



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

May 4, 2010

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

Dear Supervisors:

**PROJECT NO. 04-075-(5)  
GENERAL PLAN AMENDMENT CASE NO. 200900009  
CONDITIONAL USE PERMIT CASE NO. 04-075  
CONDITIONAL USE PERMIT CASE NO. 200900121  
OAK TREE PERMIT CASE NO. 200700021  
HIGHWAY REALIGNMENT CASE NO. 200900001  
VESTING TENTATIVE TRACT MAP NO. 060922  
APPLICANT: PARDEE HOMES  
10880 WILSHIRE BLVD, SUITE 1900  
LOS ANGELES, CA 90024  
SAND CANYON ZONED DISTRICT  
FIFTH SUPERVISORIAL DISTRICT (3-VOTE)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

- Consider the Final Environmental Impact Report ("EIR") and Findings of Fact and Statement of Overriding Considerations ("SOC") for Project No. 04-075-(5), General Plan Amendment Case No. 200900009, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, Highway Realignment Case No. 200900001, and Vesting Tentative Tract Map No. 060922 together with any comments received during the public review process, find on the basis of the whole record before the Board that there is substantial evidence the project will have a significant effect on the environment, find that there are overriding considerations that warrant approval of the project, find that the Final EIR reflects the independent judgment and analysis of the Board, and adopt the Final EIR and Findings of Fact and SOC with Mitigation Monitoring Program ("MMP").

- Instruct County Counsel to prepare the necessary documents to approve General Plan Amendment Case No. 200900009, as recommended by the Los Angeles County Regional Planning Commission (“Commission”).
- Instruct County Counsel to prepare the necessary findings to affirm the Commission’s approval of Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, Highway Realignment Case No. 200900001 and Vesting Tentative Tract Map No. 060922.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The project proposes to amend the Los Angeles County Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited Secondary Highway), and realign Whites Canyon Road as Skyline Ranch Road (proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway. The deletion of Cruzan Mesa will avoid future potential impacts to the proposed Cruzan Mesa Vernal Pools Significant Ecological Area (“SEA”). The redesignation of Whites Canyon Road from a Major Highway to a Secondary Highway will be compatible with the surrounding developments. The realignment of Whites Canyon Road, to be renamed Skyline Ranch Road, will increase connectivity between Sierra Highway and Whites Canyon Road.

#### **Implementation of Strategic Plan Goals**

The proposed project promotes the following Strategic Plan Goals:

##### *Community and Municipal Services*

The project provides approximately 1,770 acres (approximately 81 percent) of open space within large open space lots, one public park and private park lots. The creation of open space lots will protect valuable biological resources within the project. The proposed Cruzan Mesa Vernal Pools SEA located near underlying Tract Map No. 44967 which recorded as Tract Map Nos. 49433, 49434, 49467 approved for 200 single-family lots, will be protected within open space Lot No. 1293. The approved Tract Map No. 44967 will also be processed as a merger and resubdivision for 200 single-family lots into open space. This lot is proposed to be dedicated to Los Angeles County Department of Parks and Recreation (“Parks and Recreation”). The public park will be developed by the applicant and conveyed to Parks and Recreation, and will provide a community gathering area, a children’s play area, group picnic areas, a basketball court, and ball field with plaza and bleachers among other amenities.

##### *Public Safety*

Through the collaboration of the Los Angeles County Department of Regional Planning, Los Angeles County Department of Public Works and City of Santa Clarita (“City”), this project

proposes street sections that will allow for Skyline Ranch Road to be used safely by pedestrian, bike and vehicular traffic within the project's development.

In addition, project density from flood hazard and geologic hazard areas have been transferred to areas within the southern portion of the project site more appropriate for development.

### **FISCAL IMPACT/FINANCING**

Adoption of the proposed general plan amendment as well as the approval of the conditional use permits, oak tree permit, highway realignment, and vesting tentative tract map should not result in any new significant costs to the County, as the owner is bearing the full costs of new development and construction. The open space lots are propose to be financially maintained by onsite filming revenue collected and the creation of a Landscaping and Lighting Act District. No request for financing is being made.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On September 16, 2009, the Commission conducted a public hearing on Conditional Use Permit Case No. 04-075, Oak Tree Permit Case No. 200700021, Highway Realignment Case No. 200900001 and Vesting Tentative Tract Map No. 060922. A continuance was recommended by staff due to technical holds still outstanding for the project. Outstanding holds included clearance through Los Angeles County Subdivision Committee, required review by the Los Angeles County Interdepartmental Engineering Committee ("IEC"), and the filing of a General Plan Amendment to update the Master Plan of Highways for the proposed Skyline Ranch Road. Issues raised included water availability and how this project may be affected by concurrent hearings on One Valley One Vision ("OVOV"). The Commission requested staff to return with technical issues addressed, and continued the public hearing to December 16, 2009.

On December 16, 2009, the Commission conducted a continued public hearing on all permits previously heard with the addition of General Plan Amendment Case No. 200900009 and Conditional Use Permit Case No. 200900121. Remaining issues included ongoing discussions with the City and County for street designs to Skyline Ranch Road and the project's request for the alternate cross-section for local streets. It was noted that the project's Draft EIR provides the most up-to-date information regarding water supply and that the Castaic Lake Water Agency, which commented on OVOV's EIR, made no comments regarding this project's EIR. The Commission also noted that while the project was well designed and has shown to have an adequate water supply, there is a general concern regarding water supply and large subdivisions.

Subsequent to the December 16, 2009 public hearing, IEC conducted a duly-noticed meeting to discuss the highway realignment and IEC indicated their recommendation for approval of the highway realignment, County and City staff also met with the applicant to discuss proposed street improvements to Skyline Ranch Road. A general consensus was reached regarding a modified cross-section for proposed Secondary Highway Skyline Ranch Road, including two travel lanes (one in each direction), a 14-foot wide landscaped median, and Class II bike lane in each direction.

