunting there and thereby dramatically increase the rodent population. The park that is currently planned does not have sufficient parking spaces, thereby impacting the quality of life of current residents in the area who would have to deal with cars from park users glutting their private roadways and blocking their driveways.

The proposed road built into the area, by the developer, would result increased traffic and pollution which would further damage habitats, the environment and impact the quality of life for current residents both human and animal. The cost of lighting and watering the park would impact current residents who might have increased assessments tacked onto their property taxes. The park would primarily serve people who don't live in the area or the people who buy into the 500 home development. The people who currently live there would get the least use of it but pay the highest price because they currently pay nothing. Most of them can't afford $850,000-$1,000,000 for a home but those who can, can better afford the extra tax burden that this development will bring. This is inequitable.

We are stewards of our environment. We are morally responsible for the plants and animals that live under our jurisdiction. Laws have been passed to protect endangered plants and animals. I don't believe that it is morally correct for the people's representatives of county government to neglect this stewardship, and violate state and federal laws solely to make money for a rich developer who invested into a wilderness with the sole intention of corrupting it. There are enough homes for the wealthy in Santa Clarita (too many unfortunately). I doubt your hearing room is filled with rich people complaining about a housing shortage. I urge you to stand up for your fiduciary responsibilities and vote down this proposed development.

Sincerely, M-M

Mark Wilkins
17613 Scherzinger Lane
Santa Clarita CA 91387

July 3, 2006

620 Moulton #210
L.A., Ca. 90031

Regarding: Draft EIR for State Clearinghouse #2004021054
VTTM 060259, CUP 03-249-(5) OTP 200500051-(5)

Mint Canyon (Tick Canyon) areas

To the Planning Commission:

I travel widely and currently live in the center of Los Angeles. I believe this in many ways makes my letter and my opinion very crucial to the proposed development in Tick Canyon. .

While we all know there needs to be housing, redeveloping areas of the city that need to be cleaned up makes far more sense than bull dozing canyons with creeks and important habitat that contributes to everyone's quality of life. Having these unspoiled habitat areas close to the city and accessible to everyone is an important part of urban planning. What happened to the "planning" part of urban planning? Every development looks essentially the same. Aren't developers supposed to "plan" keeping in mind the life style of the area and the history and character of the community? Developers could be providing an important service to Los Angeles and Southern California, but the tunnel vision method of "developing" that's been going on and on.....it is time to take a look at the limited natural beauty that is left and that needs to be protected.....

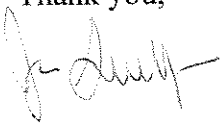
Tick Canyon is an area rich in history and habitat and it needs to be protected. I have been lucky enough to spend time in Tick Canyon and a 16 acre park and a contribution to the schools cannot compensate for 492 houses and a four-lane highway that will destroy this canyon and sensitive habitat needed for endangered species. Man-

made parks are not much more than extensions of backyards and consequently, people too often feel free to hang out all night, throw trash, and disturb in a variety of ways; particularly if there are night lights (big glaring spot lights) in the park. A canyon is a bad place for a man-made park. The access is poor and the glaring night lights are bad for residents and habitat.

These "contributions" just do not compensate for the destruction of a natural rural self-sustaining area where people have small ranches and take care of the locale. This proposed 500 home development would ruin an established small ranch community and the canyon and river and the relationship to the other horse properties in the adjoining neighboring communities. Tick Canyon area should be preserved.

If for some unknown reason Tick Canyon cannot be preserved in its present rural, natural state, then I encourage the Committee to work with the alternative plan of 160 some homes with the focus on a rural planned community, natural river, with a small street that would be for local residents and city/county support services and no man-made park.

Thank you,



Jim Suelflow

July 1, 2006

1478 W. Morton Pl.
L.A. Ca. 90026

Regarding: Proposed Tick Canyon Development
Draft EIR State Clearinghouse #2004021054
CUP 03-249-(5) OTP 200500051-(5) VTTM 060259

To the Planning Committee:

The proposed development of almost 500 houses in Tick Canyon is not practical for many reasons.

The slope of the hills is such that the ridge lines would be destroyed, the U. S. Department of Wildlife Reserve for the endangered California Gnatcatcher would be destroyed, eighty Oak Trees would be destroyed and the Tick Canyon River would also be destroyed. This is too much destruction of a natural habitat in a rural community. In other areas and communities, the proposed style of housing would be appropriate. But Tick Canyon is historically and currently an area of horse properties in keeping with the neighboring communities of Agua Dulce and Sand Canyon.

The density is too great for this topography, particularly with the proposed 5500 square feet to 7000 square feet lot size and 4500 square foot houses. This might be adequate in a developer's mind, but it continues the postage stamp style of planning that is sorely out of keeping with the established rural community of five acre ranch style horse properties.

As the canyon is now, it continues to be a natural park that people use for horseback riding, walking, and mountain biking, jogging and family outings of various types. Tick Canyon is serving the Canyon Country community and surrounding areas in its present self-sustaining natural state. I hike there often and Tick Canyon is so superior to a man-made park, particularly with the river flowing through the canyon during the rainy season, spring and most of summer. How anyone could conceive of ruining the canyon and surrounding habitat in the name of "development" is beyond me. This is an area that should be preserved for all people and for all time.

CUP 03-249-(5)

1478 W. Morton Pl.
L. A., Ca. 90026

If a preserve cannot be worked out then the alternate proposal of 165 houses with a rural style and acreage would be the next best choice, but it truly is a devastation to do this to an important SEA, Significant Ecological Area.

Those of you making this decision need to see the river in winter and the array of flowers in the spring and the owls flying at night.

Please consider the rural emphasis plan **without** 492 homes.

Thank you,

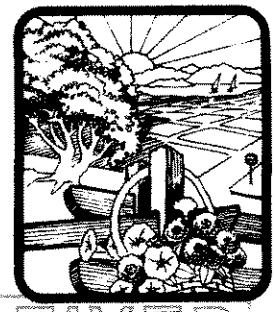
Fidel Nava

SCOPE

Santa Clarita Organization for Planning and the Environment

TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY

POST OFFICE BOX 1182, SANTA CLARITA, CA 91386



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7-10-06

Los Angeles County Regional Planning Commission
320 W. Temple St.
Los Angeles, CA 90012

Re: Tick Canyon Tract Map #060259, CUP/OTP 03-249-(5) – July 12th Agenda Item #8

Dear Commissioners:

We wish to express our concern with this project's failure to meet several important planning and environmental concerns.

Development Monitoring System Issues

First, per you staff report, the project has not adequately mitigated library, schools and, most importantly for public safety, fire and sheriff services impacts.

As you are aware, the LA County Development Monitoring System (DMS) requires that schools, libraries, sewers, water service and fire service all be at acceptable levels. Your DMS print out states that there is not sufficient school capacity to support this project. School impacts can be mitigated through fees or through joint acquisition by developers to acquire school property. This issue must be resolved before this project is approved. A library assessment fee sufficient to mitigate the impacts of new residents of library materials and buildings should be a condition of this project.

We are particularly concerned that the closest fire station to this project is 3 miles. The DMS requires that a fire station be located within a 1.5-mile radius of a project. This is a high fire hazard area. Failure to provide sufficient fire protection will put future residents in danger.

We disagree with the finding of adequate water supply. As the County is well aware, there is not sufficient ground water in this area, to provide for additional development. All water must be supplied by the State Water Project. Castaic Lake Water Agency has claimed that they may rely on their 41,000 AF Monterey Agreement transfer for the additional State Water required to supply this and other projects. However, according to the Monterey Settlement Agreement, they must wait until the Monterey Plus EIR is completed so that the statewide impacts of this massive transfer will be addressed and mitigated. This is especially important in light of the recent concern that global warming will cause a reduction in water supply from the California Delta and the recent crash of the endangered Delta Smelt fish populations.

The County is aware of the numerous legal challenges and Court Decisions asserting that further approvals cannot rely on this transfer before the completion of the Monterey transfer EIR. We ask the Commission to consider the very valid reasons behind these challenges, i.e., further dependence on Northern California may have to be curtailed. We must start now to design projects that are not dependent on imported water supply and we must wait to ensure that statewide issues are adequately addressed before further relying on a water supply that may not materialize.

Further, the Saugus Aquifer, claimed as a primary as well as the emergency back up source of water for Santa Clarita, is polluted with ammonium perchlorate. Recently this pollutant was found in yet another drinking water well (NC-12). Although thankfully, the contamination level was below the state health goal, this disclosure is still an indication of the continued spread of the pollution plume. It is unconscionable that the water agencies and the county continue to count this polluted water source as though it were available. We request that this commission exclude this water source from its DMS calculations until the well head treatment facilities to clean it up are on line, funded and functioning.

Environmental Issues

In light of the above potentially severe water shortage, we submit that it would be extremely poor planning to concrete the tributaries on this project, including that required for the extension of Shadow Pines Blvd. Concreting tributaries eliminates ground water recharge and increases run off and flooding to the main stem of the Santa Clara River. It is imperative that we protect our local ground water re-charge areas, particularly in the eastern, dryer, reaches of the Santa Clara River, so that a water supply continues to be available in that area. We do not support the removal of 74 mature oak trees. Oak trees are an asset to the property value and beauty of this area. We request that these trees be incorporated into the design of the project.

Wildlife corridors on the subject property must be protects. Animals must continue to have access to the Santa Clara River.
Santa Clarita has some of the worst air quality in the nation. This valley is designated a Federal non-compliance area for ozone and particulate matter. We therefore request that the Regional Planning Commission condition this project to comply with air quality regulations required of projects 500 units and over. We do not believe that it is fair to the public to allow this development to escape those regulations by proposing a number just under the 500-unit limit.

General Plan Consistency Issues

Your staff report cites several SCV Area Plan inconsistencies including density transfers inconsistent with Hillside Management, inconsistencies with the Environmental Resource Management Element and the Land use element. Your staff recommends that this project be taken off calendar so that these issues can be addressed. We concur. We do not believe that this project warrants over-riding considerations, nor do we agree that the Burden of Proof provided by this developer is sufficient to warrant such harmful deviations from the general plan.

We concur and support the requests of residents and the City of Santa Clarita that Shadow Pines Blvd. NOT be built as a four-lane highway in this rural area. We hope that this reduction will ensure that Tick wash, tributary to the Santa Clara River, will not be concerted.

Conclusion

We concur with staff and your planning committees including Public Works Dept. and join with them in asking that this project be re-designed to protect Tick Canyon wash and comply with the County's hillside management density transfer rules.

We request that we receive any additional environmental documentaion that may be required as a result of a project re-design.

Thank you for considering our comments.

Sincerely,

David Lutness
2nd Vice President

Attachment: Daily News Article regarding Delta Smelt and State Water Supply

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IC JAMS

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Delta water supply may be cut

Environmentalists act to protect tiny fish's habitat

BY SAMANTHA YOUNG
Associated Press

SACRAMENTO — In a move that could hold implications for farmers and thirsty California cities, the federal government plans to re-examine the effects of pumping water from the Sacramento-San Joaquin River Delta.

Federal scientists have agreed to reconsider their previous conclusions in light of recent studies showing that the population of the threatened delta smelt might be in steep decline.

"We want to see if there are any changes we need to make in project operations or protective actions," Ronald Milligan, operations manager for the U.S. Bureau of Reclamation, said Friday. "This is a cautionary move."

He requested the study in a letter to the U.S. Fish and Wildlife Service that was filed Thursday in U.S. District Court in Fresno as part of an ongoing lawsuit.

The government's change in direction is a partial victory for environmental groups that have linked pumping of delta water to what they say could be the near extinction of the federally protected fish. Fish and Wildlife Service spokesman Al Donner confirmed that the agency would move forward with another scientific review but could not say how long it might take.

The Natural Resources Defense Council and five other environmental groups sued the Fish and Wildlife Service in February 2005. The action followed an agency ruling that said increases in state and federal pumping from the delta to benefit farmers and Southern California cities would not have a negative effect on the federally protected delta smelt.

The environmentalists asked a federal court to invalidate the agency's 2004 biological opinion. That assessment could result in boosting the amount of water pumped out of the delta in the next 25 years.

"We think the evidence is showing we're crossing a threshold, and we need to seriously look at taking less water out of the system," said Barry Nelson, a senior policy analyst at the Natural Resources Defense Council.

He credited Bureau of Reclamation officials for requesting another opinion about the effects of taking more water from the delta. But he also urged the agency to immediately alter water operations to save the vulnerable fish, which averages 2 to 3 inches in length.

Scientists last summer said the delta smelt population had fallen to its lowest level since scientific measurements began in 1959. That troubles environmentalists, who say it might foreshadow further degradation of the delta.

"If they don't change the way they are operating, there's a good chance the smelt and other species may not be around much longer," Nelson said. The Sacramento-San Joaquin River Delta is the largest estuary on the West Coast, draining 61,000 square miles, or 42 percent of California's land area. It provides drinking water to two-thirds of the state's population. The Los Angeles area is prepared to accept a possible reduction of water diversions from the delta, said Timothy Quinn, deputy general manager of the Metropolitan Water District of Southern California. But he cautioned that such a conclusion was premature and said factors other than water management could be contributing to the smelt's decline.

"We all know something is going on with the smelt, and we need to figure it out," Quinn said. "If it affects project operations, so be it. We're not expecting it to have dramatic impacts on water supply."

STATE OF CALIFORNIA–THE RESOURCES AGENCY ARNOLD SCHWARZENEGGER, *Governor*

SANTA MONICA MOUNTAINS CONSERVANCY
RAMIREZ CANYON PARK
5750 RAMIREZ CANYON ROAD
MALIBU, CALIFORNIA 90265
PHONE (310) 589-3200
FAX (310) 589-3207

VIA FACSIMILE

Date: 7-11-06

To: Regional Planning Commission (Attn: Susan Tae)

Fax #: 213-626-0434

From: Judi Tamasi for Paul Edelman

Re: Agenda Item No. 8 a, b, c
July 12, 2006 Regional Planning Commission Meeting.
Vesting Tentative Tract Map No. 060259,
Northeasterly Extension of Shadow Pines Boulevard,
Tick Canyon Wash

Number of pages to follow: 6

In case of error, please call (310) 589-3200, ext. 121

PLEASE PROVIDE TO REGIONAL PLANNING COMMISSION PRIOR TO JULY 12 (WED.) MORNING MEETING. THANK YOU.

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential or exempt from disclosure under applicable law. Unauthorized use, disclosure or copying is strictly prohibited. If you have received this communication in error, please immediately notify the sender.

STATE OF CALIFORNIA–THE RESOURCES AGENCY ARNOLD SCHWARZENEGGER, *Governor*

SANTA MONICA MOUNTAINS CONSERVANCY
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July 11, 2006

Chairperson Pat Modugno and Commissioners
County of Los Angeles Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Comments on Agenda Item No. 8 a, b, c for July 12, 2006 Regional Planning Commission Meeting: Vesting Tentative Tract Map No. 060259, Northeasterly Extension of Shadow Pines Boulevard, Tick Canyon Wash

Dear Chairperson Modugno and Commissioners:

The Santa Monica Mountains Conservancy (Conservancy) submitted comments on the Notice of Preparation (NOP) for Vesting Tentative Tract Map (TTM) No. 060259 in a February 23, 2004 letter (enclosed). We have reviewed the materials on the County's website for this project. We ask that you fully consider the comments submitted in the Conservancy's previous letter and the following additional comments on this project. The Conservancy concurs with the conclusion that the currently proposed project will result in project-specific and cumulative impacts to biological resources, as well as project-specific growth-inducing impacts, that cannot be mitigated to less than significant level. We concur with the staff recommendation to take the matter off the calendar to address several important issues.

1) The Executive Summary for the Draft Environmental Impact Report indicates that project-specific impacts to biological resources cannot be feasibly mitigated to below a level of significance (pp. ES-3-4). Specifically, almost 100 acres of the project site have been identified as proposed critical habitat for the federally threatened coastal California gnatcatcher. In addition, the project will likely impede wildlife movement across the project site. The appropriate policy for the County is to require avoidance of impacts to both regional wildlife movement and gnatcatcher habitat, beyond what is currently proposed by the applicant.

   The staff report (pp. 9-10) states that the proposed mapped habitat of the California gnatcatcher is well within the western portion of the development footprint. The Conservancy concurs with staff's assessment that the project does not address the goal of preserving sensitive species and with staff's recommendation for a more environmentally sensitive design that reduces grading.

2) We ask that the Planning Commission fully consider the Conservancy's comments in our February 23, 2004 letter, including reducing the project footprint to help protect the inter-mountain range habitat linkage of statewide significance, the major habitat block, and Tick Canyon Wash. (The lot numbers referenced in that letter may have changed since the NOP.)

3) The Conservancy concurs with the staff recommendation to redesign the project to relocate or eliminate transferred dwelling units to make the project consistent with the Santa Clarita Valley Area Plan. What possible public policy justification is there to trade impacts to Tick Canyon Wash (staff report, p. 4) in order to support extra units in the slopes over 50 percent, with the corresponding additional significant impacts? Both impacts to Tick Canyon Wash and development on slopes over 50 percent should be minimized.

4) The staff report discusses a possible link between the subject project and the recently filed subdivision application for property to the north (p. 10). The Conservancy recommends that the County confirm whether these projects are linked. If so, they should be evaluated together in one California Environmental Quality Act document.

5) The County of Los Angeles Department of Parks and Recreation included a condition that the developer shall dedicate the natural open space lots to the County of Los Angeles. An agency such as Mountains Recreation and Conservation Authority should be identified as a back-up, in the case that County Parks and Recreation is unable or unwilling to accept the dedication at that time.

The project should be shaped to avoid significant impacts that have not been mitigated to a level of less than significant. It would be a disservice to the public to not strive for this goal. The trade-offs proposed are not justifiable. Avoiding significant impacts such as those to regional wildlife movement, gnatcatcher habitat, and Tick Canyon Wash, should be the overriding decision factor. Please forward any additional notices or public review documents to my attention at the address on this letter. If you have any questions, Judi Tamasi of our staff can be reached at (310) 589-3200, ext. 121. Thank you for your consideration.

Sincerely,

Judi Tamasi for

PAUL EDELMAN
Deputy Director for
Natural Resources and Planning

STATE OF CALIFORNIA--THE RESOURCES AGENCY ARNOLD SCHWARZENEGGER, Governor

SANTA MONICA MOUNTAINS CONSERVANCY
RAMIREZ CANYON PARK
5750 RAMIREZ CANYON ROAD
MALIBU, CALIFORNIA 90265
PHONE (310) 589-3200
FAX (310) 589-3207

February 23, 2004

Roxanne Tanemori
Impact Analysis Section
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, California 90012

Notice of Preparation Comments for Tick Canyon Project
Vesting Tentative Tract Map No. 060259

Dear Ms. Tanemori:

The Conservancy has strong concerns about the compatibility of the proposed 492-unit project with the steep terrain and significant biological resources of the subject 502-acre property and offsite areas. The property's broad washes and steep slopes do not lend themselves to mass graded subdivisions that bring additional oversized infrastructure to adjoining properties. Projects in the subject area should be limited to carefully designed project footprints that work with existing terrain and maximize avoidance of ecological resources. The proposed project that includes the absolute maximum number of units allowed by the zoning is the antithesis of such a planning approach. The Draft Environmental Impact Report must disclose the minimum allowable units onsite taking into account the County's discretion to reduce project footprints to minimize significant adverse impacts.

Inter-Mountain Range Habitat Linkage of Statewide Significance

The proposed project site contains habitat of Statewide significance that connects the two main portions of the Angeles National Forest. Protection of this habitat linkage between national forest lands has recently become a high priority of two State agencies, the Santa Monica Mountains Conservancy and the Rivers and Mountains Conservancy. A working group that also includes staff from the California Department of Fish and Game, the United States Fish and Wildlife Service, The Nature Conservancy, and the South Coast Wildlands Project has concluded that the most viable habitat linkage across State Route 14 includes the subject property. This linkage appears to be the only viable means of providing regional level wildlife movement between the San Gabriel Mountains and the Tehachapi Mountains east of Interstate 5. This linkage is of Statewide significance.

The northern portion of this inter-mountain range habitat linkage extends west from County-owned Vasquez Rocks Park across Agua Dulce Creek. One fork of the linkage heads north across Davenport Road and then swings west to the Angeles National Forest. A second fork continues west through the project site and then to the northwest across Sierra Highway to the southeastern corner of the National Forest.

The Draft Environmental Impact Report (DEIR) must address these described remaining habitat connections between Agua Dulce Creek just north of State Route 14 and the section of the Angeles National Forest located northwest of the subject property. That DEIR analysis must also address the regional and Statewide importance of this habitat linkage. The DEIR must thoroughly disclose the potential adverse impacts of the proposed project, and each of its relevant DEIR alternatives, on this habitat linkage. The project could also affect the function of the Spring Canyon habitat linkage under State Route 14 that resulted from the recent Board of Supervisors approval of the Spring Canyon project. The DEIR must consider that issue.

That DEIR analysis must include discussion about the importance of larger sized habitat nodes along the habitat linkage as opposed to just a narrow band of contiguous habitat without larger habitat nodes. Because larger parcels are more conducive to accommodating both adequate linkage width and habitat nodes, the DEIR analysis must also consider the level of subdivision and parcel size with the subject linkage area relative to linkage protection viability.

The proposed project leaves open the extension Shadow Pines Boulevard north of the site to Davenport Road. The DEIR must address the potential adverse impacts of such a future or current road extension both on habitat linkage function and the viability of habitat nodes along the linkages. Such an analysis must include impacts from street lighting and habitat fragmentation.

For both decision makers and the public to adequately understand the project's potential impacts on the subject habitat linkage and associated habitat nodes, the DEIR must also thoroughly address all known, proposed, and likely development within 1,500 feet of the subject property boundary.

Central Hub to 2,000-Plus Acre Habitat Block

The DEIR must show in reasonable detail the contiguous habitat block that includes and surrounds the subject property. Habitat contiguity in this case is broken only by clusters of housing or by paved public roads. The subject contiguous habitat block extends from Agua Dulce Canyon Road west to Sierra Highway. On the north, it extends to Davenport

Road. On the south, it extends to State Route 14 and encompasses both the major open space lots from the recently approved Spring Canyon project. The DEIR must include a USGS-based map with some parcel data that shows the full extent of this contiguous habitat block including the long peninsula that extends to the southwest west of the major development in lower Tick Canyon. The subject property is a central hub that ties together over 2,000 acres of habitat that is unbroken by any type of paved road. The DEIR must analyze what species could be directly or slowly eliminated from the habitat block if the proposed project or any of the relevant DEIR alternatives were to be constructed.

Tick Canyon Wash

The Tick Canyon Wash may have no ecological or hydrological equivalent in the mountain range north of State Route 14. The DEIR must address the rarity of this landscape component. The DEIR must also analyze how the proposed project could have a negative impact on the ability for the wash and its ecological components to persist over decades. Such an analysis must consider the effects of night lighting on all fauna taxa and the long term effects of bank stabilization on flood plain habitat.

Two Proposed Northern Boundary Road Stubs

The DEIR must address the growth-inducing impacts of the two proposed road stubs at the northern property boundary. The eastern stub is an unneeded extension of Shadow Pines Boulevard and the western stub is unnamed on the Vesting Tentative Tract Map circulated with Notice of Preparation. The DEIR must address if the subject project applicant or related partnerships owns any interest in any of the properties that would benefit from these road stubs. The DEIR must analyze the need for an extension of Shadow Pines Boulevard given the presence of Sierra Highway and State Route 14.

Request for Reduced Footprint DEIR Alternative

To maximize the function of the earlier described inter-mountain range habitat linkage and the central hub of habitat that includes the subject property, two footprint adjustments must be made to the project. The first is to pull the development significantly back to the south. The second is to limit the length of Shadow Pines Boulevard along Tick Canyon Wash. An "Ecological Constraints Alternative" must be included in the DEIR. That alternative would eliminate Shadow Pines Boulevard north of its intersection with "A" Street both from the project and ideally from the Master Plan of Highway and Roadway System. All of the Area "C" units would be eliminated with the exception of lots 320-336. All of the Area "A" lots would remain. All of the Area "B" lots would remain except lots 182-256 and 291-301. The water tank site would be moved as far south as elevations allow. If a park site must be included in the project, it should be accommodated in the above

described footprint with a further loss of units. The required width of Shadow Pines Boulevard would be downgraded which would require less units to fund the road construction. This proposed alternative allows for well over 225 homes and provides adequate road circulation.

Please direct any questions or future correspondence to Paul Edelman of our staff at the above address and by phone at (310) 589-3200 ext. 128.

Sincerely,

Jerome C. Daniel

Jerome C. Daniel
Chairperson

Subject: VTTM 060259
Date: 7-12-06
RRY / STAL

AGREEMENT
(Shadow Pines – Desert Hills)

THIS AGREEMENT (this "**Agreement**") is made and entered into effective as of _____, 2006 (the "**Effective Date**"), by and between the DESERT HILLS HOMEOWNERS ASSOCIATION, to be formed or reconstituted, and its successors and assigns (the "**HOA**"), and SHADOW PINES, LLC, a California limited liability company, and its successors and assigns ("**Shadow Pines**"), with reference to the following recitals:

A. The HOA is or shall become a community association formed in accordance with Section 1363 of the California Civil Code by the owners of fee title to one or more of the five acre lots of the Federal Small Tracts Act, located in the east one-half of Section 5, T4N, R14W, and the south one-half of the southwest one-quarter of Section 5, T4N, R14W, including such lot as legally described on Exhibit "A" (such lots collectively, the "**Desert Hills Property**").

B. Shadow Pines is the owner of or has the right to purchase that certain real property located in Los Angeles County, California, as legally described on Exhibit "B" (the "**Shadow Pines Property**"), intended to be developed into a residential subdivision (the "**Subdivision**") pursuant to Tentative Tract No. 060259 (the "**Tentative Map**") and in accordance with the final map approved and recorded in the county records (the "**Final Map**").

C. Rafael Celedon Cisneros and Luisa E. Hernandez are the owners of that certain real property located in Los Angeles County, California, as legally described on Exhibit "C" (the "**Cisneros Property**").

D. The HOA desires one or more easements upon the Shadow Pines Property for the purpose of a private road access and storage of trash containers, mailboxes and water meters as shown on the site plan attached hereto as Exhibit "D"; an easement upon the Cisneros Property (the "**Cisneros Easement**") for purposes of developing, using and maintaining a private road access, cul de sac, fence and private access gate on the Cisneros Property, to be built by Shadow Pines, in the general area shown on the Site Plan attached hereto as Exhibit "E" (Exhibits "D" and "E" collectively referred to as the "**Site Plan**"); and an easement upon property north of the Shadow Pines Property for the purpose of private road access from Shadow Pines Boulevard to Summit Knoll Road.

NOW THEREFORE, in consideration of the foregoing recitals and the mutual promises hereinafter set forth, Shadow Pines and the HOA (collectively, the "**Parties**") do hereby agree to the foregoing recitals and as follows:

1. EASEMENT. Shadow Pines shall, following satisfaction of the conditions set forth in Section 5 below, grant a non-exclusive easement to the HOA, appurtenant to the Desert Hills Property, for the following purposes (the "**Easement**"), subject to all matters of record and the Final Map:

a. pedestrian and vehicular ingress, egress, passage and traffic upon, over, through and across that portion of the Shadow Pines Property as shown on the Site Plan and to be legally described by Shadow Pines in the Easement (the "**Access Road**"); and

b. storing mailboxes, water meters and commercial-size waste pick-up containers (the "**Waste Containers**") to be used by the HOA for the collection and disposal of waste in accordance with all laws and the rules and regulations of any governmental agency or the waste disposal service, in approximately the location identified on the Site Plan, as may be modified from time to time by Shadow Pines until recording of the Easement.

2. ACCESS TO SUMMIT KNOLL ROAD. Shall Pines shall use its best efforts to obtain an easement from the property owners to the HOA for private access upon, over and across a private drive and emergency vehicle access road to be constructed by Shadow Pines from Shadow Pines Boulevard north to Summit Knoll Road pursuant to the Final Map (the "**Summit Knoll Easement**"). Such access shall be protected by a private access gate with key-card or similar secured access to be maintained by Shadow Pines, and the HOA shall be given keys to such gate pursuant to the easement.

3. IMPROVEMENTS. Shadow Pines shall, following satisfaction of the conditions set forth in Section 5 below, construct, at its sole cost and expense, the following improvements within the Easement and the Cisneros Easement (collectively, the "**Improvements**"):

a. Paved Driveway. Shadow Pines shall pave that portion of a private driveway up to 26 feet wide as shown on the Site Plan, or as otherwise provided in the conditions to the Final Map.

b. Cul de Sacs. Shadow Pines shall construct two paved cul de sacs and private access gates with key-card or similar security access, one at the entrance of a private drive and emergency vehicle access road within the Easement and another at the entrance of the private driveway within the Cisneros Easement.

c. Waste Disposal Area. Shadow Pines shall pave an area designated by Shadow Pines within the Easement for purposes of storing the Waste Containers, mailboxes and water meters to be installed by the HOA, with access to the private driveway within the Easement.

d. Access During Construction. During the construction of the Improvements, Shadow Pines shall not prohibit access at any one time to all routes of ingress and egress across the Shadow Pines Property to the Desert Hills Property.

4. MAINTENANCE. Following substantial completion of the Improvements, the HOA shall, at its sole cost and expense, maintain and repair (a) the Improvements on the Cisneros Property, (b) the Improvements within the Easement extending from the property line of the Cisneros Property northwest to where it meets the private driveway and emergency vehicle access road, and (c) the waste disposal and mailbox area designated pursuant to Section 1.b., as shown on the Site Plan. Shadow Pines shall, at its sole cost and expense, maintain, repair and replace the Improvements outside of the foregoing areas, which obligation following the recording of the Final Map shall be the sole responsibility of the homeowners association governing the Shadow Pines Property.

5. CONDITIONS. No party to this Agreement shall be liable to any other party hereunder unless and until the following conditions have been satisfied:

a. The proper formation, valid existence and good standing of the HOA;

b. Approval of the Tentative Map with 492 residential lots and expiration of the statute of limitations applicable to any actions which could be filed to challenge, annul or set aside approval of the Tentative Map;

c. Recording of the Final Map; and

d. Recording of the Cisneros Easement duly executed and delivered by Cisneros.

6. RELEASE. To the extent that any work performed by Shadow Pines or any of its partners, divisions, subsidiaries or other affiliates, or any of their respective employees, officers, directors, partners, shareholders, agents, representatives or any of their respective successors and assigns (collectively, "**Releasees**") in the implementation, fulfillment, undertaking of, or in furtherance of Shadow Pines' obligations under this Agreement, including without limitation construction of the Improvements, the HOA shall have the responsibility to evaluate and investigate the same and determine for itself whether Shadow Pines' work and other work undertaken by or on behalf of Shadow Pines pursuant to this Agreement are adequate, complete and/or free from defects within thirty (30) days of receipt of written notice from Shadow Pines of substantial completion of such work. If the HOA provides written notice of any defect within such thirty (30) day period, then Shadow Pines shall promptly correct such defect at its sole cost and expense, and the HOA shall have an additional thirty (30) days to inspect such correction and provide a notice of defect of such correction, if any. Except as to Shadow Pines' obligation, if any, to correct any defect identified within the initial or any successive such 30-day period(s) upon the condition above, (i) the HOA will acquire the Improvements "as is" without representation by Shadow Pines or any of its Releasees as to any matter, and (ii) no patent or latent condition affecting such improvements in any way, whether or not known or discoverable or hereafter discovered, shall give rise to any right of damages, indemnity, rescission or otherwise against Shadow Pines or any other Releasee. As a material part of the consideration due Shadow Pines under this Agreement, the HOA hereby releases the Releasees from and waives on its behalf, on behalf of the owners of the Desert Hills Property and on behalf of its successors, assigns and affiliates (collectively, "**Releasors**"), all claims, demands and causes of action against the Releasees for any loss, liability, damage, cost and expense (including

attorneys' fees) incurred by the HOA, or other Releasors or any third person(s) with respect to the improvements made by Shadow Pines under this Agreement, and whether or not made or caused by Shadow Pines; provided, nothing in this Section shall operate to relieve Shadow Pines from its failure to perform any of Shadow Pines' obligations under this Agreement, or relieve any Releasees from any loss, damage, injury or claim to the extent found by a court of competent jurisdiction to have been caused by the gross negligence or willful misconduct of such Releasee.

The foregoing release and waiver shall apply to any claim or action brought by a private party or a governmental agency or entity under any statute or common law now or hereinafter in effect and is intended to apply with respect to any loss, damage, injury or claim arising before or after the completion of the obligations provided under this Agreement.

THE HOA ACKNOWLEDGES THAT IT IS FAMILIAR WITH THE PROVISIONS OF CALIFORNIA CIVIL CODE SECTION 1542, WHICH PROVIDES AS FOLLOWS:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

THE HOA, BEING AWARE OF SAID CODE SECTION, HEREBY EXPRESSLY WAIVES ANY RIGHT IT MAY HAVE THEREUNDER, AS WELL AS UNDER ANY OTHER STATUTE OR COMMON LAW PRINCIPLE OF SIMILAR EFFECT.

HOA's Initials: _____

7. GENERAL PROVISIONS

a. Notice. Any notice or other communication with respect to this Agreement shall: (a) be in writing; (b) be effective on the day of hand-delivery thereof to the party to whom directed, one day following the day of deposit thereof with delivery charges prepaid, with a national or reputable overnight delivery service, or two days following the day of deposit thereof with postage prepaid, with the United States Postal Service, by regular first class, certified or registered mail; (c) be delivered to the address for such Party set forth below such Party's name, or to such other address as such Party shall have specified by like notice.

b. Arbitration. To the extent that either Party fails or refuses to satisfy all conditions precedent and subsequent or to perform, fulfill or undertake any or all of its respective obligations under this Agreement which failures and refusals cause, create or result in conditions or circumstances that because of their nature must be cured, resolved or remedied in an expedited manner so as to minimize or avoid further like, consequential or incidental injury (the "**Arbitrable Disputes**"), and because the Parties recognize that the filing of an action, whether at law or in equity, in a court to resolve the Arbitrable Disputes would result in protracted proceedings that would not afford the aggrieved Party the necessary relief in a timely and meaningful fashion, and since the Parties agree that it is in the best interest of both Parties to obtain expedited relief as to the Arbitrable Disputes and desiring to further and fulfill their agreement, the Parties agree to submit all Arbitrable Disputes to binding arbitration under the auspices of the American Arbitration Association ("**AAA**") and pursuant to the applicable rules and procedures adopted by AAA for alternative dispute resolution of the type and nature as those of the Arbitrable Disputes. The Parties agree that the aggrieved Party must submit to arbitration all disputes without consideration of their arbitrability and that the selected arbitrator shall determine whether and which submitted disputes are Arbitrable Disputes within the meaning of this arbitration agreement. The Parties agree that the arbitration proceedings shall occur in Los Angeles County, be initiated in accordance with the applicable AAA's rules, with the initiating document being served on the opposing Party without undue delay, and be completed no later than six (6) months from service of the demand to arbitrate. The Parties also agree that the arbitrator shall be selected by the Parties in accordance with AAA's procedures and preside over all aspects of the arbitration proceedings, including but not limited to the development and adoption of a discovery schedule and hearing schedule. The Parties further agree that the arbitrator shall have the authority to award and issue all legal and equitable relief, including the award of reasonable attorneys' fees and costs to the prevailing party, to the maximum extent permitted by AAA rules and California law. Any dispute determined by the arbitrator to constitute one that is not an Arbitrable Dispute may be filed in the appropriate state

court consistent with the terms of this Agreement. The Parties also agree that their arbitration agreement is binding upon their respective heirs, representatives, successors and assigns.

c. Governing Law. This Agreement is being executed and delivered in the State of California and shall be construed and enforced in accordance with the laws of the State of California, without regard to its conflict of law provisions. For all litigation, disputes and controversies that may arise out of or in connection with this Agreement and are not Arbitrable Disputes, the undersigned hereby consent to the jurisdiction of the courts in Los Angeles County, California.

d. Entire Agreement. This Agreement, together with the Easement, constitutes the entire contract between the Parties hereto regarding the subject matter hereof and may not be modified except by an instrument in writing signed by the Parties hereto, and this Agreement supersedes all previous written or oral agreements of the Parties regarding the subject matter hereof, if any, other than the Easement.

e. Assignment. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their respective heirs, legal representatives, successors and assigns. The HOA acknowledges that Shadow Pines shall have the right to assign its interest under this Agreement, in whole or in part, to nominee(s) or assignee(s) selected by Shadow Pines, without any requirement for prior consent from the HOA, so long as such assignee or nominee assumes all obligations of Shadow Pines under this Agreement.

f. Facsimile Copies. A facsimile copy of this Agreement shall be binding upon each Party hereto, if the original copy from which the facsimile was sent was executed by an authorized officer of said Party, and said facsimile copy shall constitute written evidence of the agreement herein set forth, duly admissible in any legal proceeding pertaining thereto in the same manner and with the same effect as an original copy.

g. Counterparts. This Agreement may be executed in one or more counterparts.

h. Modification and Waiver. This Agreement shall not be modified, nor any obligation waived except by a writing signed by both Parties hereto.

i. Approval. To the extent any Party hereunder is entitled to reasonably approve or consent to any matter pursuant to this Agreement, such Party shall not unreasonably withhold, condition or delay such approval or consent.

j. Exhibits. All exhibits referenced herein are incorporated in this Agreement where referenced.