On March 3, 2010 a continued public hearing was held. To address the last outstanding hold staff recommended an alternate condition to require proof of easements prior to the public hearing by the Los Angeles County Board of Supervisors ("Board"), to which the applicant agreed. The Commission discussed the history of filming activity near the vernal pools, the type of fencing in place around the vernal pools, the maintenance of the large open space located on the north portion of the project, and whether utilities will be provided to the elementary school lot. The applicant noted that the large natural open space is intended to go to a public agency and that Parks and Recreation has indicated their intent to accept this open space. The applicant also indicated that utilities will be provided on the elementary school lot and that they will be providing full funding for the construction of the school site. The March 3, 2010 public hearing was continued to March 24, 2010 for final documents to be prepared.

During the March 24, 2010 public hearing, discussion continued regarding open space maintenance and a funding mechanism for Parks and Recreation. It was agreed that prior to the public hearing before the Board, additional condition/mitigation language be further developed. The Commission closed the public hearing and approved the Conditional Use Permits, Oak Tree Permit, Highway Realignment and Vesting Tentative Tract Map, and recommended the General Plan Amendment for approval.

Pursuant to subsection C of Section 21.56.010 and subsection B.2 of Section 22.60.230 of the Los Angeles County Code ("County Code"), the CUPs, Oak Tree Permit, Highway Realignment and Vesting Tentative Tract Map are deemed to be called for review/appealed by your Board and shall be considered concurrently with the General Plan Amendment. A public hearing is required pursuant to Sections 22.16.200 and 22.60.240 of the County Code and Sections 65856 and 66452.5 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090 and 65856 relating to notice of public hearing.

### **ENVIRONMENTAL DOCUMENTATION**

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

The Honorable Board of Supervisors  
May 4, 2010  
Page 5

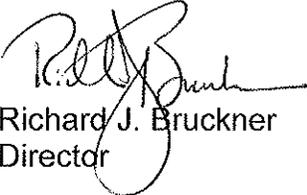
Guidelines, and the environmental document reporting procedures and guidelines of the County of Los Angeles. In accordance with State and County Environmental Quality guidelines, a Draft and Final Environmental Impact Report ("EIR") was prepared for the project. The EIR concludes that certain impacts cannot be mitigated to less than significant, which include: visual qualities, traffic/access, noise, air quality, solid waste disposal, law enforcement services, and global climate change. The Findings of Fact and SOC have been prepared in response to Final EIR comments regarding the seven factors that cannot be mitigated to less than significant. An MMP was also prepared to mitigate other potentially significant impacts to less than significant.

**IMPACT ON CURRENT SERVICES OR PROJECTS**

Action on the proposed General Plan Amendment, Conditional Use Permits, Oak Tree Permit, Highway Realignment and Vesting Tentative Tract Map is not anticipated to have a negative impact on current services as the project will construct adequate infrastructure to serve the project and through payment of connection, service, and annexation fees it will cover its fair share to develop new infrastructure as determined to be necessary in the future.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING



Richard J. Bruckner  
Director

RJB:SMT:ACB

Attachments: Commission Resolution, Findings and Conditions; Commission Staff Reports and Correspondence; Vesting Tentative Tract Map, Exhibit "A"; EIR and Mitigation Monitoring Program

c: Chief Executive Officer  
County Counsel  
Clerk of the Board  
Assessor  
Director, Department of Public Works  
Director, Department of Regional Planning



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

**PROJECT NO. 04-075-(5)**  
**VESTING TENTATIVE TRACT NO. 060922**  
**CONDITIONAL USE PERMIT NO. 04-075**  
**OAK TREE PERMIT CASE NO. 04-075**  
**HIGHWAY REALIGNMENT CASE NO. 200900001**

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM(S) <b>9 a, b, c, d, e</b>	
PUBLIC HEARING DATE September 16, 2009	

<b>APPLICANT</b> Jim Bizzelle, Pardee Homes		<b>OWNER</b> Pardee Homes	<b>REPRESENTATIVE</b> Cox Castle, Charles J. Moore
<b>REQUEST</b> <p><u>Vesting Tentative Tract Map</u>- To create 1,260 single-family residential lots, a 12 acre public park lot, nine private park lots, an 11.6 acre elementary school lot, four water tank/booster pump station lots, 13 debris basin lots, and 25 open space lots on 2,173 gross acres (2,148 net acres). The project also proposes a concurrent merger and re-subdivision of 200 single-family lots on an approximate 360 acres previously subdivided by Tract Map No. 44967, and recorded on May 12, 1999.</p> <p><u>Conditional Use Permit</u>- To ensure compliance with requirements for development within urban and non-urban Hillside Management areas, density-controlled development, on-site project grading exceeding 100,000 cubic yards, and a temporary materials processing facility proposed during construction within the project site.</p> <p><u>Oak Tree Permit</u>- To authorize the removal of one oak tree (no heritage oaks).</p> <p><u>Highway Realignment Case</u>- For realignment of Whites Canyon Road, a Major Highway on the Master Plan of Highways, extending from Plum Canyon Road southeast through the project site to Sierra Highway Road, to be renamed Skyline Ranch Road.</p>			
<b>LOCATION/ADDRESS</b> West of Sierra Hwy and south of Vasquez Canyon Road.		<b>ZONED DISTRICT</b> Sand Canyon	
<b>ACCESS</b> Proposed realigned extension of Whites Canyon Road at Plum Canyon Road through the project site southwest to Sierra Highway, to be renamed Skyline Ranch Road.		<b>COMMUNITY</b> Santa Clarita Valley	
<b>SIZE</b> 2,173 gross acres (2,148 net acres)		<b>EXISTING ZONING</b> A-2-1 (Heavy Agricultural-One Acre Minimum Lot Size), A-1-1 (Light Agricultural-One Acre Minimum Lot Size), A-1-10,000 (Light Agricultural- 10,000 Square Feet Minimum Lot Size).	
<b>EXISTING LAND USE</b> Vacant, Farming		<b>SHAPE</b> Irregular	<b>TOPOGRAPHY</b> Hilly

**SURROUNDING LAND USES & ZONING**

<b>North:</b> Vacant/A-1, A-2-1	<b>East:</b> Vacant, single-family residential; Industrial and Commercial within City of Santa Clarita/A-1 (Light Agricultural-5,000 Square Feet Minimum Lot Size), A-1-10,000, R-3 (Limited Multiple Residence), C-3 (Unlimited Commercial), M-1 (Light Industrial), City of Santa Clarita
<b>South:</b> Vacant, single-family residential; and industrial, commercial, multi-family residential and school within the City of Santa Clarita/ A-2-1 and City of Santa Clarita	<b>West:</b> Vacant and single-family residential/A-2-2 (Heavy Agricultural-Two Acre Minimum Required Area), A-2-1, City of Santa Clarita.

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Clarita Valley Areawide Plan	Hillside Management, Non-Urban 2 (1 du/ac), W (Floodway/Floodplain), Urban 1 (1.1 to 3.3 du/ac), Urban 2 (3.4 to 6.6 du/ac), Urban 3 6.7 to 15 du/ac).	1,302 DU	Yes

**ENVIRONMENTAL STATUS**

A Draft Environmental Impact Report ("Draft EIR") has been prepared for this project. Issues found to have significant unavoidable impacts after mitigation are: visual qualities, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal and global climate change.

**DESCRIPTION OF SITE PLAN**

The tentative and exhibit "A" map dated July 1, 2009, depicts a subdivision creating 1260 single-family residential lots, a 12 acre public park lot, nine private parks totaling approximately 6 acres, a 11.6 acre elementary school lot, four water tank/booster stations with a total of three water tanks, 13 debris basin lots, and 25 open space lots totaling approximately 1,752 acres of open space, on 2,173 gross acres (2,148 net acres) including areas within recorded Tract Map Nos. 49433, 49434, and 49467. Single family lots range in size from 5,599 to 19,715 net square feet. One oak tree located in the south east portion of the project site is shown to be removed. The proposed highway realignment is depicted as an extension of Whites Canyon Road on the west of the project, from Plum Canyon through the southeast of the project, to Sierra Highway located at the south of the project. Grading will consist of 20.8 million cut and 20.8 million fill of earthwork (total of 41.6 million cubic yards) and is shown to be balanced between the project site and off-site improvements associated with the construction of the realigned highway. A pedestrian bridge, optional to the school district, located on the southern portion of the project site, crossing over Skyline Ranch Road to the elementary school lot is depicted. A 2.4 mile trail is shown throughout the project site connecting to an existing trail and with various lookout points proposed throughout the site.

**KEY ISSUES**

See Issues and Analysis Section

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

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

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
- Water Mains and Hydrants
- Drainage Facilities
- Sewer  Septic Tanks  Other: Underground service and utility lines
- Park Dedication "In-Lieu Fee"  Multiuse Trails  Offsite Improvements

ISSUES AND ANALYSIS

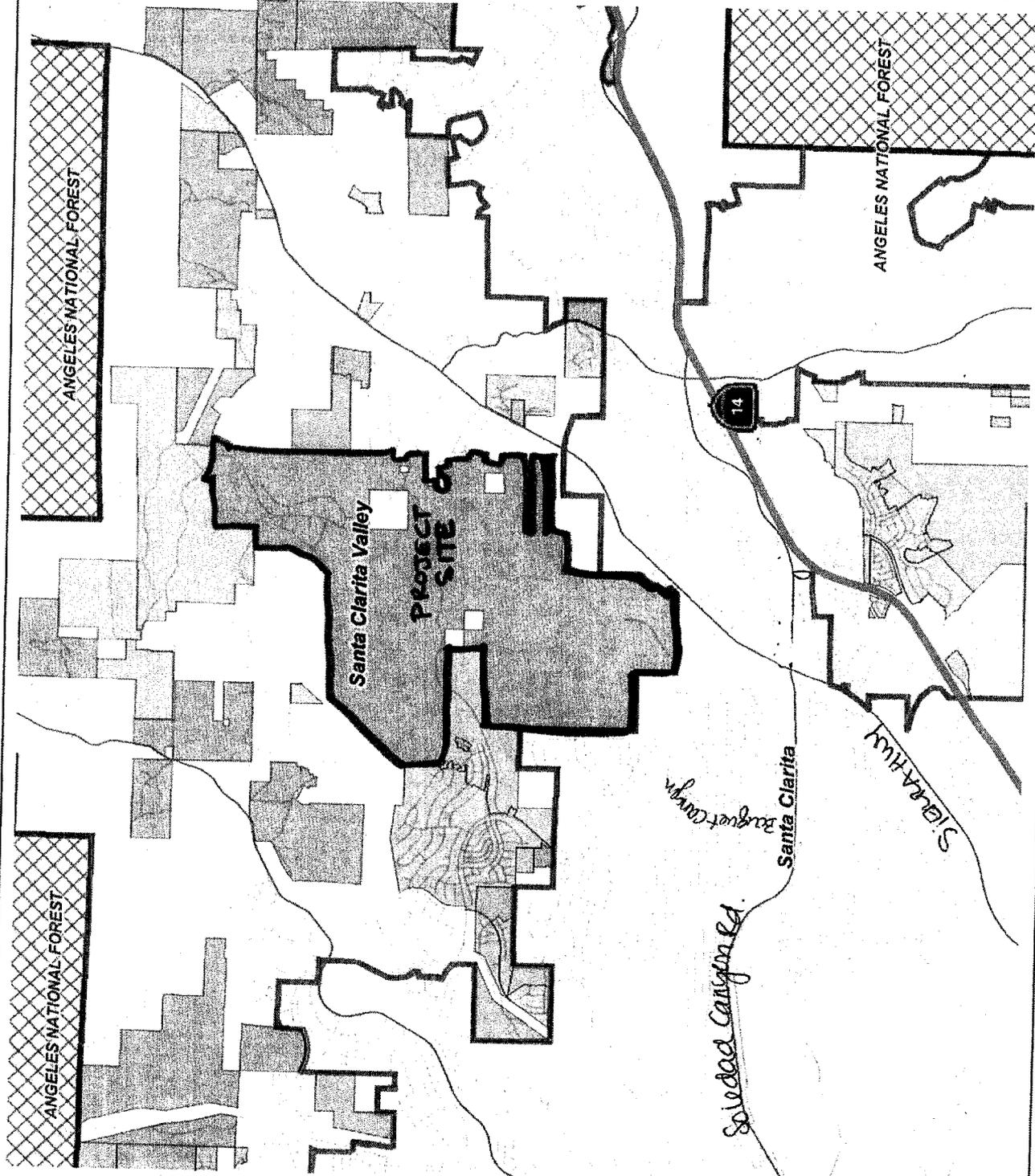
The applicant has requested an insist hearing as this project has not cleared all holds of the Subdivision Committee as of September 3, 2009. Pending technical holds include: proof of off-site easements/rights of way access for proposed improvements and grading; revised cross-sections for the proposed highway; evidence of approval from the water purveyor related to the acceptability of the proposed booster pump stations and associated lot access driveways; the filing of a general plan amendment and conditional use permit for the off-site grading and solid fill project associated with the highway realignment; for the highway realignment to be presented before the Interdepartmental Engineering Committee; and corrections to the tentative, exhibit "A", and application.