[signatures begin on next page]

IN WITNESS WHEREOF, the parties have hereunto subscribed their names as of the Effective Date.

Shadow Pines:

SHADOW PINES, LLC,
a California limited liability company

By: SYNERGY-BROOKFIELD LLC, a California limited liability company
Its: Managing Member

By: Synergy, a Land & Development Company, a California corporation,
Its: Manager

By:_____
James K. O'Donnell, Vice President

Index of Exhibits:

Exhibit "A"	-	Desert Hills Property Legal Description
Exhibit "B"	-	Shadow Pines Property Legal Description
Exhibit "C"	-	Cisneros Legal Description
Exhibit "D"	-	Shadow Pines Property Site Plan
Exhibit "E"	-	Cisneros Property Site Plan

Address:

SHADOW PINES, LLC
c/o Synergy, a Land Development Company
4209 Seashore Drive, 2nd Floor
Newport Beach, California 92663
United States of America

with a copy to

SHADOW PINES, LLC
c/o Brookfield Southland Homes
3090 Bristol Street, Suite 200
Costa Mesa, California 92626
Telephone (714) 427-6868
Facsimile (714) 427-6870
Attention: Rick Cuoco

with a copy to:

GREENBERG TRAURIG, LLP
650 Town Center Drive, Suite 1700
Costa Mesa, California 92626
Telephone (714) 708-6500
Facsimile (714) 708-6501
Attention: Dennis J. Rasor

[signatures continue on next page]

HOA:

DESERT HILLS HOMEOWNERS ASSOCIATION

By:_____
Print name:_____
Its:_____

Address:
_____
_____
_____

EXHIBIT A

Desert Hills Property

Lots 5-12, 14, 31-78, 95-102 of the East one-half of Section 5, Township 4 North, Range 14 West, San Bernardino Base and Meridian, in the County of Los Angeles, State of California, in the Office of the County Recorder of said County.

Lots 79-94 of the South one-half of the Southwest one-quarter of Section 5, Township 4 North, Range 14 West, San Bernardino Base and Meridian, in the County of Los Angeles, State of California, in the Office of the County Recorder of said County.

EXHIBIT B

Shadow Pines Property Legal Description

SP OWNED PROPERTY LEGAL DESCRIPTION

THE SOUTH HALF OF THE NORTHWESTERN QUARTER, AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

EXCEPT THEREFROM ALL COAL, OIL AND OTHER MINERALS IN SAID LAND, AS RESERVED BY THE UNITED STATES OF AMERICA, IN PATENT RECORDED JULY 9, 1927 IN BOOK 6628, PAGE 289 OF PATENTS.

Assessor's Parcel Numbers: 3211-018-058 and 3211-019-017

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, DISTANT THEREON SOUTH 0° 08' 32" WEST 900.14 FEET FROM THE SOUTHERLY LINE OF THE NORTHERLY 660 FEET OF SAID NORTHWEST QUARTER; THENCE LEAVING SAID EASTERLY LINE NORTH 89° 51' 28" WEST 220.25 FEET, TO A LINE WHICH BEARS NORTH 25° 46' 53" EAST FROM A POINT IN THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THE LAND DESCRIBED IN PARCEL 3 IN THE DEED TO DONNA LAND COMPANY, RECORDED ON DECEMBER 16, 1965 AS INSTRUMENT NO. 1406 IN BOOK D3148 PAGE 153 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT ALONG SAID SOUTHERLY PROLONGATION SOUTH 0° 08' 29" WEST 8.08 FEET FROM THE MOST SOUTHERLY CORNER OF SAID PARCEL 3; THENCE ALONG SAID LINE BEARING (NORTH 25° 46' 53" EAST) SOUTH 25° 46' 53" WEST 536.32 FEET; THENCE SOUTH 64° 47' 53" EAST 499.32 FEET TO SAID EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID EASTERLY LINE, NORTH 0° 08' 32" EAST 695 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE LINES OF THE LANDS, DESCRIBED AS "NINTH" AND "TENTH" IN THE DEED TO DONNA LAND COMPANY, RECORDED ON OCTOBER 7, 1970 AS INSTRUMENT NO. 1992 IN BOOK D4853 PAGE 821 OF SAID OFFICIAL RECORDS.

EXCEPT THEREFROM ALL MINERALS, GAS, OIL AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET BUT WITHOUT THE RIGHT OF SURFACE ENTRY AS RESERVED BY CHARLES J. DEMATEIS AND LOUISE R. DEMATEIS, HUSBAND AND WIFE, ET AL, IN THE DEED RECORDED DECEMBER 16, 1965 AS INSTRUMENT NO. 1399.

Assessor's Parcel Number: 2854-021-006

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, DISTANT THEREON SOUTH 0° 08' 32" WEST 900.14 FEET FROM THE SOUTHERLY LINE OF THE NORTHERLY 660 FEET OF SAID NORTHWEST QUARTER;

THENCE LEAVING SAID EASTERLY LINE NORTH 89° 51' 28" WEST 220.25 FEET, TO A LINE WHICH BEARS NORTH 25° 46' 53" EAST FROM A POINT IN THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THE LAND DESCRIBED IN PARCEL 3 IN THE DEED TO DONNA LAND COMPANY, RECORDED ON DECEMBER 16, 1965, AS INSTRUMENT NO. 1406, IN BOOK D3148, PAGE 153 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT ALONG SAID SOUTHERLY PROLONGATION SOUTH 0° 08' 29" WEST 8.08 FEET FROM THE MOST SOUTHERLY CORNER OF SAID PARCEL 3, TO A POINT BEING THE TRUE POINT OF BEGINNING OF THE THIS PARCEL;

THENCE SOUTH 8° 20' 59" EAST 87.22 FEET; THENCE NORTH 31° 18' 05" EAST 83.9 FEET; THENCE SOUTH 58° 41' 55" EAST 10 FEET; THENCE SOUTH 31° 18' 05" WEST 95.97 FEET; THENCE SOUTH 11° 15' 53" WEST 68.9 FEET; THENCE SOUTH 55° 46' 53" WEST 50 FEET; THENCE SOUTH 25° 46' 53" WEST 330.62 FEET; THENCE NORTH 64° 47' 53" WEST 50 FEET, MORE OR LESS, TO A POINT IN A LINE PARALLEL WITH AND SOUTHEAST A DISTANCE AT RIGHT ANGLES OF 0.47 FEET FROM THE SOUTHEAST LINE OF SHADOW PINES BOULEVARD, AS SHOWN ON THE MAP OF TRACT NO. 26021, RECORDED IN BOOK 802 OF MAPS AT PAGES 33 THROUGH 39, LOS ANGELES COUNTY RECORDS; THENCE ALONG SAID PARALLEL LINE NORTH 25° 46' 53" 528.24 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ALL MINERALS, GAS, OIL AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET BUT WITHOUT THE RIGHT OF SURFACE ENTRY AS RESERVED BY CHARLES J. DEMATEIS AND LOUISE R. DEMATEIS, HUSBAND AND WIFE, ET AL., IN THE DEED RECORDED DECEMBER 16, 1965, AS INSTRUMENT NO. 1399.

Assessor's Parcel Number: 2854-021-005

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE APRIL 23, 1880, AND AS SHOWN ON THE PLAT OF THE DEPENDENT RESURVEY OF THE EAST LINE OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, FILED IN THE DISTRICT LAND OFFICE APRIL 24, 1950.

EXCEPT THEREFROM ANY INTEREST IN THE OIL, GAS OR ANY OTHER MINERAL RIGHTS FIVE HUNDRED FEET OR MORE BELOW THE SURFACE, AS GRANTED TO KATHLEEN P. THOMPSON, A MARRIED WOMAN, IN THE DEED RECORDED SEPTEMBER 23, 1981 AS INSTRUMENT NO. 81-947623, OFFICIAL RECORDS.

Assessor's Parcel Number: 2853-007-003

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, FILED IN THE DISTRICT LAND OFFICE ON APRIL 23, 1880.

EXCEPT THEREFROM ALL COAL AND OTHER MINERALS IN THE LANDS SO ENTERED AND PATENTED, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME, PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1961, AS

RESERVED BY THE UNITED STATES OF AMERICA IN PATENT ISSUED APRIL 8, 1927 AND RECORDED JULY 7, 1927, IN BOOK 6628, PAGE 289 OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL MINERALS, GAS, OIL AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY CHARLES J. DE MATEIS, ET AL., IN DEED RECORDED DECEMBER 16, 1965 AS INSTRUMENT NO. 1399, OFFICIAL RECORDS.

Assessor's Parcel Number: 2854-003-006

THE SOUTH 80 ACRES OF THE NORTHEAST ¼ OF SECTION 6, ALL IN TOWNSHIP 4 NORTH, RANGE 14 WEST OF THE S.B.B.M.

Assessor's Parcel Number: 2853-006-005

THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE APRIL 23, 1880.

EXCEPT ALL COAL AND OTHER MINERALS IN THE LANDS SO ENTERED AND PATENTED, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME PURSUANT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF DECEMBER 29, 1916 AS RESERVED BY THE UNITED STATES OF AMERICA IN PATENT ISSUED APRIL 8, 1927 AND RECORDED JULY 9, 1927 IN BOOK 6628, PAGE 289, OFFICIAL RECORDS. THE PLAT OF THE DEPENDENT RESURVEY OF A PORTION OF SAID LAND WAS ACCEPTED FOR THE DIRECTOR, BUREAU OF LAND MANAGEMENT DECEMBER 14, 1949.

Assessor's Parcel Number: 2853-007-002

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF THAT LIES EAST OF TRACT NO. 26021, RECORDED IN BOOK 802 OF MAPS, PAGES 33 THROUGH 39 INCLUSIVE, RECORDS OF LOS ANGELES COUNTY.

EXCEPTING THEREFROM THE NORTH 660 FEET;

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO WILLIAM CO. CLOYD, A SINGLE MAN, BY DEED RECORDED JULY 2, 1981, AS INSTRUMENT NO. 81-664514, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO KANTUBHAI D. PATEL, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, BY DEED RECORDED MARCH 18, 1988 AS INSTRUMENT NO. 88-366560, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL MINERALS, GAS, OIL AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEEDS RECORDED DECEMBER 16, 1965, AS INSTRUMENT NOS. 1398 AND 1399 OF OFFICIAL RECORDS.

Assessor's Parcel Numbers: 2854-003-005, 2854-021-004, 2854-021-007, 2854-021-023, 2854-021-024

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WHICH LIES NORTHWEST OF TRACT NO. 49530, RECORDED IN BOOK 1150, PAGES 1 THROUGH 8 INCLUSIVE, AND SOUTHEAST OF TRACT NO. 26021, RECORDED IN BOOK 802 OF MAPS, PAGES 33 THROUGH 39, INCLUSIVE AND NORTHEASTERLY OF TRACT NO. 25006, RECORDED IN BOOK 763 OF MAPS, PAGES 64 THROUGH 71 INCLUSIVE, ALL RECORDS OF LOS ANGELES COUNTY.

ALSO EXCEPTING THEREFROM ALL MINERALS, GAS, OIL AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEEDS RECORDED DECEMBER 16, 1965, AS INSTRUMENT NOS. 1398 AND 1399 OF OFFICIAL RECORDS.

Assessor's Parcel Numbers: 2854-021-025, 2854-021-026

EXHIBIT "C"

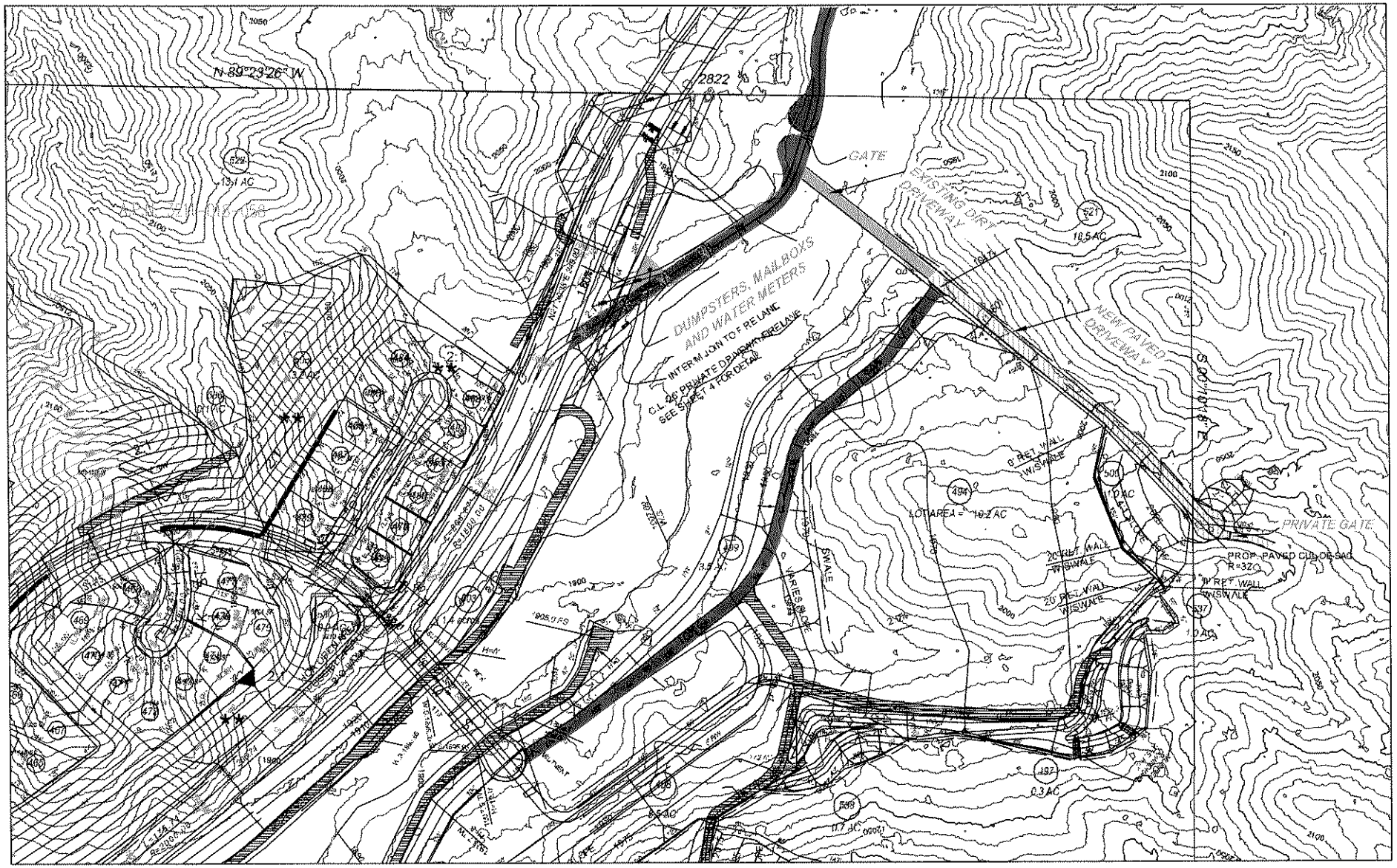
Cisneros Property Legal Description

LOT 47 IN SECTION 5, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURFACE OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER MINERAL DEPOSITS, IN THE LAND SO PATENTED, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME, AS RESERVED IN THE PATENT RECORDED JULY 18, 1956 AS INSTRUMENT NO. 4856 IN BOOK 51775 PAGE 26, OFFICIAL RECORDS.

Assessor's Parcel Number: 3211-017-061

EXHIBIT "D"



X:\Sikand\5103-012\03\Planning\Tentative Maps\SITE PLAN EXHIBIT 06-08-06.dwg, Layout1
Plotted: 06/09/06 14:53:28 by gil

EXHIBIT "D"

MAINTAINED BY PARK PLACE HOA

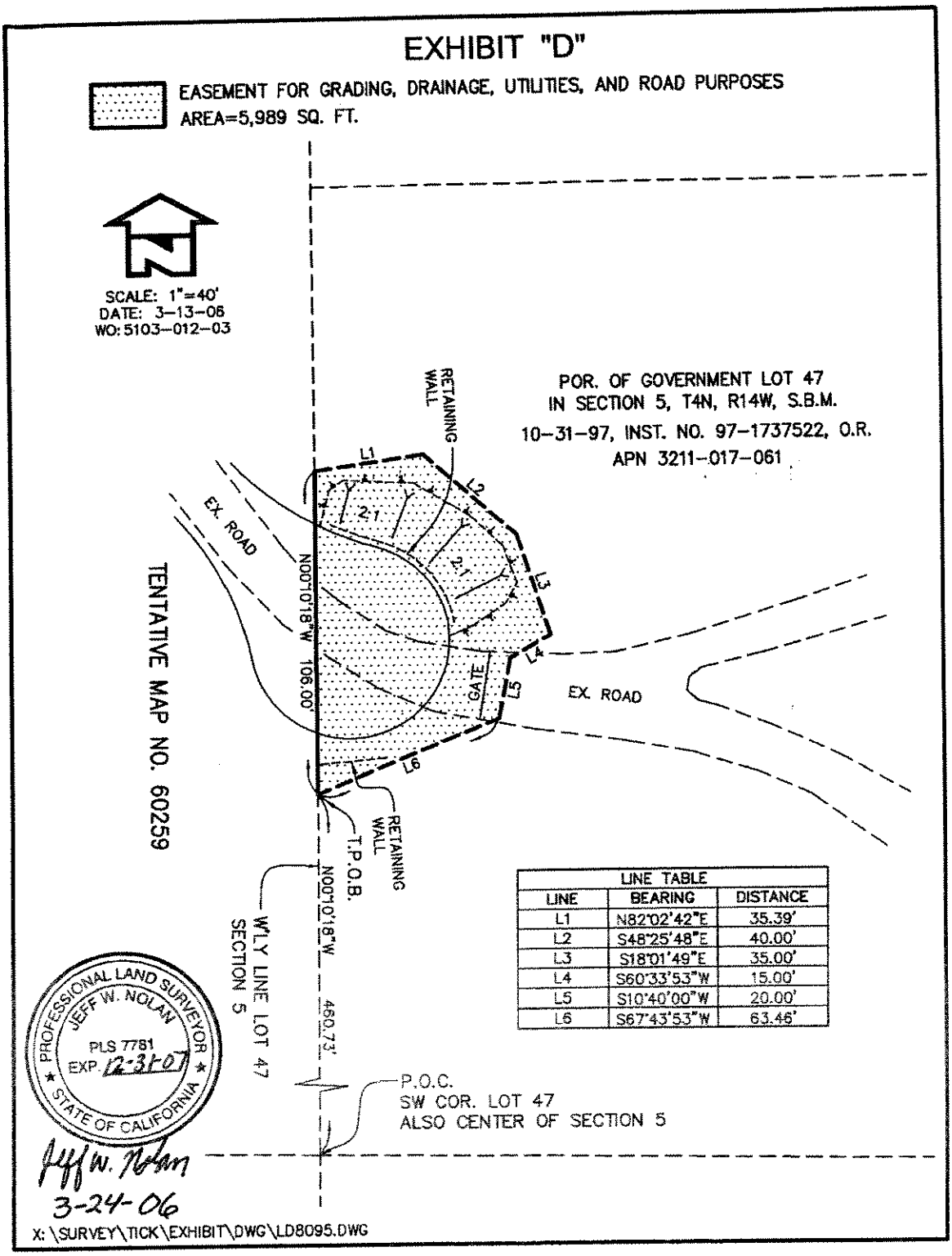
MAINTAINED BY DESERT HILLS HOA

N

SITE PLAN
DESERT HILLS HOA

EXHIBIT "E"

Cisneros Property Site Plan



Climate report sees a thirsty future

Global warming will shrink state's water supplies but trigger floods, study warns.