The project's access will be taken from the proposed realignment of Whites Canyon Road (Skyline Ranch Road) and requires a general plan amendment to the Los Angeles County Master Plan of Highway, since the pending General Plan update and proposed One Valley One Vision Plan proposal, which depict the new alignment, are not yet adopted. A general plan amendment for this project must be filed and analyzed within the project's Draft Environmental Impact Report.

Within 166 acres of the northern portion of the project, outdoor filming activity has existed and is proposed to continue within a proposed open space lot. Staff is continuing to research whether this use requires a conditional use permit and if it is appropriate within the proposed open space lot.

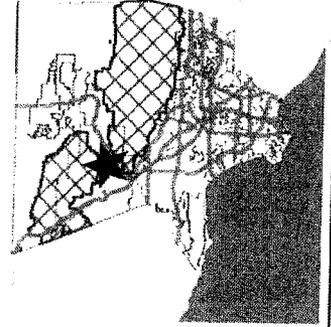
This project is subject to the Drought Tolerant Landscape Ordinance and Green Building Ordinance, and the Drought Tolerant Ordinance at building permit stage.

Prepared by Alejandrina C. Baldwin



- Legend**
- Parcel Boundary
  - National Forest
  - County Boundary
  - Subdivision Act/REIS
  - Interline
  - Fencing
  - Recorded

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



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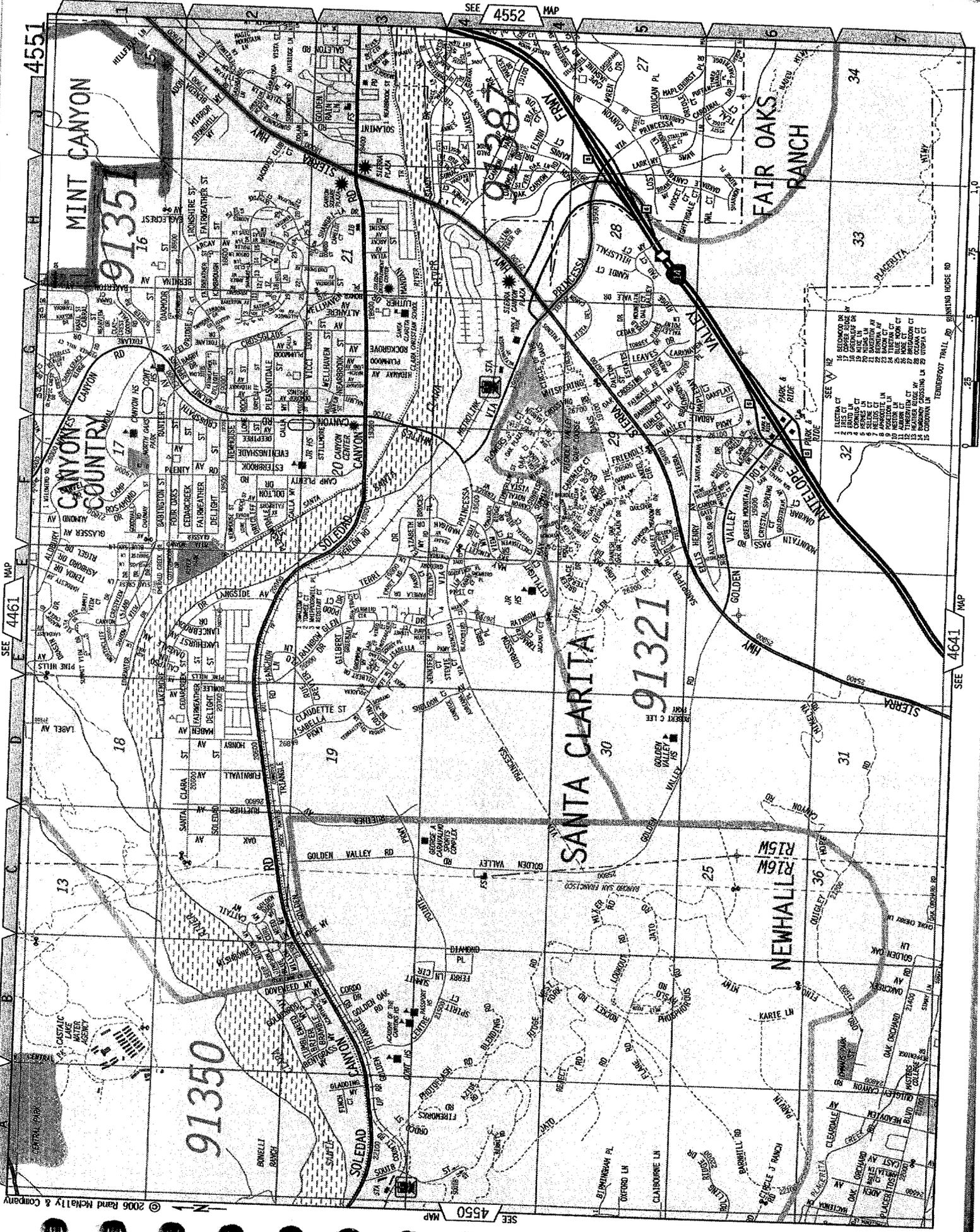
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4551

SEE 4461 MAP

SEE 4641 MAP

0 miles 1 in. = 2400 ft.



MINT CANYON

FAIR OAKS RANCH

SANTA CLARITA

NEWHALL

91351

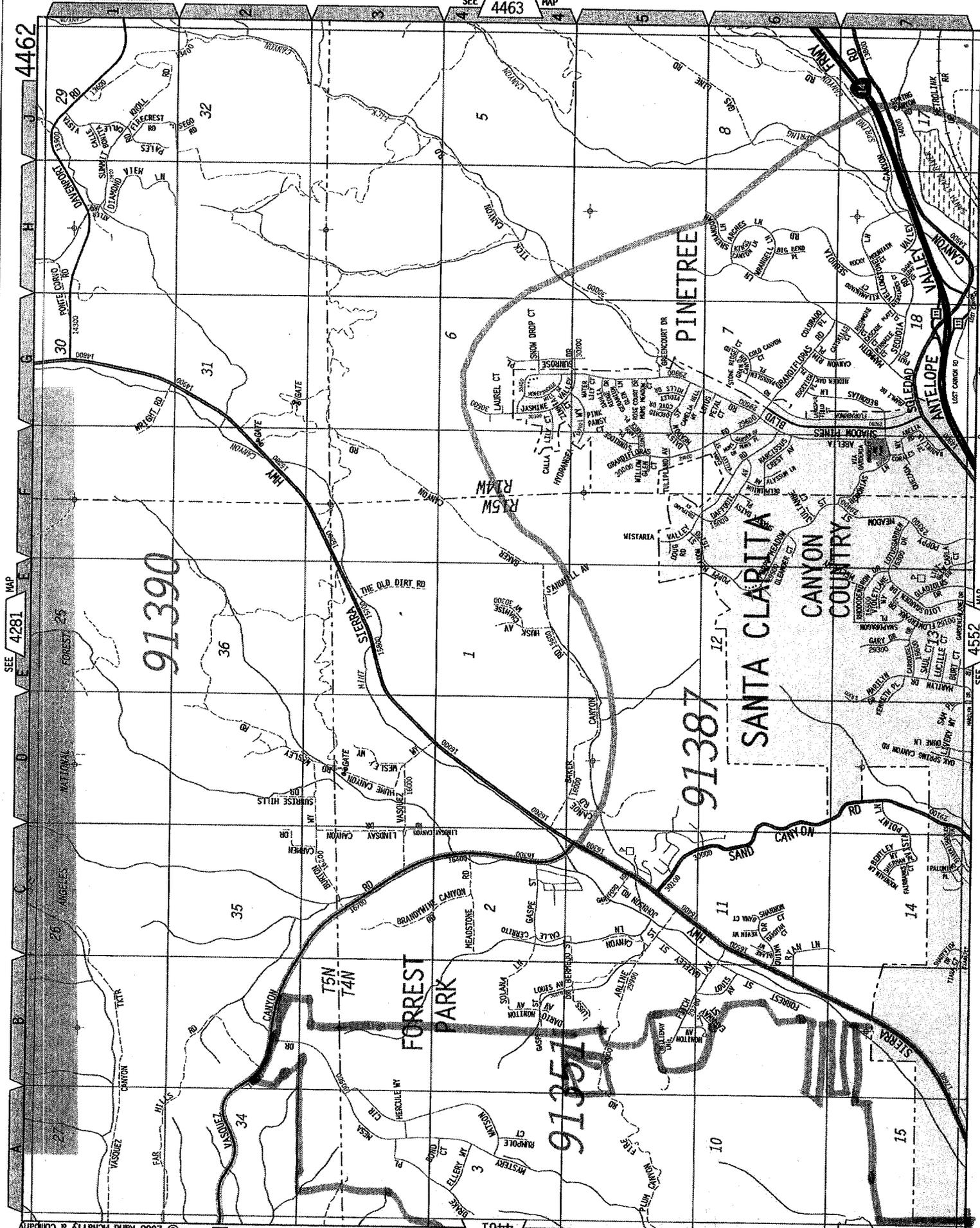
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SEE 4281 MAP