By Matt Weiser -- Bee Staff Writer
Published 12:01 am PDT Tuesday, July 11, 2006

As global warming continues and California's mountain snowpack decreases, the state can expect to see a drastic drop in its drinking and farm water supplies, as well as more frequent winter flooding.

These are among the findings in a report released Monday by the state Department of Water Resources. The report was commissioned in response to Gov. Arnold Schwarzenegger's order last year for state agencies to begin preparing for an altered climate. The result, a 338-page study, offers the most detailed look yet at how climate change could affect California water supplies.

Under each of four climate-change scenarios examined in the report, warmer temperatures raise the snow level in California mountains, producing a smaller snowpack and more winter runoff.

This means more floodwaters to manage in winter, followed by less snowmelt to bank in reservoirs for drinking water, summer lawns and crop irrigation.

The average difference by 2050, according to the report, would be a snowpack statewide that holds 5 million acre-feet less water. That's more than the total capacity of Lake Shasta, the state's largest reservoir.

Average deliveries to cities and farms from state and federal water systems could shrink by more than 10 percent, according to the report.

"A 10 percent decrease in deliveries is significant to our water users," said Kathy Kelly, chief of DWR's Bay-Delta branch, which oversaw the report. "I think it says we need to be paying attention and we need to start incorporating this into our strategic plans for managing California's water resources."

Climate scientists now broadly agree the climate is slowly warming, and that this is caused, at least in part, by humans. As fossil fuels are burned to heat homes and propel vehicles, carbon dioxide is released into the air, boosting the atmosphere's ability to trap heat from the sun.

Along with the reduction of the mountain snowpack, the DWR report found that global warming could pose a grave threat to the health of the Sacramento-San Joaquin Delta.

The Delta is both a vital habitat for endangered fish and birds and a key water conveyor for humans, ferrying fresh water from Northern California reservoirs to farms and cities in the south. It serves 23 million Californians

and 5 million acres of farmland that underpin the world's fifth-largest economy.

Climate scientists predict ocean levels will rise in coming decades as the warming atmosphere accelerates Arctic melting. A 1-foot sea level rise -- on the low side of most predictions -- would push more salty water into the Delta, contaminating the water supply. This could require water managers to release even more fresh water from reservoirs to keep the Delta water usable.

That same 1-foot sea level increase also likely would flood Sherman, Twitchell and Jersey islands in the western Delta during high tides and stormy conditions.

"The report clearly points out the reason this is a double-whammy type problem," said Chris Field, director of the Carnegie Institute's Department of Global Ecology at Stanford University. "You not only lose the snowpack, but you also lose the ability to manage reservoirs for both flood control and irrigation."

Field co-authored a broader study of California climate change two years ago. He praised the DWR report for applying current research to ground-level problems.

"The kind of info DWR has assembled here is going to be really useful in helping the state position itself to take aggressive action on climate change," he said.

Others agree the time for action is now, though they disagree about how California should respond.

Steve Hall, executive director of the Association of California Water Agencies, said the state needs to start building more reservoirs and groundwater storage systems.

"We don't have all the answers, but we know enough now about the certainty and magnitude of climate change to begin to prepare in earnest," said Hall. "I don't want to be alarmist, but frankly I think it's difficult to overstate the threat."

Jonas Minton, a senior project manager with the Planning and Conservation League, noted that a separate state plan found that aggressive conservation and recycling could offset the 5 million acre-feet California may lose to a shrinking snowpack.

"This is not a total doom-and-gloom future for California," he said. "The state should be helping homeowners, businesses and farmers better conserve and recycle the water supplies we have available."

Called "Progress on Incorporating Climate Change into Management of California's Water Resources," the report employs two climate-change models and two emissions scenarios, one involving rapid growth and the other presenting a slower, more sustainable growth pattern.

But all the scenarios predict average temperature increases, ranging from 0.8 to 2.3 degrees Celsius by 2064, and they all predict declining snowmelt and more winter runoff.

The results were not ready to be included in the California Water Plan Update, a report released last year that helps plan the state's growth. But Kelly said it offers a vital message for local governments.

"It means a diverse water portfolio is a very prudent way to go," said Kelly.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl AICP
Director of Planning

September 7, 2006

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

FROM: Susan Tae, AICP, Acting Section Head
Land Divisions Section

SUBJECT: VESTING TENTATIVE TRACT MAP NO. 060259-(5)
CONDITIONAL USE PERMIT CASE NO. 03-249-(5)
OAK TREE PERMIT CASE NO. 2005-00051-(5)
AGENDA ITEM NO. 5 a, b, c; SEPTEMBER 13, 2006

PROJECT BACKGROUND

As you may recall, Vesting Tentative Tract Map No. 060259 ("TR 060259") (map date December 22, 2005) is a subdivision proposal to create 492 single-family lots, 36 open space lots (including landscaped and natural open space), one park lot, one water pump station lot, nine public facility lots and one water tank lot on 500.6 gross acres, located off the northeasterly extension of Shadow Pines Boulevard east of Snow Drop Court and Jasmine Valley Drive in the Soledad Zoned District. A Conditional Use Permit ("CUP") is required to ensure compliance with the requirements of hillside management, density-controlled development, and onsite project grading exceeding 100,000 cubic yards. An Oak Tree Permit is also required to authorize removal of 74 oak trees, including no heritage oaks, and encroachment within the protected zone of 71 oak trees, including no heritage oaks.

During the July 12, 2006 public hearing, public testimony was taken both in favor and opposition. Testimony from six individuals in favor of the project cited project benefits, including improvement of the public park in cooperation with Shane's Inspiration to provide accessible play equipment. All-weather access for adjacent residents was also cited as well as the project's accommodations for privacy, removal of 'nuisances' with development of the property, and anticipation of quality homes to be built. Testimony in opposition to the project included concerns with water quality, responsibility for maintenance of the access driveway leading to properties to the east, the loss of environment resources and wildlife as well as the number of lanes on Shadow Pines Boulevard.

The public hearing was continued to September 13, 2006 to allow time for the applicant to work with staff to resolve any pending issues, and the opportunity for the project to the benefit from a full five-member Regional Planning Commission ("Commission") to discuss the project.

Project issues included the following:

- Interpretation of Santa Clarita Valley Area Plan with respect to density transfer

The Santa Clarita Valley Area Plan ("Plan") encourages density transfer and clustering where it is more protective of hillsides and other resources. The plan is also explicit that "in no event is density transfer permitted to areas in excess of 50 percent slope" (Plan, Page 46). Staff believes that

"predominately" refers an overall characteristic of the topography rather than a generalized numerical average over the entire subject site. The applicant did not agree, and feels that the subdivision's development footprint as designed, is consistent with this provision. The applicant requested guidance from your Commission regarding this interpretation in any redesign of the project, if necessary. Your Commission indicated that a full Commission should hold this discussion.

The clustered design of the subdivision is also encouraged in the Plan to protect sensitive species. The proposed mapped California gnatcatcher habitat is within the western portion of the development footprint, and biological resource impacts as identified in the Draft Environmental Impact Report ("EIR") cannot be mitigated to less than significant.

- Evidence of permission for offsite improvements

Sufficient information was requested to ensure that the offsite improvements, mainly the southerly extension of Shadow Pines Boulevard and the debris basin north of the subject property, can be completed if conditioned as depicted on the tentative map. During the public hearing, it was clarified that an exhibit was reviewed and conditioned by the Los Angeles County Department of Public Works ("Public Works"). A subsequent revision to the tentative map will incorporate the changes for Los Angeles County Subdivision Committee ("Subdivision Committee") review. Your Commission also granted the continuance so that the applicant can work with staff as necessary to provide any additional information.

- Project grading

A subdivision was recently filed to the north that covered the same area as the offsite debris basin. The application for the northerly subdivision indicated that approximately 300,000 cubic yards of earthwork was to be deposited from adjacent TR 060259. As the deposit of more than 1,000 cubic yards of earthwork requires a Conditional Use Permit ("CUP") as a solid fill project, TR 060259 would be required to file the additional offsite CUP. This change also required additional staff evaluation with respect to incorporation of additional project information in the project's Draft EIR.

- Access to Adjacent Properties

Staff has also raised potential concerns with access to offsite properties. As physical access may be limited due to steep terrain, additional information was requested so that no land-locked parcels would be created by the subdivision design.

CONCEPTUAL PROJECT REDESIGN

After the July 12 public hearing, the applicant met with staff several times to discuss the project issues and a conceptual redesign of the project. The applicant intends to relocate the offsite debris basin within the subject property, which would eliminate the need for an additional CUP. Preliminary conceptual plans have also been presented to staff that reduce project grading by approximately one million (1,000,000) cubic yards as well as move the development footprint away from steeper slopes. Additional information is required before staff can make a determination with respect to plan consistency, and revisions will need to be formally submitted to Subdivision Committee for full technical review.

The applicant has also provided sufficient information to staff for property ownership and easements as well as proof of legal access existing for adjacent properties.

STAFF EVALUATION AND RECOMMENDATION

Staff believes that the conceptual redesign, based on the preliminary information provided, better addresses staff's concerns with respect to development in steep slopes and sensitive areas. Staff continues to believe that the Plan calls for no density transfer in areas predominatly 50 percent slope, but the preliminary conceptual redesign appears to move some of the questionable lots to a different location. Additional information would be required to ensure that the redesign complies with Plan provisions and County standards.

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

If the Regional Planning Commission agrees with staff's evaluation, staff recommends that the Commission continue the public hearing to allow the applicant time to finalize conceptual redesign of the project. The applicant should continue to work with staff to address project issues, including plan consistency with the density transfer and cluster provisions of the Plan. Based on the Commission's comments on the conceptual redesign, the matter should then be taken off calendar for the applicant to finalize project design and undergo full technical review by Subdivision Committee.

If the Regional Planning Commission would like the benefit of full technical review before commenting on a redesigned project, staff recommends that the Commission take the matter off calendar to allow the applicant time to finalize redesign and undergo full technical review by Subdivision Committee, including working with staff on plan consistency.

Suggested Motion: "I move that the Regional Planning Commission continue the public hearing to allow the applicant time to finalize the conceptual redesigned project, including working with staff on plan consistency issues, and provide comments at that time before requiring the applicant to undergo full County technical review."

OR

"I move that the Regional Planning Commission take the matter off calendar, and direct the applicant to finalize the redesigned project, including working with staff on plan consistency issues, and undergo full County technical review before returning to the Commission."

SMT:st
09/07/06

Attachment: Applicant's Supplemental Package

DIAN KENNEDY DESIGNS, INC.

CALIFORNIA STATE CONTRACTORS LICENSE #812263

(818) 342-0398

Project: TTM 060259 CUP 03-249-(5)

Date: 9/13/06

S. Tae / A. Chavez

September 11, 2006

To Whom It May Concern:

I am the land owner of 31 acres, Parcel # 3211-010-015, in Tick Canyon.

This letter affirms that I support the development of Park Place. The area will be greatly enhanced by the Park Place development.

The area would benefit positively from the development of Park Place. It would promote a clean and structured environment for the community of homes.

Thank you for your consideration in approving the development of this area in Tick Canyon.

Sincerely,

Dian Kennedy

Dian Kennedy

P.O. BOX 261101, ENCINO CA 91426

To Whom it may concern;

My name is Eleanor Gronenthal. I own 36 acres of land on Tick canyon road. Parcel #'s 3211-010-016 and 3211-010-021. I'm in favor of the Park Place community development. I believe this will not only enhance the area but hopefully stop the dumping of trash and harmful waste on my property and along the road there.

Thank you,
Eleanor Gronenthal

Eleanor Gronenthal

Filed with E. P. R.
Subject: TTM 060259 CUP 03-249-(5)
Date: 9/13/06
S. Tae / A. Chavez
Secretary

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

December 7, 2006

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

FROM: Susan Tae, AICP, Section Head SMT
Land Divisions Section

SUBJECT: VESTING TENTATIVE TRACT MAP NO. 060259-(5)
CONDITIONAL USE PERMIT CASE NO. 03-249-(5)
OAK TREE PERMIT CASE NO. 2005-00051-(5)

AGENDA ITEM NO. 11 a, b, c; DECEMBER 13, 2006
CONTINUED FROM 7/12/06 AND 9/13/06

PROJECT BACKGROUND

As you may recall, Vesting Tentative Tract Map No. 060259 ("TR 060259") is a subdivision proposal to create 492 single-family lots, 36 open space lots (including landscaped and natural open space), one park lot, one water pump station lot, nine public facility lots and one water tank lot on 500.6 gross acres, located off the northeasterly extension of Shadow Pines Boulevard east of Snow Drop Court and Jasmine Valley Drive in the Soledad Zoned District. A Conditional Use Permit ("CUP") is required to ensure compliance with the requirements of hillside management, density-controlled development, and onsite project grading exceeding 100,000 cubic yards. An Oak Tree Permit is also required to authorize removal of 74 oak trees, including no heritage oaks, and encroachment within the protected zone of 71 oak trees, including no heritage oaks. A Draft Environmental Impact Report ("EIR") has also been prepared for this project, and concludes that of the 15 factors analyzed for potential impacts, six factors cannot be mitigated to less than significant, and include ir Quality (project and cumulative); Biological Resources (project and cumulative); Educational Facilities, Libraries and Parks (cumulative); Solid Waste (cumulative); Police Services (cumulative); and Growth Inducement (project).

The public hearing was opened on July 12, 2006 and public testimony was taken both in favor and opposition. The public hearing was continued to September 13, 2006 to allow time for the applicant to work with staff to resolve any pending issues, and the opportunity for the project to the benefit from a full five-member Regional Planning Commission ("Commission") to discuss the project.

During the September 13, 2006 continued public hearing, staff made a brief presentation followed by the applicant. Testimony was also taken from those in favor and opposition to the project. A conceptual redesign of the project was presented which reduced grading and the development footprint; this redesign had not yet been reviewed for technical feasibility by the Los Angeles County Subdivision Committee ("Subdivision Committee"). After hearing all the tesimonty, the Commission directed the applicant to work with staff to resolve the outstanding

issues identified, including review and clearance by Subdivision Committee, and the Commission continued to public hearing to December 13, 2006.

Project issues included the following:

- Density transfer provisions of the Santa Clarita Valley Area Plan ("Plan") – The Plan contains language that prohibits transfers of dwelling units to areas over predominately 50 percent slope. The applicant has disagreed with staff's interpretation that "predominately" refers an overall characteristic of the topography rather than a generalized numerical average over the entire subject site.

- Evidence of permission for offsite improvements – Sufficient information was requested to ensure that offsite improvements, mainly the southerly extension of Shadow Pines Boulevard and the debris basin north of the subject property, can be completed if conditioned as depicted on the tentative map.

- Offsite project grading – Depiction of grading and deposit of approximately 300,000 cubic yards of earthwork to a property to the north for an offsite debris basin required additional staff evaluation and potential information required in the project's Draft EIR.

- Access to adjacent properties – Additional information was requested to ensure that access to offsite properties where physical access may be infeasible, and no land-locked parcels be created by the subdivision.

REDESIGNED PROJECT DESCRIPTION

On October 17, 2006, the applicant submitted a tentative map and exhibit "A" for Subdivision Committee review. The redesigned project continues to propose 492 single-family homes as well as one public park lot. The project design was reviewed for technical feasibility by the Subdivision Committee on December 4, 2006, and recommended project conditions are attached. Not all technical holds have been fully resolved and are discussed in further detail below.

The following is a summary of the changes from the previous design:

- Grading - Overall project grading with the redesign has been reduced from approximately 5.9 million cubic yards of earthwork to 5.2 million cubic yards, a reduction of approximately 700,000 cubic yards. Contour grading has also been incorporated into areas of the project redesign.

- Development footprint - The development footprint has also been reduced, providing an additional 21 acres of open space to remain natural and undisturbed. The project now provides a total of 281 acres of undisturbed open space, and an overall total of 395.5 acres (79 percent of the total subject property).

- Debris basin - The offsite debris basin that raised concerns from staff regarding offsite grading, has been relocated entirely within the project boundaries. This has eliminated need for another conditional use permit as well as additional discussion in the Draft EIR.

- Access to adjacent property – With elimination of the offsite debris basin, the access to the property to the north has been relocated. As the applicant has cited hardship in being unable to obtain grading easements to construct the full connection to the northerly property, the project depicts the extent of the road that can be constructed with all grading within the subject property, and the right-of-way and necessary slope easements for the completion of this connection would be granted to the northern property owner.

- Park improvements – An additional 18 parking spaces has been provided for the park, including 15 handicapped spaces. Adjacent to the universally accessible playground, one additional parking space has been provided and nine standard spaces converted to 10 handicappted spaces. The center parking lot south of the soccer field has been increased with 12 additional standard spaces. The northern parking lot north of the soccer field has been increased with four additional standard spaces and conversion of five of its standard spaces to handicapped spaces.

- Improvements to Shadow Pines Boulevard – Shadow Pines Boulevard, as a secondary highway on the Master Plan of Highways, was originally proposed with four lanes of traffic. While the 80-foot right-of-way for Shadow Pines Boulevard is still being retained, based on comments from the City of Santa Clarita and your Commission, improvements have been redesigned to depict only two lanes of traffic with a four-foot meandering sidewalk on one side, and 16-foot multi-use (bike and pedestrian) trail on the other side. To the south of the project as it transitions to existing Shadow Pines Boulevard within the City of Santa Clarita, 75 feet of right-of-way is depicted with the same improvements for meandering sidewalk and multi-use (bike and pedestrian) trail for connectivity. No parking, including heavy trucks, would be permitted to park along Shadow Pines Boulevard.

- Bike trail – A 16-foot wide bike trail has been included within the right-of-way of Shadow Pines Boulevard. The trail is proposed for both cyclists and pedestrians, and would not be proposed for equestrian use. The joint use trail that was formerly proposed in conjunction with the flood control access road, is no longer depicted in the project design. The inclusion of an equestrian trail through the subject property may be accommodated in the future as the open space lots are proposed to be dedicated to the County of Los Angeles; if an equestion trail is pursued in the future, funding and construction is likely to be the responsibility of the County of Los Angeles.

- Landscaping – While a full landscape plan has not been submitted, the applicant indicates in his supplemental booklet that trees have been clustered to appear more natural on slopes and within the parkways.

Additional correspondence received from the City of Santa Clarita has also been included.

STAFF EVALUATION AND RECOMMENDATION

Staff believes that the redesigned project has addressed many of the concerns raised by your Commission and staff as well as the adjacent City of Santa Clarita. The redesigned project has reduced project grading, reduced the development footprint, and now proposes amenities

compatible with the City of Santa Clarita to the south including matching improvements for meandering sidewalk and multi-use (bike and pedestrian) trail. However, the following are potential issues for your Commission's consideration:

- Interpretation of density transfer provisions of the Plan

The Plan encourages density transfer and clustering where it is more protective of hillsides and other resources. The plan is also explicit that "in no event is density transfer permitted to areas of a project site predominately in excess of 50% slope" (Plan, Page 46). Staff believes that "predominately" refers an overall characteristic of the topography rather than a generalized numerical average over the entire subject site.

Additional information was provided by the applicant on December 4, 2006 which provides the redesigned development footprint and lot layout with respect to existing slopes on the property. Based on this infomration, staff feels that while great strides have been made to reduce grading over 13 acres in over 50 percent slopes, density at the location of Lot Nos. 265 through 291, fronting and adjacent to cul-de-sac "M" Street, is depicted in a predominately 50 percent slope area where it appears to be avoidable. The elimination of these homes would reduce the project total from 492 units by 27 units to 469 dwelling units; the project maximum was determined to be 502 dwelling units.

- Corrections to tentative map

Additional information and/or corrections are required on the tentative map or associated review. These include the following:

- Adjustment of proposed lot lines to maintain minimum street frontages
- Correct labeling of lots, lot numbers, lot ties, lot lines, street frontages, etc.
- Correct cross-sections for Shadow Pines Boulevard
- Additional information regarding phasing, including open space and number of units in each proposed phase
- Clearance from Los Angeles County Department of Public Works including approved drainage concept, approved conceptual striping plan, City of Santa Clarita review and approval of proposed mitigation and lane configurations, and additional information related to roads on the tentative map
- Additional information for Los Angeles County Fire Department including gate details for the emergency access private driveway to the north
- Additional information and corrections for Los Angeles County Department of Parks and Recreation related to labeling of park site, park improvements added to conditional use permit exhibit "A" and other corrections to the tentative map as well as clarification of equestrian trails through the subject property

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

If the Regional Planning Commission feels that the project as redesigned addresses concerns raised, is consistent with the Plan and zoning, has overriding considerations that address significant impacts that cannot be mitigated to less than significant for Air Quality (project and cumulative); Biological Resources (project and cumulative); Educational Facilities, Libraries and

Parks (cumulative); Solid Waste (cumulative); Police Services (cumulative); and Growth Inducement (project), and that the technical holds can be cleared after close of public hearing without significant changes to the project design, your Commision may close the public hearing and direct preparation of the final documents, including findings and conditions as well as prepare responses to comments in the Final EIR. Technical holds require review and clearance by Subdivision Committee for final project conditions before final action may be taken.

If your Commission feels that full technical review should be completed to ensure that no changes to required for the redesigned project, including provision of additional information to address significant impacts that cannot be mitigated to less than significant, staff recommends that the Commission continue to allow the applicant time to finalize redesign and undergo full technical review by Subdivision Committee, including working with staff on plan consistency.

Suggested Motion: "I move that the Regional Planning Commission close the public hearing and direct staff to prepare the final documents, including updated conditions from Subdivision Committee as well as responses to comments in the Draft EIR and statement of overriding considerations."

OR

"I move that the Regional Planning Commission continue the matter clear all technical holds related to the redesigned project before returning to the Commission."

SMT:st
12/7/06

Attachment: Tentative Map
Draft Conditions
Revised Conditional Use Permit Burden of Proof
Additional Correspondence
Applicant's Supplemental Package

RP

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 060259 (Rev.)

TENTATIVE MAP DATED 10-17-2006
EXHIBIT "A" MAP DATED 10-17-2006

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. An approved drainage concept and Standard Urban Stormwater Mitigation Plan. The latest drainage concept was reviewed on 11-22-2006 and was not approved. Please see attached Hydrology/Drainage/Grading review sheet for comments and requirements.

2. An approved conceptual striping plan (1:100 scale) for Shadow Pines Boulevard, "A" Street, "B" Street, and "C" Street to evaluate and determine necessary pocket lengths, pavement transitions, and lane assignments based on the required mitigations and project volumes in the approved traffic study. Revisions to the tentative tract map, including cross sections and intersection spacing, may be necessary upon complete review of the conceptual plan. Please contact Matt Dubiel of our Traffic and Lighting Division at (626) 300-4862 for additional information.

3. As previously indicated, City of Santa Clarita must review and approve the proposed mitigations/lane configurations called out in the traffic study and shown on the conceptual striping plan (specifically the lane assignments at the Shadow Pines/Grandifloras intersection) prior to County approval of the conceptual striping plan. Please contact Matt Dubiel at (626) 300-4862 and Patrick Arakawa at (626) 300-4867 both of our Traffic and Lighting Division for additional information.

4. If a revised tentative map is resubmitted, show the following additional items:

   - Please see attached Road review sheet for requirements.

+/W

Prepared by Henry Wong Phone (626) 458-4915 Date 12-04-2006

tr60259L-rev4.doc

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

TRACT NO. 060259

REV TENTATIVE MAP DATED 10/17/06
EXHIBIT MAP DATED 10/17/06

1. Portions of the property lying in and adjacent to the natural drainage courses, are subject to flood hazard.

2. A Standard Urban Stormwater Mitigation Plan (as part of the drainage concept) is required prior to tentative approval of the map when any of the following conditions exist:

   - Ten or more unit subdivision for single-family or multifamily homes;
   - Single-family hillside homes.

3. Prior to tentative map approval for drainage/grading, submit a Revised Drainage Concept/SUSMP.

4. The latest drainage concept was reviewed on 11/22/06 and is not approved.

*Effective July 30, 1999 all development projects shall comply with Standard Urban Stormwater Mitigation Plans (SUSMP) requirements. For information see SUSMP web page address: http://888cleanla.com

The first .75 inches of stormwater runoff volume from the site must be treated prior to discharging into stormwater conveyance systems.

By _____ Date 11/28/06 Phone (626) 458-4921
GARY GUO

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

(1) An approved conceptual striping plan (1:100 scale) for Shadow Pines Boulevard, "A" Street, "B" Street, and "C" Street to evaluate and determine necessary pocket lengths, pavement transitions, and lane assignments based on the required mitigations and project volumes in the approved traffic study. Revisions to the tentative tract map, including cross sections and intersection spacing, may be necessary upon complete review of the conceptual plan. Please contact Matt Dubiel of our Traffic and Lighting Division at (626) 300-4862 for additional information.

(2) As previously indicated, City of Santa Clarita must review and approve the proposed mitigations/lane configurations called out in the traffic study and shown on the conceptual striping plan (specifically the lane assignments at the Shadow Pines/Grandifloras intersection) prior to County approval of the conceptual striping plan. Please contact Matt Dubiel at (626) 300-4862 and Patrick Arakawa at (626) 300-4867 both of our Traffic and Lighting Division for additional information.

(3) If a revised tentative map is resubmitted, show the following additional items:

a. Provide a property line return radius of 27 feet at the intersections of local streets with Shadow Pines Boulevard.

b. Provide right of way 32 feet from centerline on "D" Street cul-de-sac west of "N" Street.

c. Provide centerline curve data on "I" Street.

d. Rename one of the "M" Streets. Two streets have the same name: one is east of "C" Street and one is west of "D" Street.

e. Rename one of the "N" Streets. Two streets have the same name: one is east of "C" Street and one is west of "D" Street.

f. Identify and call out Cross Sections "A-A", "B-B", "C-C" and "D-D" on plan view. Verify cross sections improvements as needed.

g. Re-label the street names under the 64 feet Typical Section. Remove "A", "B", and "D" Streets. Add "A" Street north of "B" Street, "B" Street between Shadow Pines Boulevard and "C" Street, "C-1" Street between "A" Street and "L" Street, "C" Street between "A" Street and "M" Street, "C" Street between "B" Street and "N" Street, "D" Street (including the cul-de-sac street west of "N" Street, and "N" Streets.

HCJ

(3) If a revised tentative map is resubmitted, show the following additional items: (cont.)

h. Re-label the street names under the 60 feet Typical Section. Remove "H", "I", "L", "M", and "O" Streets, since these are all 58-foot streets as labeled on the plan view. Add "B" Street between "A" Street and "C" Street, "C" Street between "M" Street and "N" Street, "C-1" Street north of "L" Street, "C-2" Street between "B" Street and "O" Street, "E" Street, and "F" Street.

i. Re-label the street names under the 58 feet Typical Section. Remove "C-1", "E", and "F" Streets, since these are all 60-foot streets as labeled on the plan view. Remove "M-1" and "P" Street since there are such streets. Add "C-2" Street south of "O" Street, "D" Street, "H" Street, "H-1" Street, "I" Street, "L" Street, "M" Street east of "C" Street, "M" Street west of "D" Street, "N" Street east of "C" Street (remove "N" Street), and "O" Street.

j. Depict all line of sight easements on the tentative map and exhibit map. Provide intersection sight distance for a design speed of:

i. 30 mph (310 feet) on "B" Street from "C" Street (northerly direction), "C" Street from "M" Street (westerly direction), "E" Street from "K" Street (northerly direction), "G" Street from "J" Street (southerly direction), and "G" Street from "E" Street (both directions).

ii. 40 mph (415 feet) on "A" Street from "E" Street (southerly direction).

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the top of curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).

k. Redesign the pavement for the shared bike path/pedestrian walk. It shall be located 5 feet from the right of way line rather than the 3-foot minimum distance shown in order to accommodate the necessary signage with an acceptable offset from the path.

l. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.

m. Provide 80 feet of road right of way (Alternate 1/cross section) on Shadow Pines Boulevard within the entire tract boundaries. Remove the 75-foot cross section.

HW

(3) If a revised tentative map is resubmitted, show the following additional items: (cont.)

n. Provide 80 feet of off-site road right of way from the southerly tract boundary southerly to the County/City line to the satisfaction of Public Works. Provide a cross section (Alternate 1) accordingly to the satisfaction of Public Works.

o. Provide 80 feet of off-site road right of way or to the satisfaction of the City of Santa Clarita on Shadow Pines Boulevard within the City of Santa Clarita limits. Provide a cross section (Alternate 1) accordingly to the satisfaction of the City of Santa Clarita.

+100

Prepared by John Chin Phone (626) 458-4915 Date Rev. 12-05-2006

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 060259 (Rev.)

TENTATIVE MAP DATED 10-17-2006
EXHIBIT "A" MAP DATED 10-17-2006

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Henry Wong HCW Phone (626) 458-4915 Date 12-04-2006

tr60259L-rev4.doc

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

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

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

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

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

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

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

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

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

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

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

10. The first unit of this subdivision shall be filed as Tract No. 060259-01, the second unit, Tract No. 060259-02, ... and the last unit, Tract No. 060259.

11. Show open space/graded slope lots on the final map and dedicate residential construction rights over the open space/graded slope lots.

12. Quitclaim or relocate easements running through proposed structures.

13. If possible, modify the boundaries of the open space/graded slope lots or add additional open space/graded slope lots to include the airspace easements for sight distance to the satisfaction of the Departments of Regional Planning and Public Works.

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

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

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

17. Permission is granted to record large lots (20 acres minimum lot size) parcel map provided that full street right of way and slope easements including the off-site portion are dedicated along the latest approved alignment on Shadow Pine Boulevard to the satisfaction of Public Works. In addition, future right of way shall be offered and slope easements shall be dedicated along all interior access streets to the satisfaction of Public Works.

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

19. The applicant represents and warrants that the subdivider is the owner of, or has an option or contract to purchase the fee title to or a sufficient interest for the proposed use in, all the property within the boundaries of Vesting Tentative Tract Map No. 060259 as shown on the Exhibit Map dated June 30, 2006. The boundaries depicted on the final map for this subdivision shall clearly correspond to the boundaries shown on the Exhibit Map dated June 30, 2006, and all public improvements in connection with this subdivision shall be located within these boundaries. Accordingly, the applicant and his counsel acknowledge and agree that no condition of approval of Vesting Tentative Tract Map No. 060259 requires or otherwise involves the construction or installation of an offsite improvement, that the provisions of Government Code Section 66462.5 are not applicable to the approval of this Vesting Tentative Tract Map, and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or interest in any land in connection with the conditions associated with this Vesting Tentative Tract Map approval.

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

DISTRIBUTION
1 Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 60259 **TENTATIVE MAP DATED** 10/17/06 (Revised)
SUBDIVIDER Synergy **LOCATION** Canyon Country
ENGINEER Sikand
GEOLOGIST & SOILS ENGINEER Pacific Soils Engineering, Inc. **REPORT DATE** 11/16/06, 2/1/06, 10/7/04, 11/12/04

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

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

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

[X] All geologic hazards associated with this proposed development must be eliminated,

or

delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.

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

[X] The Soils Engineering review dated 11/20/06 is attached.

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

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

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

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

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

[ ] The Soils Engineering review dated _____ is attached.

Prepared by _____ Reviewed by _____ Date 11/20/06
Geir R. Mathisen

C:\MyFiles\Geir\Geology Review\Review Sheets\District 8.2\Tracts\60259, TM9 APP.doc

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 8.2
Job Number LX001129
Sheet 1 of 1

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

Tentative Map (Tract)	60259
Location	Canyon Country
Developer/Owner	Synergy Land and Development
Engineer/Architect	Sikand
Soils Engineer	Pacific Soils Engineering, Inc. (102526-T)
Geologist	Same as above

Review of:
Revised Tentative Map (Tract) Dated By Regional Planning **10/17/06**
Soils Engineering and Geologic Report Dated **11/16/06**, 2/1/06,12/1/05, 10/7/04
Previous review sheet dated 2/15/06

ACTION:

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

REMARKS:

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

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
THE ON-SITE SOILS ARE MODERATELY CORROSIVE TO FERROUS METALS.

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

Reviewed by Yoshiya Morisaku Date 11/20/06

NOTICE: **Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.**
P:\Yosh\60259TentTf

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

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets and a minimum centerline curve radius of 100 feet on all cul-de-sac streets. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are 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 1,500 feet, and any curve need not exceed a radius of 3,000 feet.

2. 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 highways). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate, in accordance with AASHTO guidelines.

3. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.

4. The minimum centerline radius on a local street with an intersection street on the concave side shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances per the current AASHTO.

5. The centerline 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.

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

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

8. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections to the satisfaction of Public Works.

9. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent. For 4-legged intersections, the maximum permissible grade of the through street is 8 percent.

10. Prepare detailed 40-foot-scale signing and striping plans for Shadow Pines Boulevard and roadways/intersections as identified in the approved traffic study to the satisfaction of Public Works.

11. Provide intersection sight distance commensurate with a design speed of:

    a. 30 mph (310 feet) on "B" Street from "C" Street (northerly direction), "C" Street from "M" Street (westerly direction), "E" Street from "K" Street (northerly direction), "G" Street from "J" Street (southerly direction), and "G" Street from "E" Street (both directions) to the satisfaction of Public Works. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.

    b. 40 mph (415 feet) on "A" Street from "E" Street (southerly direction) to the satisfaction of Public Works. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.

    With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the ultimate TC or F/L prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6-feet from ultimate TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline. Measure 6-feet from centerline or from the median curb (when present).

12. Depict all line of sight easements on landscape and grading plans.

13. Provide property line return radii of 13 feet at all local street intersections, and 27 feet at the intersection of local streets with Shadow Pines Boulevard, or to the satisfaction of Public Works.

14.a Provide 80 feet of off-site right of way on Shadow Pines Boulevard from the southerly tract boundary southerly to the County/City line per the latest I.E.C. approved alignment map P-266 to the satisfaction of Public Works.

14.b Provide 80 feet of off-site right of way or to the satisfaction of the City of Santa Clarita on Shadow Pines Boulevard from Grandifloras Road to the County/City line per the latest I.E.C. approved alignment map P-266 to the satisfaction of the City of Santa Clarita.

15. Dedicate right of way 40 feet centerline (80 feet total) on Shadow Pines Boulevard within the tract boundaries per the latest I.E.C. approved alignment map P-266.

16. Re-align Shadow Pines Boulevard northerly of the proposed bridge/drainage structure to remove encroachment into the flood hazard limits for Tick Canyon (flood hazard limits to be established during drainage concept phase), subject to approval by the Interdepartmental Engineering Committee (I.E.C.). The subdivider shall provide any plans and/or reports relevant to the approval of the alignment upon request by the I.E.C.

17. Dedicate right of way from 72 to 68 feet on "A" Street between Shadow Pines Boulevard and "B" Street as shown on the tentative map to the satisfaction of Public Works.

18. Dedicate right of way 32 feet from centerline on "A" Street north of "B" Street, "B" Street between Shadow Pines Boulevard and "C" Street, "C" Street between "A" Street and "M" Street, "C" Street between "B" Street and "N" Street, "C-1" Street between "A" Street and "L" Street, "D" Street (including the cul-de-sac street west of "N" Street, and "N" Street.

19. Dedicate right of way 28 feet from centerline including right of way for a standard cul-de-sac bulb on "Q" Street to the satisfaction of Public Works. Permission is granted to reduce the parkway width from 12 feet to 8 feet on "Q" Street.

20. Dedicate right of way 30 feet from centerline on "B" Street between "A" Street and "C" Street , "C" Street between "M" Street and "N" Street, "C-1" Street north of "L" Street, "C-2" Street between "B" Street and "O" Street, "E" Street, "F" Street, and "G" Street.

21. Dedicate right of way 29 feet from centerline plus additional right of way for a standard cul-de-sac bulb on "C-2" Street south of "O" Street, "D" Street, "H" Street, "H-1" Street, "I" Street, "J" Street, "K" Street, "L" Street, "M" Street east of "C" Street, "M" Street west of "D" Street, "N" Street east of "C" Street, and "O" Street.

22. Dedicate vehicular access rights on Shadow Pines Boulevard on all graded slope lots. If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.