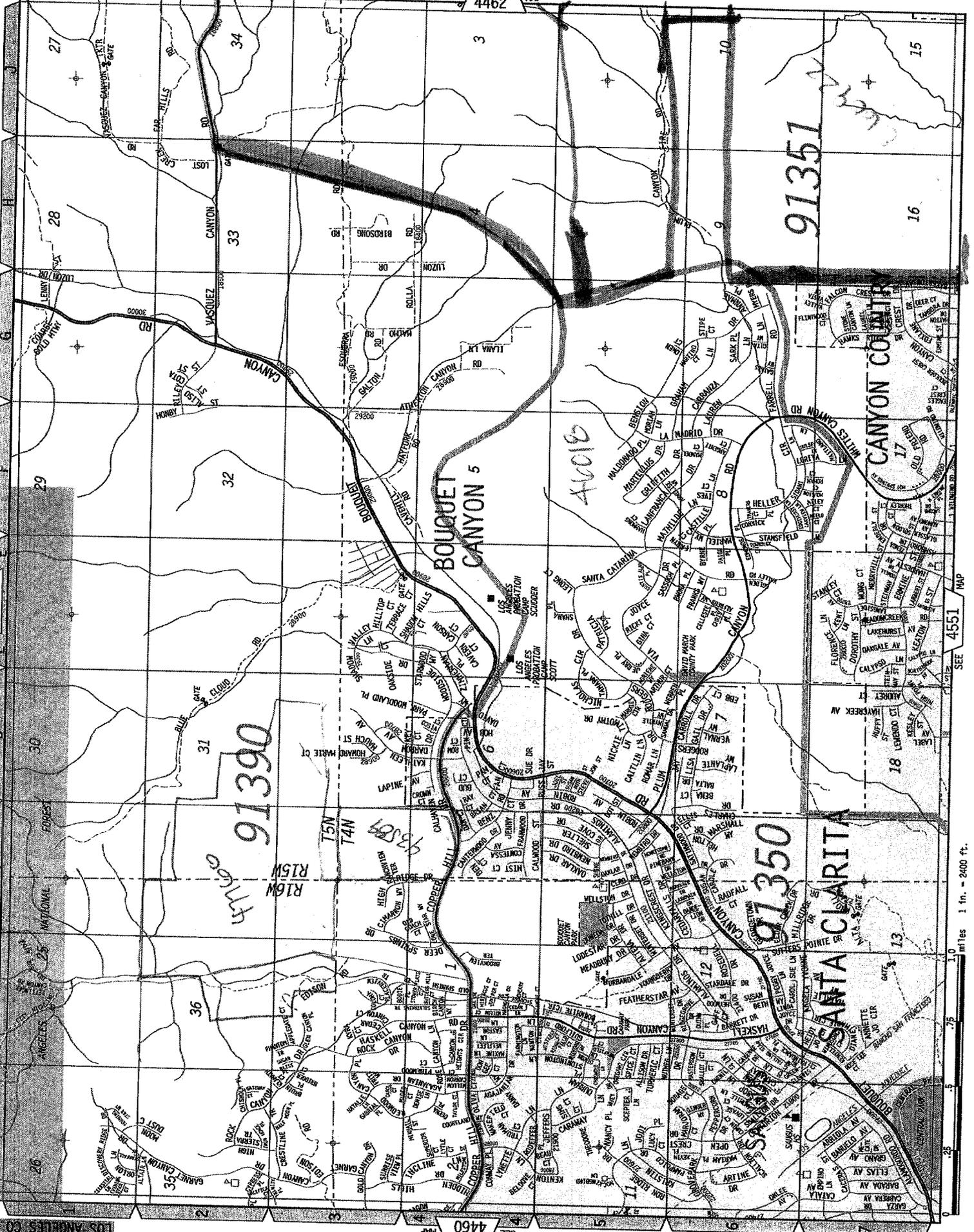
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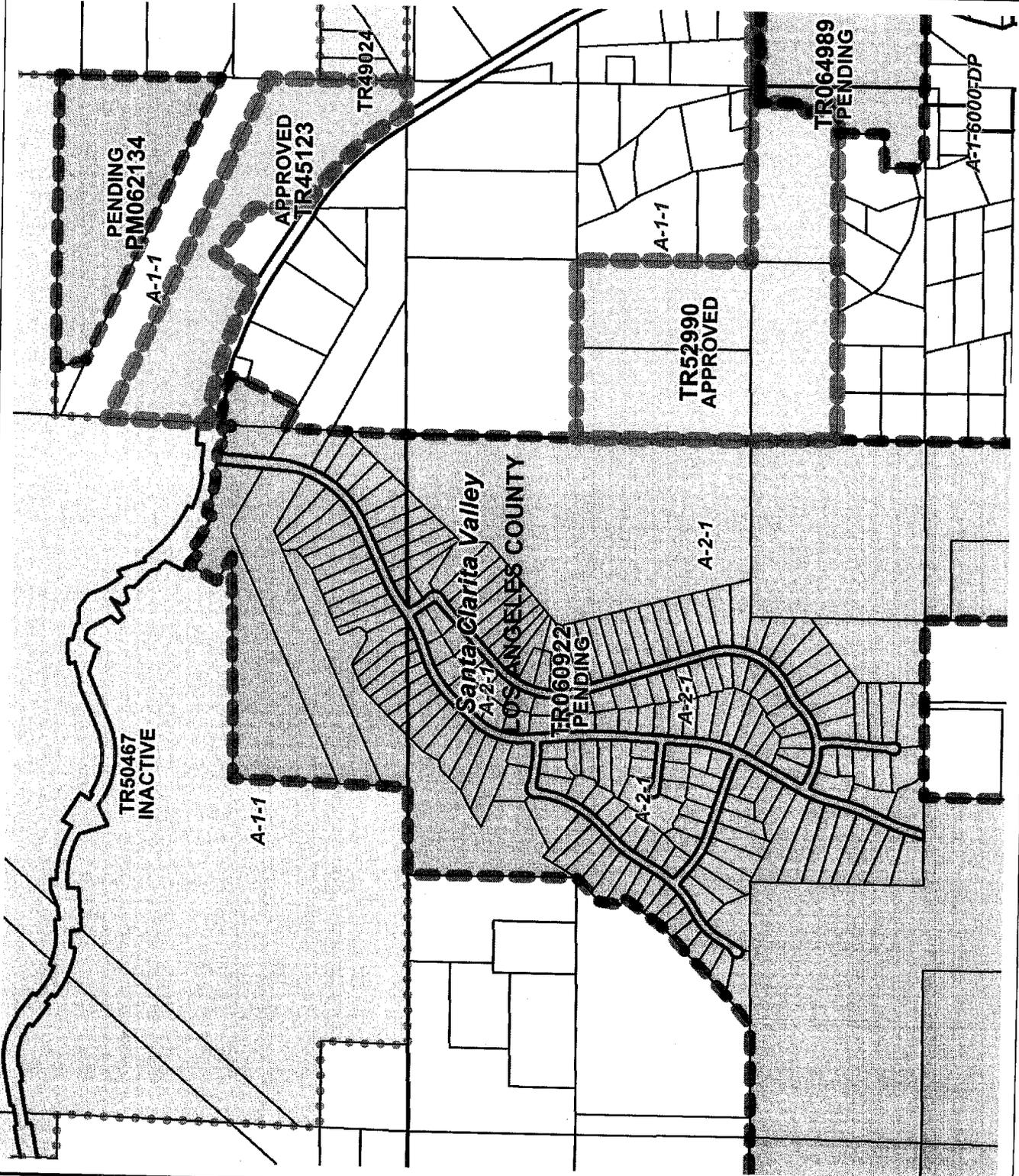
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  - County Boundary
  - Subdivision Activities
  - Inactive
  - Pending
  - Approved
  - Researched