23. Dedicate the right to restrict vehicular access on Shadow Pines Boulevard on all open space lots.

24. Construct off-site full street improvements on Shadow Pines Boulevard from the southerly tract boundary to Grandifloras Road to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary right of way and/or easements.

25. If needed, provide off-site easement and/or right of way to allow for the construction of the necessary off-site grading and street improvements on "N" Street in the vicinity of the westerly property line to join the existing Snow Drop Court to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary right of way and/or easements.

26. Provide off-site easement and/or right of way to allow for the construction of the necessary off-site grading and road/drainage improvements on "A" Street in the vicinity of the northerly property line to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary right of way and/or easements. If road and/or drainage improvements need to be pull back from the northerly tract boundary due to a hardship to obtain the off-site easement, reserve on-site right of way and slope easements on "A" Street in the vicinity of the northerly tract boundary to the satisfaction of Public Works.

27. Permission is granted to vacate the excess right of way at the terminus of Jasmine Valley Drive by separate instrument to the satisfaction of Public Works. Remove the existing road improvements on Jasmine Valley Drive easterly of Sunrose Place. Construct curb, gutter, and sidewalk on Sunrose Place to join the existing improvements to close the vacated Jasmine Valley Drive to the satisfaction of Public Works. Relocate existing utilities and drainage structures as needed to accommodate the proposed vacation. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.

HW

28. Permission is granted to vacate the excess right of way at the terminus of Greencourt Drive by separate instrument to the satisfaction of Public Works. Remove the existing road improvements on Greencourt Drive easterly of Abelia Road. Construct curb, gutter, and sidewalk on Abelia Road to join the existing improvements to close the vacated Greencourt Drive to the satisfaction of Public Works. Relocate existing utilities and drainage structures as needed to accommodate the proposed vacation. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.

29. Remove the existing temporary turnaround on Shadow Pines Boulevard northerly of Grandifloras Road and construct off-site full-width highway improvements; including curb, gutter, base, pavement, and sidewalks; plant street trees; and install street lights; from Grandifloras Road northerly to the southerly tract boundary of the subdivision to the satisfaction of Public Works and the City of Santa Clarita. Sidewalks may be eliminated and parkway width may be reduced from 8 feet to 3 feet on the westerly side Shadow Pines Boulevard along the flood control channel from Grandifloras Road to "B" Street to the satisfaction of Public Works.

30.a Construct curb, gutter, base, pavement, and sidewalks on Shadow Pines Boulevard and on all other streets within the tract boundaries to the satisfaction of Public Works. Construct roadway improvements within the tract boundaries on Shadow Pines Boulevard as shown on Typical Section Shadow Pines Boulevard (80 feet road right of way width/Alternate 1) to the satisfaction of Public Works. Permission is granted to use the alternate section, where the sidewalk is located directly behind the curb, on all local streets within the tract boundaries.

30.b Construct off-site full street road improvements on Shadow Pines Boulevard from Grandifloras Road to the southerly tract boundary to the satisfaction of Public Works and the City of Santa Clarita. Construct off-site full street road improvements on Shadow Pines Boulevard as shown on the off-site Typical Section Shadow Pines Boulevard (Alternate 1) to the satisfaction of Public Works and the City of Santa Clarita.

31. Construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.

32. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements along the property frontage on Huntington Drive to the satisfaction of Public Works. +HW

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

34. Construct full-width sidewalk and curb ramp at all returns.

35. Construct drainage improvements (and parkway drains, if needed) and offer easements needed for street drainage or slopes to the satisfaction of Public Works. Where streets or highways are located within flood hazard areas or subject to inundation, provide adequate freeboard and slope protection to the satisfaction of Public Works. Construct adequate embankment protection, including a service road if required, along those portions of highways or streets located within flood plain boundaries or subject to inundation.

36. Construct bridge/drainage structures on Shadow Pines Boulevard and "Q" Street in the vicinity of Tick Canyon to the satisfaction of Public Works.

37. Plant street trees on Shadow Pines Boulevard (including the off-site portion) and all local streets within the tract boundaries to the satisfaction of Public Works.

38. Comply with the following street lighting requirements:

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

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

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

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

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

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

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

39. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129.

40. Install postal delivery receptacles in groups to serve two or more residential lots.

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

42. 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 to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

43. Comply with the mitigation measures (both on-site and offsite) as identified in the attached December 1, 2005 letter from our Traffic and Lighting Division or to the satisfaction of Public Works.

44. Provide detailed signing and striping plans (Scale 1:40) on Shadow Pines Boulevard to the satisfaction of Public Works.

45. Provide Traffic Signal Plans (Scale 1:20) at any location where modification to the existing traffic signal is deemed necessary and at locations where new traffic signals are to be installed to the satisfaction of Public Works.

46. Provide conceptual striping plans, signal plans (where applicable), and corresponding cost estimates for every roadway/intersection that the project shall contribute its proportionate share towards improving as identified in the approved traffic study to the satisfaction of Public Works.

47. Submit final site plans for any park lot (shown in the final map or as part of a future subdivision) to our Traffic and Lighting Division for review and approval of access locations (including sight distance) and parking lot circulation to the satisfaction of Public Works.

48. Prior to final map approval, pay the fees established by the Board of Supervisors for the Eastside Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is $15,870 per factored unit and is subject to change.

49. Prior to approval of the final map, if any improvements constructed by the subdivider are included as District improvements in the Eastside Bridge and Major Thoroughfare Construction Fee District, then the cost of such improvements may be credited against the project's District fee obligation if approved by Public Works. If the amount to be credited exceeds the subdivider's fee obligation, the subdivider may use the excess credits to satisfy the fee obligation of another project within the District, transfer the credit to another subdivider within the District, or be reimbursed by the District at the discretion of Public Works if funds are available. If District improvements are constructed after approval of the final map, the subdivider will receive credit equal to the cost of such improvements which may used to satisfy the fee obligation for another project within the District, transferred to another subdivider within the District, or reimbursed at the discretion of Public Works.

50. Permission is granted to record large lots (20 acres minimum lot size) parcel map provided that full street right of way and slope easements are dedicated along the latest IEC/Public Works approved alignment on Shadow Pine Boulevard including the off-site portion to the satisfaction of Public Works. In addition, make an offer of future right of way and dedicate slope easements along all remaining interior streets and on-site access streets on alignments to the satisfaction of Public Works.

51. The applicant represents and warrants that the subdivider is the owner of, or has an option or contract to purchase the fee title to or a sufficient interest for the proposed use in, all the property within the boundaries of Vesting Tentative Tract Map No. 060259 as shown on the Exhibit Map dated June 30, 2006. The boundaries depicted on the final map for this subdivision shall clearly correspond to the boundaries shown on the Exhibit Map dated June 30, 2006, and all public improvements in connection with this subdivision shall be located within these boundaries. Accordingly, the applicant and his counsel acknowledge and agree that no condition of approval of Vesting Tentative Tract Map No. 060259 requires or otherwise involves the construction or installation of an offsite improvement, that the provisions of Government Code Section 66462.5 are not applicable to the approval of this Vesting Tentative Tract Map, and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or interest in any land in connection with the conditions associated with this Vesting Tentative Tract Map approval.

52. Additional comments/requirements:

a. Redesign the pavement for the shared bike path/pedestrian walk. It shall be located 5 feet from the right of way line rather than the 3-foot minimum distance as shown in order to accommodate the necessary signage with an acceptable offset from the path.

b. Provide right of way 32 feet from centerline on the "D" Street cul-de-sac west of "N" Street.

c. Improvements as shown for Cross sections "A-A", "B-B", "C-C" and "D-D" are not necessarily approved at this time since these cross sections locations are not identified on the tentative map.

HW

Prepared by John Chin Phone (626) 458-4915 Date 12-04-2006

tr60259r-rev4.doc

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

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

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

IN REPLY PLEASE
REFER TO FILE: T-4

December 1, 2005

Mr. Daryl Zerfass
Austin-Foust Associates, Inc.
2223 Wellington Avenue, No. 300
Santa Ana, CA 92701-3161

Dear Mr. Zerfass:

PARK PLACE
TENTATIVE TRACT NO. 60259
TRAFFIC IMPACT ANALYSIS (OCTOBER 2005)
PINETREE AREA

As requested, we have reviewed the above-mentioned document. The project site is located northeast of the existing terminus of Shadow Pines Boulevard and is bisected by Tick Canyon Road in the unincorporated County of Los Angeles area of Pinetree.

The proposed project consists of 492 single-family residential units and approximately 34 acres of park usage. The project is estimated to generate approximately 5,352 vehicle trips on a typical weekday, with 369 and 581 vehicle trips during the weekday a.m. and p.m. peak hours, respectively.

We generally agree with the study that the proposed project alone will significantly impact the County/City intersection listed below. The following improvements shall be the sole responsibility of the project and be made a condition of approval to be in place prior to occupancy of any unit.

Shadow Pines Boulevard/Tick Canyon Road at Grandifloras Road

North approach: One left-turn lane, one through-lane, and one shared through/right-turn lane (add north approach).

East approach: One shared left/through/right-turn lane instead of one shared through/right-turn lane.

South approach: One left-turn lane, one through-lane, and one shared through/right-turn lane instead of one shared left-/right-lane.

West approach: One shared left/through/right-turn lane instead of one shared left-/through-lane.

Install a traffic signal.

Detailed striping, signing, and traffic signal plans must be prepared and submitted to Public Works for review and approval prior to recordation of the tract map. The project is solely responsible for the design and installation of the traffic signal and it shall be in place prior to the issuance of a certificate of occupancy of any unit. The project shall coordinate with the City of Santa Clarita and the County to insure proper roadway transition is maintained at the intersection. The project shall enter into a secured agreement with Public Works for the cost traffic signal. This amount, which is estimated to be $200,000 (reference Table 1), is subject to adjustment based on the estimated cost of the traffic signal at the time of recordation. The security will be released upon the completion and approval of the traffic signal installation.

In addition, we agree with the traffic study that the cumulative traffic generated by the project and other related projects will significantly impact the County and County/City intersections listed below. The project shall contribute its proportionate share of the cost for the following mitigation measures. Caltrans has reviewed and concurs with the following proposed mitigation measures:

Lost Canyon Road/SR-14 northbound ramps at Soledad Canyon Road

North approach: One left-turn lane and one shared through/right-turn lane instead of one shared left/through/right turn-lane (add an exclusive left-turn lane).

South approach: One left-turn lane, one through lane, and one exclusive right-turn lane instead of one left-turn lane and one shared through/right-turn lane (add an exclusive right-turn lane).

Install a traffic signal. The project's pro-rata share is 13 percent (reference Table 1).

Soledad Canyon Road at SR-14 southbound ramps

Install a traffic signal. The project's pro-rata share is 30 percent (reference Table 1).

The project shall pay Public Works for the pro-rata shares of the costs to install the traffic signals mentioned above and in Table 1.

Table 1

Intersections	Pro-rata	Cost	* Amount
Shadow Pines Boulevard/Tick Canyon Road at Grandifloras Road	100%	$200,000	$200,000
Lost Canyon Road/SR-14 Northbound Ramps at Soledad Canyon Road	13%	$200,000	$26,000
Soledad Canyon Road at SR-14 Southbound Ramps	30%	$200,000	$60,000
Amount Due at recordation			$286,000

* Subject to adjustment at time of recordation.

The cumulative traffic generated by the project and other related projects will significantly impact the City intersections listed below. The proposed mitigation measures have been reviewed by the City of Santa Clarita and Caltrans. Both jurisdictions are in agreement with the study and have replied accordingly.

Sand Canyon Road at Soledad Canyon Road

North approach: Two left-turn lanes, one through lane, and one exclusive right-turn lane instead of one left-turn lane, one through lane, and one exclusive right-turn lane.

South approach: Two left-turn lanes, one through lane, one shared through/right-turn lane, and one exclusive right-turn lane instead of one left-turn lane, one through lane, and two exclusive right-turn lanes.

West approach: One left-turn lane, two through lanes, and one shared through/right-turn lane instead of one left-turn lane, two through lanes, and one exclusive right-turn lane.

Antelope Valley (SR-14) Freeway Southbound Ramps (at Sand Canyon Road) at Soledad Canyon Road

West approach: Three through lanes and one exclusive right-turn lane instead of two through lanes and one exclusive left-turn lane.

Sand Canyon Road at Antelope Valley (SR-14) Freeway Northbound Ramps

North approach: Two left-turn lanes and two through lanes instead of one left-turn lane and two through lanes.

The project is within the Eastside Bridge and Major Thoroughfare (B&T) District. The project shall pay its share of the Eastside B&T fees. We also agree with the traffic study that the project will not have significant impacts to the Congestion Management Program-monitored intersections, arterials, or freeways in the area.

If you have any questions, please contact Mr. Patrick Arakawa of our Traffic Studies Section at (626) 300-4867.

Very truly yours,

DONALD L. WOLFE
Director of Public Works

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

PA:cn
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cc: Caltrans (Cheryl Powell)
City of Santa Clarita (Ian Pari)
Department of Regional Planning (Daryl Koutnik)

bc: Land Development (Chong, Witler, Wong)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 060259 (Rev.)

TENTATIVE MAP DATED 10-17-2006
EXHIBIT "A" MAP DATED 10-17-2006

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

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

2. Install off-site sewer main line to serve this subdivision to the satisfaction of Public Works.

3. Provide any necessary off-site easements to construct the off-site sewer improvements to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements.

4. Comply with the mitigation measures identified in the approved sewer area study (PC 11881AS, dated 04-06-2006) to the satisfaction of Public Works. This includes completing and securing any necessary improvements required within the City of Santa Clarita to the satisfaction of the City. An update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

5. 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.

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

7. The subdivider shall further submit an area study to Public Works to determine if capacity is available in the existing sewerage system between the outlet of the PC 11881AS study and the Sanitation District trunk line. The subdivider shall secure appropriate discharge approvals from the City of Santa Clarita and the Newhall County Water District and comply with mitigation measures that may be identified in the report and as may be required by the affected agencies. Submittal of the sewer area study may be waived by Public Works provided that a similarly comprehensive sewer area study is submitted by other subdividers to detail the adequacy of the sewerage systems required to serve the needs of the Tick Canyon and Spring Canyon areas (TR 48086). If such study is accepted in lieu of the sewer area study otherwise required of the subdivider, then the subdivider shall comply with mitigation requirements set forth in the accepted area study.

8. If the existing sewer system is found to have insufficient capacity, upgrade the existing sewerage system to the satisfaction of Public Works.

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

10. Comply with the requirements set forth by Newhall County Water District in their letter dated 02/22/2006 (attached) to the satisfaction of Public Works.

+1cw

Prepared by Julian Garcia Phone (626) 458-4921 Date 12-04-2006

tr60259s-rev4.doc

NCWD

NEWHALL COUNTY WATER DISTRICT

23780 North Pine Street • P.O. Box 220970 • Santa Clarita, CA 91322-0970
(661) 259-3610 Phone • (661) 259-9673 Fax • email: mail@ncwd.org

Directors: MARIA GUTZEIT, *President* RANDALL D. PRIESTER, *Vice President* B. J. ATKINS BARBARA DORE LYNNE A. PLAMBECK

February 22, 2006

RECEIVED
FEB 22 2006
SYNERGY

Rick Doremus, President
Synergy
4209 Seashore Drive, 2nd Floor
Newport Beach, CA 92663-2939

Re: Tick Canyon Sewer Area Study

Dear Mr. Doremus:

Newhall County Water District (District) has received and reviewed the Sewer Area Study for the Tick Canyon Development, Tract No. 060259 (Development) prepared for Synergy (Developer) by Sikand Engineering. This letter is to advise that the District is prepared to permit the Development to connect to the District's sewer system subject to the following conditions of approval being satisfied prior to final map:

1) The Developer must complete a Sewer analysis to identify downstream effects for District review and approval. This study must analyze the capacity of the District's Shadow Pines Lift Station (located at the intersection of Soledad Canyon and Shadow Pines Roads) and the District's trunk sewer downstream of that lift station to the inter-tie with the Los Angeles County Sanitation District trunk sewer system at the intersection of Lost Canyon and Soledad Canyon Roads.

2) This Sewer Analysis must consider and take into account additional flows from anticipated development in the area. The proposed projects in Bee Canyon and Spring Canyon are known to be in the planning stages and the study must take not only those projects into account, but other reasonably foreseeable developments that may likewise feed into the District's sewer system.

3) The Developer must enter into an agreement with the District relating to the design and construction of sewer system improvements related to the Development. This agreement will address, among other things, required fees and charges to be paid to the District, including deposits for processing of plans, design and construction of required off-site improvements, etc.

4) The Developer shall be required to pay the District's Sewer Connection Fee in effect at the time of sewer hookup.

This letter shall expire and be of no further force and effect on January 25, 2009.

The District looks forward to working with Synergy on this project. If you have any questions regarding this letter, please do not hesitate to contact me at (661) 259-3610.

Sincerely,

NEWHALL COUNTY WATER DISTRICT

Steve Cole
General Manager

SLC/ehk

Cc: LA County Public Works – Sewer Unit
City of Santa Clarita – Dennis Mak
Sikand Engineering – Doug Farmer

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 060259 (Rev.)

TENTATIVE MAP DATED 11-17-2006

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

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

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

3. Install off-site water mainline to serve this subdivision to the satisfaction of Public Works.

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

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

6. Depict all line of sight easements on the landscaping and grading plans.

HW

Prepared by Juan M Sarda Phone (626) 458-4921 Date 12-04-2006

tr60259w-rev4.doc

R.P- Susie

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 60259 Map Date October 17, 2006 - EX. A

C.U.P. 03-249 Vicinity 3026C

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

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

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

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

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

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

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

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

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

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

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

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

Comments: **SEE ADDITIONAL COMMENT SHEETS FOR SPECIFICS.**

By Inspector: Janna Masi Date December 1, 2006

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

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No. TR 60259 Tentative Map Date October 17, 2006 - EX. A

Revised Report YES

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

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

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

☒ Fire hydrant requirements are as follows:

Install 45 public fire hydrant(s). Upgrade / Verify existing ____ public fire hydrant(s).

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

☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location: ____

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

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

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

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

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

Comments: ____

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date December 1, 2006

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

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS

ADDITIONAL PAGE

SUBDIVISION NO. **TR 60259** PAGE NO. **1**

1. The "Private Driveway and Firelane" as shown on Tentative Map will satisfy the Fire Department's requirement to provide the secondary access from the northern edge of Park Place project, north to Summit Knoll Road with the following additional modifications:

The off-site "Private Driveway and Firelane" shall be paved with asphalt at grade and shall not be less than 20 feet in width. Turnout areas as indicated on the submitted tentative map shall be maintained as depicted.
Resubmit for review and approval prior to the clearance of the final map. If additional revisions are requested as part of the tentative map review, requested entitlements shall be incorporated onto the tentative map for approval.