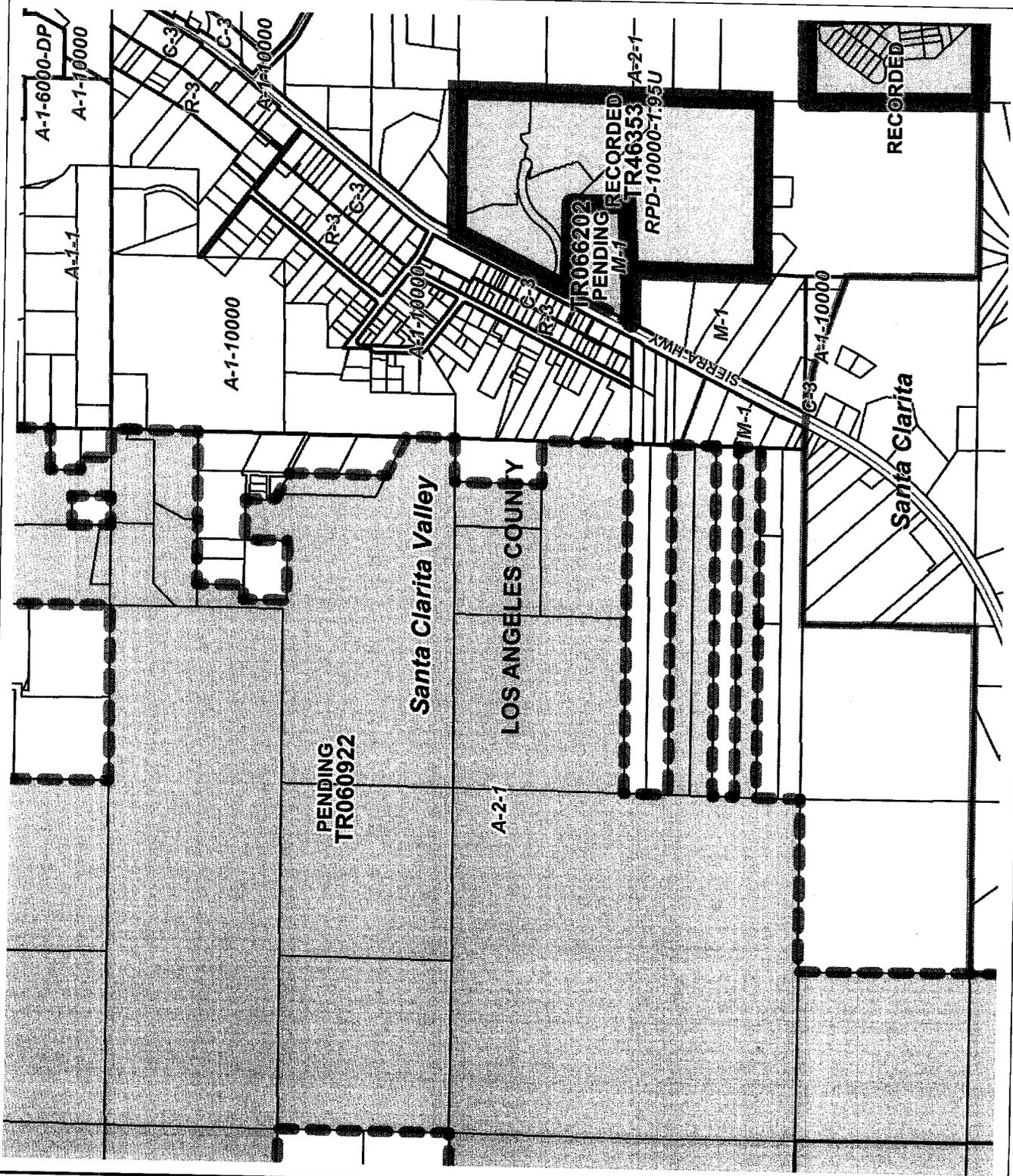
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- Legend**
- Parcel Boundary
  - Water Feature
  - County Boundary
  - Special Use District
  - City/County Boundary
  - Study/Plan Activities
  - Inactive
  - Pending
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APPROVED