2.A Fire Department approved gate shall be installed at the most Southern section of the proposed off-site "Private Driveway and Firelane" (Tick Canyon Road) to ensure this access remains restricted. The "Private Driveway and Firelane" shall be restricted for use by the Tick Canyon and Rattlesnake Canyon residents only. The "Private Driveway and Firelane" shall only be used as an access by the Park Place Project residents and all other surrounding residents, during emergencies.

3.The Driveway shall have a minimum centerline radius of 100 feet. Signs shall be posted for a maximum 25 mph speed limit. Speed limit signage shall be installed prior to occupancy of residential units within tract boundary. The "Private Driveway and Firelane" shall have signage installed near the intersection of Summit Knoll Road that clearly states the road is not for through traffic. The Fire Department approved gate shall have signage posted that states, Tick Canyon Road is a Private Driveway/Emergency Firelane. (Contact your local fire prevention office for field inspection at 661-286-8821.)

4.A concrete dip crossing shall be installed at the significant watercourse crossing, approximately 2,800 feet Southerly of Summit Knoll Road.

5.A Civil Engineer shall provide a certified report and plan for the watercourse crossing and a final report that it has been installed per the plan. The design plan shall be submitted to the Land Development Unit prior to the clearance of the Final Map, with the installation report required prior to the issuance of building permit.

6.A Geotechnical consultant shall conduct field tests and provide a Certified Report for pavement structural design and base cross section designed to withstand a live load of 75,000 lbs. The Geotechnical consultant shall also provide a final report to the Santa Clarita Fire Prevention office that shows improvements have been installed per their report. Said report shall be submitted prior to issuance of building permits.

7.Homeowner CC&R's are to be provided that include maintenance responsibility provisions by the HOA and a funding reserve mechanism for the "Private Driveway and Firelane" prior to final map clearance. Additionally the CC&R's for the project shall contain a budget item for the maintenance of the "Private Driveway and Firelane" and Fire Department approved Gate. The developer shall place $50,000 in this maintenance fund.

8.The "Private Driveway and Firelane" and Fire Department approved Gate shall be installed prior to the issuance of the first residential building permit.

9. Gated entrances shall comply with Regulation #5, Los Angeles Co. Fire Department for emergency override devices. Prior to the clearance of the final map, gate details shall be submitted for review and approval.
The following design criteria shall be incorporated to the design:
A. Single gate design shall provide a minimum opening of 26'.
B. Provide a 32' turning radius prior to the gate.
C. Install a Fire Department knox box on the passager side of the road, 6' from the ground, on each side of the gate.
D. The call box shall be installed on the proposed center island on each side of the gate.
E. The gate setback from public right of way shall meet the minimum requirements a set forth by Public Works for stacking purposes. Provide verification from Public Works that the stacking design is adequate.

10. Flag lots 57, 58, 249, 278, 279, 401, 402 shall comply with the following criteria prior to the commencement of construction:
A. Single flag lots shall provide for a minimum paved width of 20' clear to the sky.
B. Two adjoining flag lots shall provide a minimum paved width of 20'.

11. Access to the public water tanks shall be a minimum paved width of 20'.

12. The Homeowners Association shall pay for a botanist or competent nursery person to annually inspect each occupancy built within the Park Place Development to ensure the original fuel modification plan is not compromised by any residents who may plant non Fire Department approved plants, scrubs and or trees. The person selected to complete this task by the Homeowners Association shall provide the Fire Department's Forestry Division with an annual report during the month of April that identifies any homes that have violated the original fuel modification plan for the development. The Forestry Division will be responsible for imposing enforcement concerning any violations made known in the annual report.

13. All residences constructed within this development shall have interior fire sprinklers installed. In addition, the expanded limits of the perimeter fuel modification zone shall be in accordance to Fire Department requirements prior to the clearance of the final map.

By Inspector: Janna Masi Date: December 1, 2006

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"
Russ Guiney, Director

December 4, 2006

Ms. Susie Tae, AICP
Land Divisions Section
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, California 90012

Dear Ms. Tae:

CONDITIONS OF MAP APPROVAL
VESTING TENTATIVE TRACT MAP 060259
Regional Planning Map dated October 17, 2006

These are park conditions only, except for the trail report attached to the Park Obligation Report and Worksheet, and conditions 4 and 5. Additional Landscape and Lighting Act District (LLAD) conditions or trails conditions may be submitted under separate cover.

1. The basic Quimby park land obligation is 4.72 net acres as shown on the Park Obligation Reports and Worksheets dated December 4, 2006 attached to and incorporated into these conditions. The developer shall convey an improved park to the County of Los Angeles ("the public park") in Park Planning Area (PPA) 35D (Canyon Country) and serving both PPA 35D and PPA 43B (Agua Dulce/Acton) in accordance with the final park plan approved by the Department. The public park shall include Lot 530, which shall be a minimum of 16 net acres (maximum slope 3%), and park site graded slope Lots 529 and 531 through 538. Developer shall receive a 4.72 net acre Quimby credit for the park land dedicated on Lot 530. The developer shall provide the improvements on the Park Conceptual Plan [Schematic Design] approved by the Department's Design Review Committee on October 31, 2005, which includes paved roadways/pathways, a retaining wall, site electricity and lighting, sewer and water lines, trash receptacles/enclosures, bike loops, drinking fountains, landscaping and irrigation, and as subsequently amended to include fencing and gates, and additional parking as requested by the Planning Commission and reflected on the plan submittal received by the Department on November 16, 2006. The park shall be unencumbered by easements, drainage or other structures which would restrict park development, access, or active recreational use as depicted on said plan.

2. The northeastern area of the park shall consist of a soccer field with bleachers, a base ball field with bleachers, picnic and open play areas including picnic tables

shade shelters, a paved maintenance yard, an event area, restrooms, a parking lot north of the soccer field with 36 spaces (31 standard, 5 accessible spaces); and a parking lot south of the base ball field with 61 spaces (56 standard, 5 accessible; the area of the park off of the cul-de-sac shall consist of a parking lot with 34 spaces (24 standard, 10 accessible), 3 hard court play areas, picnic tables, universally accessible playgrounds, a community building (including a restroom, office, and storage area); the southern area of the park shall consist of a parking lot with 31 spaces (28 standard, 3 accessible), an area for horse shoes, picnic areas, shade shelters and picnic tables, open play fields, and restrooms.

3. Provide and pay for all utility construction and utility connection costs, drainage structures, and off-site improvements, including, but not limited to curbs, gutters, street paving, traffic control devices, streets, sidewalks, and trees.

4. Dedicate natural open space lots Lots 503, 506, 507, 524, 527, and 540 to the County of Los Angeles.

5. Prior to County accepting title to the public park and natural open space lots, a Landscape and Lighting Act District (LLAD) shall be created for the mutual benefit of Developer and the County to maintain the public park and natural open space lots.

6. Show the following changes on the next tentative map submittal: Identify lot 535; designate Lot 524 on the Lot Area Summary as an open space lot and remove Lot 539 from the list of "Park Site Graded Slope Lots" and add it to the list of "HOA Open Area/Possible Future Bio Basin Lots;" show the 16-foot wide extension of the Flood Control District access drive from Lot 529 to the cul-de-sac as being within Lot 539 and reconfigure Lot 530 so that its boundary line does not contain the access drive; enlarge Lot 539 to the north to include all of the Existing Dirt Road (these conditions collectively refer to the private Access Drive and Existing Dirt Road as "the Access Drives"); on a Revised Exhibit "A" to CUP 03-249 show all park lot numbers and park boundary lines, including those for the park site graded slope lots, and include a table showing the number of standard and accessible parking spaces in each parking lot.

7. Grant to the County of Los Angeles by separate instrument prior to the Department clearing the first unit map for recordation, an easement along and over the Access Drives, granting the right to use said Access Drives for access to the park grounds and maintenance yard. This easement will also contain a reservation of rights for use of the Access Drives as access for the property owners located directly east of the public park. The maintenance and the cost for any such maintenance of the Access Drives shall be the sole responsibility of the Park Place Homeowners Association ("the Park Place HOA"). Developer shall include this maintenance requirement in the covenants, conditions, and

restrictions (CC&Rs) of the Park Place HOA. Prior to the Department clearing the first unitized map, including the large lot parcel map, deliver the final version of the CC&Rs, along with a letter stating the CC&Rs will be recorded immediately after recordation of the final map. Deliver a recorded copy of the CC&Rs to: County of Los Angeles Department of Parks and Recreation, 510 S. Vermont Avenue, Room 201, Attention: Chief of Planning, Los Angeles, CA 90020..

8. Convey the public park by recordable grant deed showing the fee vested with the County of Los Angeles, and free of all encumbrances except those that do not interfere with the use of the property for park or recreational purposes. Developer's designated title company shall provide the County with an ALTA title policy and shall record the park deed simultaneously to County's execution of a Certificate of Acceptance, and shall deliver the recorded deed to the Chief Administrative Office Real Estate Division, Property Management Section, 222 South Hill Street, Third Floor, Los Angeles, CA 90012.

9. Complete construction of the public park and convey it to the County by the time building permits are obtained for 247 single family units. Starting with the month after the month in which the first building permit is issued, developer shall submit monthly reports to the Department that identify for each unit map within VTTM 060259 the number of residential units for which building permits were issued for the month and cumulative to date, and which relate the number of residential units to owner, unit map number, and lot number. The monthly reports are due on the first County business day of each month until the County accepts the deed to the park. Failure to provide the Department with a report, or to convey the public park to the County prior to the 247th residential building permit threshold will result in the Department requesting the Department of Public Works to withhold further issuance of building permits for unit maps until the delinquent report is received and/or the public park is conveyed to the County.

10. Prior to the Department clearing the first unit final map for VTTM 60259, enter into a Park Development Agreement and post Faithful Performance and Labor & Materials bonds with the Department for park design and construction in accordance with an updated cost estimate for the park. The PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on August 8, 2006, and the content of the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works.

11. Prior to the Department clearing the first final (unit) map, submit a critical path method (CPM) schedule for completing the park and conveying title to the County ("Park Delivery Schedule"). Said schedule shall include design development submittals; submittals required for the various stages of construction document

development, permits and approvals; park construction commencement and completion dates; ALTA title policy; deed preparation, review, and recordation The initial Park Delivery Schedule shall serve as the baseline for all activities. Developer shall update the Park Delivery Schedule on a monthly basis to show actual progress compared to planned progress and submit the supdates to the Department on the first County business day of each month. If as a result of these monthly schedule updates it appears that the Park Delivery Schedule does not comply with the critical path, the Developer shall submit a Recovery Schedule as a revision to the Park Delivery Schedule showing how all work will be completed within the period for park delivery.

12. Obtain all applicable jurisdictional approvals; comply with all applicable federal, state, and local laws, rules, codes, and regulations; obtain, coordinate and pay for all studies, permits, fees and agency inspections required to design and build the park and shall provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide County with certification that the playground meets American Society for Testing and Materials (ASTM) standards, United States Consumer Product Safety Commission (USCPSC) standards, and all State of California playground accessibility guidelines.

13. Park plans and specifications shall be submitted to the Department for review and approval during the design development stage; fifty percent (50%), seventy five percent (75%), ninety percent (90%), and one hundred percent (100%) stages of construction document development. Specifications and a grading plan (scale: 1 inch = 40 feet or as required by the Department) shall be submitted to the Department concurrent with the final grading plan submittal to DPW. The respective stage of each submittal shall be clearly labeled on the drawings. Plan submittals shall be made by giving the Department three (3) sets of drawings and a CD-ROM containing the drawings in AutoCad 2000 format. The Department shall have twenty-one (21) County business days from receipt of any construction document submittal to review and approve it. If the Department does not respond within said time period, the submittal shall be deemed approved by the Department. Any corrections or changes made by County during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for County's approval of said stage prior to permission by Department for Developer to proceed with the next stage. The public park shall be developed in accordance with the park improvement plans approved by the Department, using standard construction activities and responsible contractors licensed by the State of California to perform this type of work. Sole responsibility for completion of trhe park improvements, and payment of all costs incurred, lies with the Developer.

14. Provide the Department with written Notice of Park Construction Commencement. The Construction Phase is defined as the period of time from said notice to the date the Department issues its Notice of Acceptance of Completed Park Improvements, inclusive of the 90-day plant establishment period. Upon completing park construction, and obtaining final sign off from DPW on all code compliance issues, notify the Department in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) days after receipt of said notice. Department shall inspect the park and reasonably determine whether or not the park improvements have been constructed in accordance with the construction documents, and to a level of quality and workmanship for the Department to issue its Notice of Acceptance of Completed Park Improvements. If park constructon is unacceptable, within fifteen (15) County business days after inspection, the Department shall provide Developer with a list of items that need to be corrected, after receipt of said list, in order for the Department to issue its Notice of Acceptance of Completed Park Improvements, or issuance of said notice wil be delayed until the items on the list are corrected.

15. Designate and identify a project manager who will oversee construction of the public park. The project manager shall communicate by providing written documentation via facsimile or mail to County's representative and abide by County's requirements and direction to ensure acceptable park completion, provide County with reasonable access to the public park site and the park improvements for inspection purposes, and at a minimum initiate and coordinate the following inspections and approvals during the course of construction with not less than two County business days advanced notice of any request for inspection or approval: (1) contractor orientation/pre-construction meeting; (2) construction staking and layout; (3) progress/installation inspections to be scheduled on a weekly basis or as required to insure conformance with construction documents; (4) irrigation mainline and equipment layout; (5) irrigation pressure test; (6) irrigation coverage test; (7) weed abatement after abatement cycle, to review degree of kill; (8) plant material approval; (9) plant material/Hydroseed/pre-maintenance inspection; (10) substantial completion and commencement of maintenance period; (11) final walk through and acceptance. Continued work without inspection and approval shall make developer and its subcontractors solely responsible for any and all expenses incurred for required changes or modifications. County reserves the right to reject all work not approved in conformance with this condition.

16. Upon Department's Notice of Acceptance of Completed Park Improvements, provide Department with a two (2) sets of record drawings, maintenance manuals, and irrigation controller charts, and contact information for utility companies and utility account codes in order for the Department to request timely transfer of utilities serving the park. These documents shall also be submitted on CD-ROM with the drawings in AutoCad 2000 format.

17. Any major change proposed by the Developer to the public park's location, shape, or size (not more than 2 acres variance) from the approved tentative tract or parcel map, or to the park improvements specified in the adopted conditions and Park Exhibit to the approved tentative map, shall be deemed a revision of the tentative tract or parcel map and shall require the filing of a revised map as described in Los Angeles County Code Section 21.62.030.

Please contact James Barber at (213) 351-5117 if you have any questions regarding these conditions.

Sincerely,

Larry Hensley
Chief of Planning

Attachments

LH:JB (c: VTTM 060259.Tick Canyon 10.17.06 md_12.04.06scm)

c: Rick Doremus, Synergy
Chris Kurzon, CAORED

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **60259**	DRP Map Date: **10/17/2006**	SCM Date: **12/04/2006**	Report Date: **11/30/2006**
Park Planning Area # **35D**	**CANYON COUNTRY**		Map Type: **REV. (REV RECD)**

Total Units **449** = Proposed Units **449** + Exempt Units **0**

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	**4.32**
IN-LIEU FEES:	**$614,244**

Conditions of the map approval:

The map is denied at this time.
See attached letter dated December 4, 2006 to Susie Tae of Regional Planning.

The park obligation for this development will be met by:

The dedication of 16.20 acres for public park purposes.
Conditions of approval attached to report.
Provision of Amenities.

Trails:

See also attached Trail Report. TICK CANYON TRAIL - For trail requirments, please contact Ken Slu, Trails Coordinator at (213) 351-5135.

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

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

By: _____
James Barber, Advanced Planning Section Head

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November 30, 2006 13:52:20
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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **60259**	DRP Map Date: **10/17/2006**	SMC Date: **12/04/2006**	Report Date: **11/30/2006**
Park Planning Area # **35D**	**CANYON COUNTRY**		Map Type: **REV. (REV RECD)**

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

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

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

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

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

U = Total approved number of Dwelling Units.

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

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

Total Units **449** = Proposed Units **449** + Exempt Units **0**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.21**	**0.0030**	**449**	**4.32**
M.F. < 5 Units	3.03	0.0030	0	0.00
M.F. >= 5 Units	2.10	0.0030	0	0.00
Mobile Units	3.01	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**4.32**

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

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	4.32	$142,186	**$614,244**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
530	Public Park	16.20	100.00%	16.20	Public
		Total Provided Acre Credit:		**16.20**	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
4.32	16.20	0.00	-11.88	$142,186	**$0**

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **60259**	DRP Map Date: **10/17/2006**	SCM Date: **12/04/2006**	Report Date: **11/30/2006**
Park Planning Area # **43B**	**AGUA DULCE / ACTON**		Map Type: **REV. (REV RECD)**

Total Units **43** = Proposed Units **43** + Exempt Units **0**

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	**0.40**
IN-LIEU FEES:	**$15,859**

Conditions of the map approval:

The map is denied at this time.
See attached letter dated December 4, 2006 to Susie Tae of Regional Planning.

The Quimby obligation for this portion of the development, PPA 43B (AGUA DULCE/ACTON) will be satisfied by the developer by dedicating 16.2 acres of park land within PPA 35D (Canyon Country).

The park obligation for this development will be met by:

Conditions of approval attached to report.

Trails:

See also attached Trail Report. TICK CANYON TRAIL - For trail requirments, please contact Ken Slu, Trails Coordinator at (213) 351-5135.

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

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

By: _____
James Barber, Advanced Planning Section Head

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November 30, 2006 14:04:47
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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **50259**	DRP Map Date: **10/17/2006**	SMC Date: **12/04/2006**	Report Date: **11/30/2006**
Park Planning Area # **43B**	**AGUA DULCE / ACTON**		Map Type: **REV. (REV RECD)**

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

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

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

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

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

U = Total approved number of Dwelling Units.

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

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

Total Units **43** = Proposed Units **43** + Exempt Units **0**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.11**	**0.0030**	**43**	**0.40**
M.F. < 5 Units	2.02	0.0030	0	0.00
M.F. >= 5 Units	2.51	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**0.40**

Park Planning Area = **43B AGUA DULCE / ACTON**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.40	$39,648	**$15,859**

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.40	0.00	0.00	0.40	$39,648	**$0**

CALCULATION OF QUIMBY OBLIGATION
VESTING TENTATIVE TRACT MAP 60259 - TICK CANYON
REGIONAL PLANNING MAP DATE - OCTOBER 17, 2006

	(a)	(b)	(c)	(d) (a)x(b)x(c)	(e)	(f) (d)x(e)
Types of Dwelling Units	**No. of People Per Dwelling Unit**	**Goal 3.0 Acre/1,000 People**	**Number of Single Family Lots (Counts)**	**Quimby Obligation (Acres)**	**Land Value per Acre ($)**	**In-Lieu Fee ($)**
Park Planning 35D Single Family Lots	3.21	0.0030	449	4.32	$142,186	$614,244
Park Planning 43B Single Family Lots	3.11	0.0030	43	0.40	$39,648	$15,859
Totals			**492**	**4.72**		**$630,103**

COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

December 4, 2006

NOTICE OF TRAIL REQUIREMENT
FOR TRACT MAPS AND PARCEL MAPS

Tentative Tract Map #: 60259 **Date on Map: October 17, 2006**

The Department is requesting the Developer to provide a **6-8** foot trail easement for the **Tick Canyon 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 Tract Map and Final Map**.

Before the Department can recommend approval for this map, the following comments and clarifications need to be addressed:

X The Department is requesting for a trail exhibit map with preliminary grading information and a profile for the proposed multi-use trail alignment. Grade elevations are to be noted at every 50 foot along the profile.

X The section details (A-A to D-D) on page one is unclear. Provide section lines on plan referencing to these section details.

X Section C-C detail on page one indicates that muti-use trail is to be maintained by the City of Santa Clarita. The development is within the County's unincorporated area. Is there an agreement with the City of Santa Clarita to maintain a future trail in unincorporated County area? Please provide the Department with a copy of this agreement.

X The Department needs to see section details showing a minimum of 10-12 foot vertical clearance for all bridge or road under crossings (Shadow Road Bridge and Q. St. Bridge).

X Sheet 4 of 5 shows a Typical X-X section detail for an offsite road improvement with a 90 foot minimum easement beyond the northern end of the tract map boundary. The Department is requesting the Developer to acquire a 20 foot trail easement outside of this 90 foot minimum road easement and to construct an 8 foot wide trail along the alignment of the proposed offsite road improvement.

****

Dedications and the exact following language should be shown for trail dedications on the first phase of final map.

Title Page: We hereby dedicate to the County of Los Angeles a **6-8** foot easement for Riding and Hiking purposes for the **Tick Canyon 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 Ken Slu at (213) 351-5135. Your compliance to this request is appreciated.

Ken Slu

Ken Slu, Trails Coordinator

COUNTY OF LOS ANGELES
Public Health

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

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

Environmental Health
ARTURO AGUIRRE, R.E.H.S., M.A.
Director of Environmental Health

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

BOARD OF SUPERVISORS

Gloria Molina
First District

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Don Knabe
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Michael D. Antonovich
Fifth District

November 29, 2006

RFS No. 06-0031737

Tract No. 060259

Vicinity: Pine Tree

Tentative Tract Map Date: October 17, 2006 (4th Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Tract Map 060259** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Newhall County Water District** a public water system, which guarantees water connection and service to all units. A "will serve" letter has been received by the Department.

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

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

Respectfully,

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

CONDITIONAL USE PERMIT BURDEN OF PROOF

Including Density Controlled Development and Grading over 100,000 cubic yards

Background

Park Place proposes a clustered project design and 5.2 million cubic yards of grading. A total of 492 single family lots, a 16 acre public park, and on-site public facilities lots are proposed on the approximately 500 acre site. 220 acres of the site will be subject to grading with development occurring on approximately 203 acres. In addition to the 16 acre park, 280 acres, approximately 56% of the site, are reserved as permanent open space. The project developer will construct park improvements consisting of soccer and baseball fields, a basketball court, an accessible playground, community building and picnic area and the park will be dedicated to the County of Los Angeles.

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or

2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or

3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

By clustering the single family homes in Park Place, the project design minimizes the amount of grading and maximizes open space, allowing for 280 acres of natural open space and a new 16 acre County park.

The tentative map depicts 492 single family lots with average lots of approximately 5,000 square feet to 6,050 square feet. The surrounding community is developed in a similar manner, with lots of approximately the same size. The project proposes a density of approximately 1 unit per acre, consistent with a non-urban designation though portions of the site are designated as urban. Clustering permits the preservation of significant open space to be maintained, as required by Section 22.56.205, by a homeowner's association, maintenance district or other appropriate means. Clustering creates a benefit to the surrounding community by preserving the natural views from nearby properties, enhancing the use and enjoyment of those as well as of the project site. The SCVAP contains several policies promoting clustering, specifically as a means to attain plan goals and to promote superior design (Page 13, 2.5).

The homes will be shielded from view from the neighboring properties. The valuations of the adjacent properties are increased because of contributions to the widening and extension of Shadow Pines Blvd, the improvements to the 14 Freeway off-ramps, and by the improvement and dedication of the 16 acre park. The project will also enhance the valuation of surrounding properties by creating new housing stock.

Park Place does not adversely affect the residents in the surrounding area and in fact improves their welfare because of the widening and improvements to Shadow Pines Blvd and its extension as a private drive northerly to Summit Knoll Road, which will improve the fire access and life safety for the entire surrounding area.

The project proposes a total of 5.2 million cubic yards of grading, to be balanced on site. The proposed grading is reviewed by County staff to ensure technical feasibility and safety to the public. The project will be conditioned to comply with all requirements of the grading ordinance, including limits on the time grading activities may occur and watering of the site during grading to limit dust. Any mitigation measures identified to reduce impacts associated with project grading will be complied with as required.

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

The project site will be graded to provide developable pads for the proposed projects lots. These pads will be designed to accommodate the required side and rear yards and parking facilities prescribed in Title 22. The requirements are rear yards of a minimum of 15', side yards of a minimum of 5' and 2 covered parking spaces per residence. The type of residences to be constructed will be similar in design and character to those existing in the surrounding community. Landscaping plans will be submitted as required by project approval and landscaping materials will comply with the requirements for use of native species to integrate the site with the surrounding area.

The project developer is requesting a modification to the required front yard setback. The front yard is requested to be reduced from the required 20' to 14' for living areas of future residences. This setback would be measured from the property line, adjacent to the back sidewalk. Garage setbacks will be a minimum of 20'.

The project is designed to provide the standard urban cross section, which incorporates a landscaped parkway adjacent to the curb and a sidewalk adjacent to the property line. Instead of the standard urban cross section, many recent projects have been approved with the alternative cross section, where the parkway is adjacent to the property line and essentially functions as part of a property's front yard. The alternative cross section reduces the cost of parkway maintenance but it eliminates the traditional tree canopy overhanging streets which provides shade for parked vehicles and adds to neighborhood aesthetics. Modification of the required front yard as described above, will allow for a more visually pleasing streetscape.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and

2. By other public or private service facilities as are required.

The project site is located approximately 2 miles north of the 14 Freeway. The property takes direct access from Shadow Pines Boulevard, a secondary highway. Roadway improvements will include widening of Shadow Pines Blvd to a full 4 lanes which extends this secondary highway past the project. Park Place also mitigates off-site traffic by the addition of traffic signals and the widening of on-ramps onto the 14 freeway. Also, Shadow Pines Blvd will be extended north to Summit Knoll Road as a private drive to provide fire and emergency access to the entire area which is presently inadequate. This improvement will increase the life safety for all the residents in the Shadow Pines area. The project will also be conditioned to provide payment of fees to the County's Bridge and Thoroughfare District for regional improvements. The project's internal streets will be designed to the County required width of 60' and 64', providing adequate circulation within the project.

The project will be served by public water and sanitary sewers with the extension of existing infrastructure to the project site. Electricity and natural gas is also available to the site.

Related to the project grading, the project site is located approximately 2 miles from the entrance to the 14 Freeway. Soledad Canyon and Shadow Pines Blvd are of sufficient width and quality to handle the construction traffic generated by project grading. Grading is proposed to be balanced on site so there will be no transport of graded materials off-site.

CONDITIONAL USE PERMIT
Burden of Proof
Hillside Management

Findings

A. Hillside Management Areas (Section 22.56.215 F.1):

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

The project site contains natural slopes of 25% in a designated hillside management area. The slope analysis prepared for the project has determined that the low density threshold is 163 and the maximum density is 494. The proposed 492 lots exceed the low-density threshold so a conditional use permit is required.

The proposed project does not create a significant threat to life and/or property because the single-family homes are clustered in portions of the site without geological, seismic or slope instability problems. The project requires review by County staff to ensure the project is designed to limit threats associated with geologic hazards, is located away from seismically active locations and flood prone areas.

The project has been designed to avoid any fault hazard zones and to incorporate design measures to control any potential liquefaction. The design was based on substantiation in the project's geotechnical report that potential geotechnical hazards would be less than significant with the mitigation measures associated with the design shown on the tentative map.

A total of 5.2 million cubic yards of grading is proposed to develop the project. The grading will be done in compliance with County requirements to ensure that there are no risks of mud flow or erosion hazard.. The project's drainage analysis in the drainage concept report verifies that the developed areas will not be subject to significant flood hazard. Surface runoff and erosion control methods will to implemented to control the potential for downstream flooding and the existing drainage pattern onsite and downstream will not be alerted. Also, the project will be conditioned to comply with fuel modification requirements of the Fire Department.

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

The project is compatible with the natural, biotic, cultural, scenic and open space resources of the area. The proposed project will visually reflect the character of the surrounding community. The project vicinity is a generally suburban area with single

family residences at similar to that proposed by the project. The project contains a total of 500 acres. 280 acres will be maintained as natural open space, representing 56% of the site, and 16 additional acres will be improved with park facilities and dedicated to the County.

The project has been designed to maintain the ecologically sensitive Tick Canyon Wash. In order to do this and to provide the park, development is proposed to be transferred from the designated U1 area of the wash, to areas designated Hillside Management. 195 units are proposed for transfer from the flatter U1 designation to the area designated HM and in excess of 50% slope. The SCVAP (Page 46) states that in no event is density transfer permitted to areas of a project site predominantly in excess of 50% natural slope. The project site's 500 acres contain 193 acres in the 0-25% category, 116 acres in the 25-50% category and 192 acres in the over 50% category. The site does not predominately contain slopes over 50% and only approximately 39% of the total units proposed would be transferred to the over 50% area.

A total of 280 acres of the site will remain in a natural state promoting the SCVAP policy of allowing future development in the most suitable and least environmentally sensitive areas, and designed in terms of scale and intensity in a matter compatible with the natural resource values and character of the area.

The developed area will comprise approximately 40% of the site, limiting impacts to the site's native plant communities and other resources. By clustering the development and by avoiding the sensitive ecological areas of the Tick Canyon Wash, the loss of Gnatcatcher habitat is minimized. Replacement habitat is accomplished by using both on-site and off-site mitigation.

A Phase I archaeological report prepared for the site concludes no cultural resources occur on site. The project will be conditioned to stop work if resources are discovered.

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

The project is located in an area within close proximity to the city of Santa Clarita. Numerous services are available within a short drive of the project site. Neighborhood shopping and commercial facilities are located on Soledad Canyon Road. In addition, new shopping facilities are under construction at Soledad Canyon Road and Shadow Pines Boulevard. Retail, office and industrial development is located in the nearby area, in both the city of Santa Clarita and the unincorporated area. Schools are also in the vicinity. Pinetree elementary school is approximately 3 miles from the site, Sierra Vista Junior High is 7 miles away and Canyon High School is 7 miles. Presently, there are virtually no recreational facilities available to serve the existing community. The nearest park with ball fields is located approximately 5 miles away. The project's 16 acre park,

which will be improved with a soccer field, baseball field, basketball courts, an universally accessible playground, community building and picnic areas will provide a needed benefit to the community. The SCVAP (Page 26, Recreation 5.1 and 5.6) promotes the acquisition of land for public parks and supports efforts to satisfy the demand for more active use facilities such as ball fields, soccer fields and golf courses. The park will provide a much need recreational resource in an area where no parks presently exist.

Consistent with the policies of the SCVAP, the project will be conditioned to provide public water and sanitary sewer service. The project developer will bear the full cost of improvements and be responsible for extension of existing infrastructure from its current location at Grandifloras Road, which is the existing terminus of Shadow Pines Blvd. The project will provide housing consistent with the character of surrounding neighborhoods at a density of approximately 1 unit per acre. The project is a clustered design, minimizing grading and allowing preservation of natural terrain.

The SCVAP was adopted in 1984 and a comprehensive update adopted in 1990. The plan has not been updated since 1990, though significant development has occurred in the Santa Clarita Valley in the past 16 years. Land available for development is limited and more challenging to develop than the property available in 1990. The SCVAP acknowledges that the Santa Clarita Valley will continue to grow through and beyond 2010. To accommodate the projected growth and to provide appropriate facilities to serve the population, plan policies should be considered in light of comments in its introduction. The SCVAP states that a "plan cannot guarantee the achievement of any single goal or objective, nor the strict adherence to any single policy objective. Competing demands are constantly being placed upon the available resources. Consequently, it is necessary to evaluate these competing needs and to select those courses of action that will result in the maximum benefit for all."

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

The project demonstrates creative and imaginative design by incorporating a clustered design to limit the amount of grading and provision of infrastructure and to allow for a large area of undisturbed natural open space. No scenic resources will be disturbed by the development as it does not encroach onto primary or secondary ridgelines and is shielded from the view of neighboring homes and roads because of its secluded position within Tick Canyon. The permanent maintenance of the 280 acres of open space and the provision of the 16 acre park will benefit current and future residents. Also, the developer's request to authorize a modified front yard setback of 14' for future residences (a 20' setback for garages) in conjunction with the use of the standard urban street cross section providing a landscaped parkway adjacent to the curb, will add to the project's aesthetic appeal and provide a visual resource to community residents.

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City of Santa Clarita

October 30, 2006

RECEIVED
OCT 31 2006

Dennis Hunter
Los Angeles County Department of Public Works
900 S. Fremont Avenue
Alhambra, CA 91803-1331

Subject: Tick Canyon/Park Place Project No 03-249, TTM 060259

Dear Mr. Hunter:

The City has reviewed the above referenced development project proposed in Tick Canyon just north of City boundaries. This project requires the extension of Shadow Pines Boulevard, which currently ends south of the project site and in the City. The County has indicated that the entire length of Shadow Pines Boulevard should be improved to a four lane roadway. The City recommends Shadow Pines Boulevard be improved to only a two lane roadway north of Grandifloras Road.

The City's two lane recommendation is based on the following:

- Four lanes on Shadow Pines north of Grandifloras Road is not warranted, even with this development project.
- The existing County land use designations and zoning indicate only rural low density development in Tick Canyon and along the Davenport Road Corridor to the north of the project. The City's land use designation for the area is also low density residential. Also, the Agua Dulce CSD north of the project designates only low density residential development. Development of this area would not warrant four lanes on Shadow Pines Boulevard
- County and City Planning staff, working cooperatively on the One Valley One Vision joint City/County General Plan, have developed a draft land use map. The map designates the areas in Tick Canyon north of the project and along the Davenport Road corridor as low density, large lot residential development. County and City staff have agreed to use this map as a guide when considering future development. It is not anticipated that future development will ever warrant four lanes on Shadow Pines Boulevard
- North of the project site, Tick Canyon narrows dramatically. It would require an extensive amount of land acquisition and grading to accommodate a four lane roadway and may not be feasible.
- Finally, much of Shadow Pines Boulevard that is to be improved to accommodate this project is inside City boundaries. The City will permit only two lanes within City boundaries. Should the County require four lanes, Shadow Pines will be disjointed at the City/County boundary.

The City encourages the County to support Shadow Pines Boulevard as a 40' two lane roadway with a 16' multi-use trail and a meandering sidewalk at street grade, all within the 75' or 80' right of way, similar to the cross section previously provided by the City.

Thank you for your consideration. Please do not hesitate to contact me at (661) 255-4365 or Kai Luoma, Senior Planner, at (661) 255-4330 should you have any questions.

Sincerely,

Paul D. Brotzman
Director of Community Development

PB:KL:lep
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cc: Lisa Hardy, AICP, Planning Manager
Kai Luoma, AICP, Senior Planner
Andrew Yi, City Traffic Engineer
Bruce McClendon, Director, Department of Regional Planning
Paul Novak, Land Use Deputy, 5th District
Susan Tae, Principal Regional Planning Assistant, Land Divisions
Henry Wong, Department of Public Works
Barry Witler, Transportation Planning, Department of Public Works
Rick Doremus, Synergy

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Los Angeles Unified School District

Julienne Wish, Educator
Horizon Hills Elementary School

Shane's Inspiration™
CREATING UNIVERSALLY ACCESSIBLE PLAYGROUNDS FOR CHILDREN OF ALL ABILITIES

Subject: VTTM 060259
Date: 12-13-06
Ms. Tae / Asmeneh, Emelia

December 13, 2006

To Whom It May Concern:

Shane's Inspiration is honored to be a part of the proposed project in Santa Clarita and asks that you consider supporting it. In addition to the multitude of benefits that it brings to this growing community, it will bring a unique distinction to the City of Santa Clarita…it will be the first city in this region of Southern California to build a Universally Accessible Playground.

Next to some of the larger issues you will review today, this may seem insignificant. However, Shane's Inspiration's experience has proven that these playground projects yield tangible benefits to the municipalities and agencies who build them:

- They catalyze profitable public/private partnerships with local corporations, civic leaders, and community members, some of which continue to raise money for parks and programming after the project is complete.
- They garner design awards and publicity, giving the cities and agencies the opportunity to highlight their commitment to inclusiveness to their constituents.
- They create opportunities for programming that previously did not exist, providing a vehicle for adaptive recreation, disability awareness, and community outreach.

Of all these benefits, however, it has been our experience that the most powerful are the least tangible…a child confined to a wheelchair who feels the freedom of swinging through the air for the first time in his life. Or the seed of awareness that is planted in a student who plays alongside her peer with a disability for the first time.

As an example, after attending a Shane's Inspiration field trip, one little girl wrote: "You know, I saw someone in a wheelchair after my trip to the playground, and I didn't look away."

This simple statement sums up the true gift that building an inclusive play environment brings…greater understanding and compassion for all the children of this community.

The Synergy Land Project will bring these gifts and far more to Santa Clarita, and Shane's Inspiration is committed to helping make the Universally Accessible Playground a reality. In addition, once the playground is open, our trained staff

Shane's Inspiration, Creating Universally Accessible Playgrounds for Children of All Abilities
4804 Laurel Canyon Blvd. #542, Valley Village, CA 91607 (818) 752-5676 Fax: (818) 506-1232
Web: www.shanesinspiration.org ~ E-mail: info@shanesinspiration.org

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CREATING UNIVERSALLY ACCESSIBLE PLAYGROUNDS FOR CHILDREN OF ALL ABILITIES

can help the City implement programs that ensure that it is used to its fullest…as a classroom where children with and without disabilities can learn from and with each other.

Thank you for giving us the opportunity to voice support for the project, and please don't hesitate to contact me directly at (818) 752-5676 with any questions you might have.

Sincerely,

for

Tiffany Harris
Founder & Executive Director

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