A-2-1

PENDING Santa Clarita Valley

TR060922

A-1-10000

LOS ANGELES COUNTY

Santa Clarita

SIERRA HWY

- Legend**
- Parcel Boundary
  - National Forest
  - County Boundary
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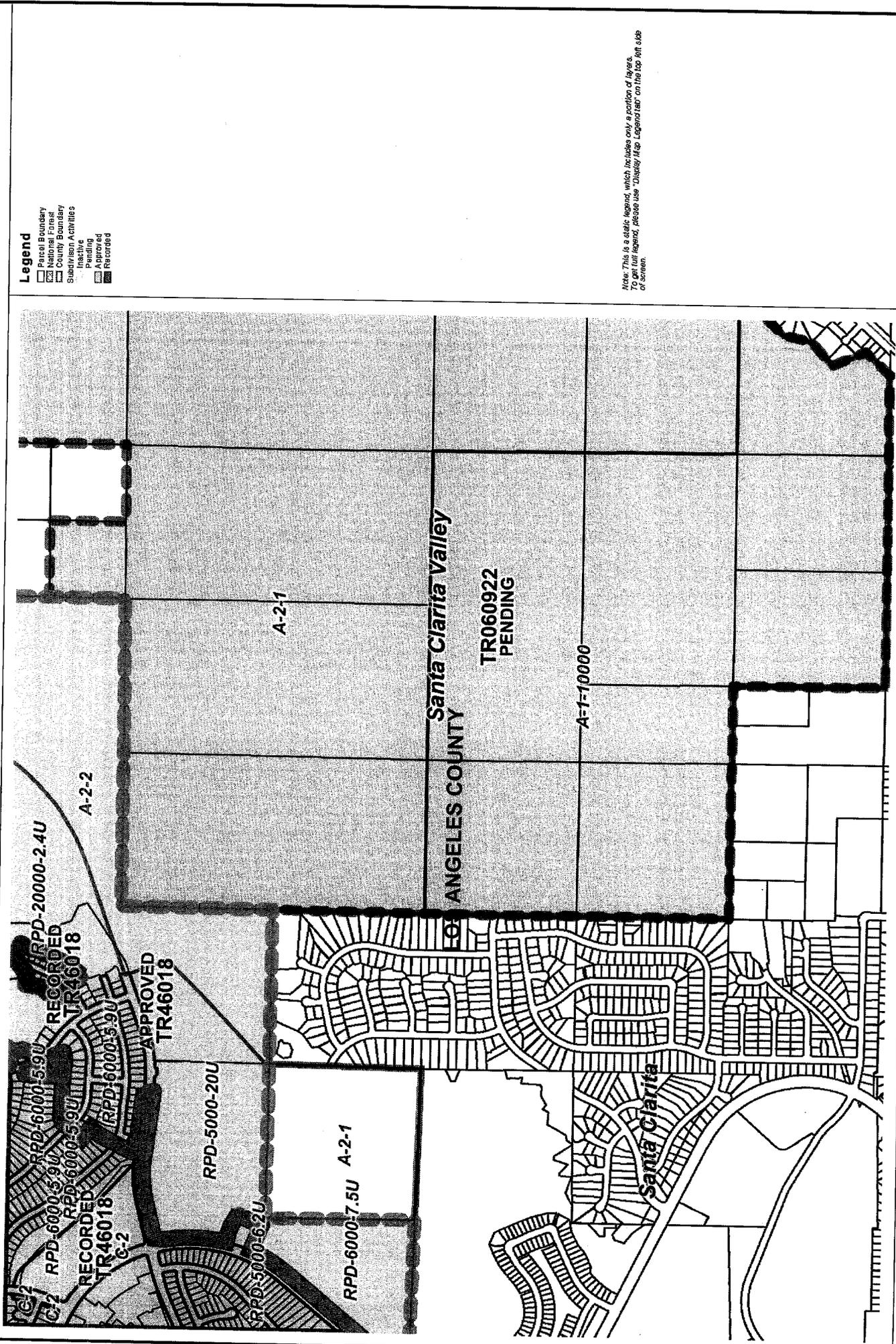
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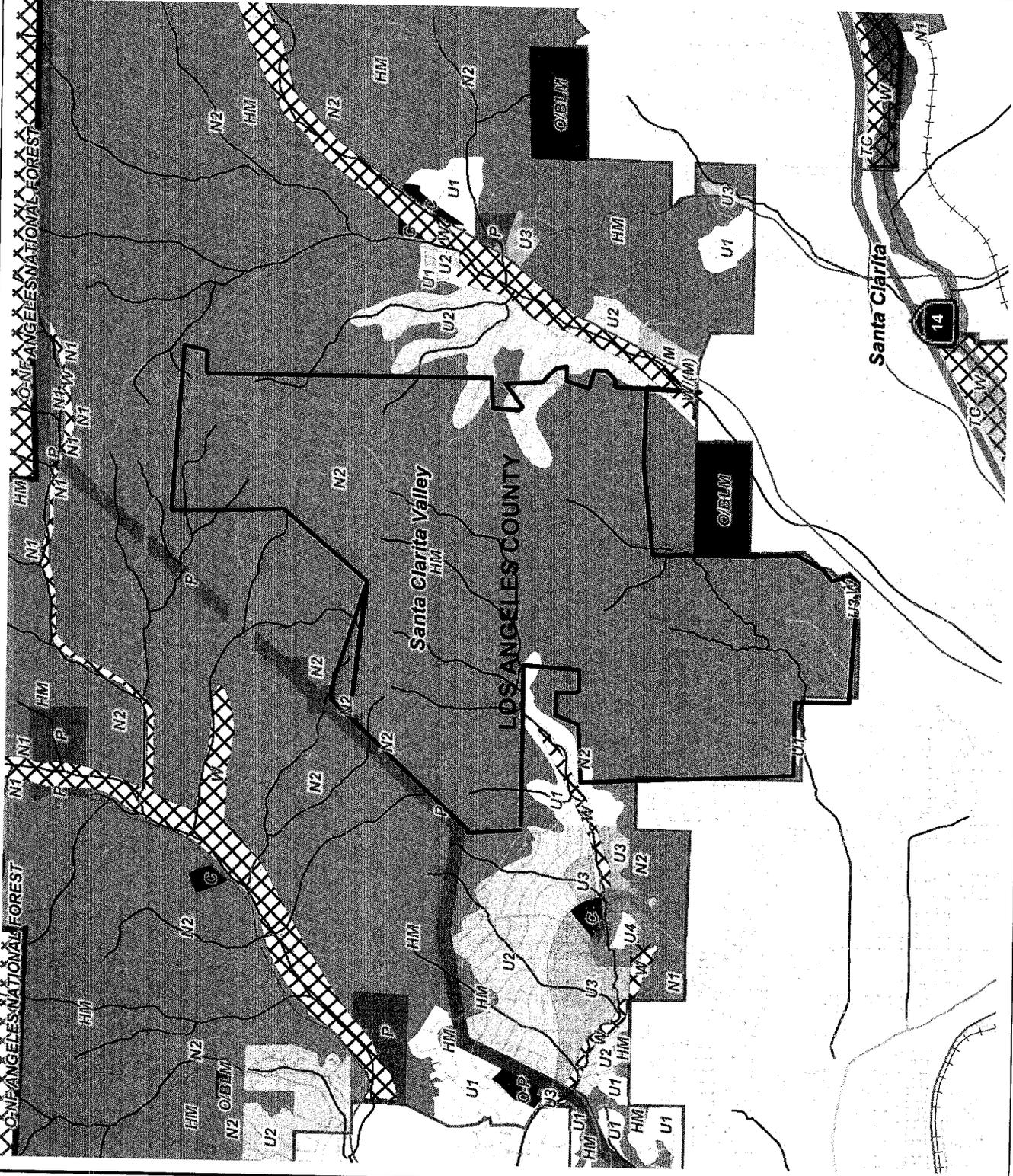
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**Santa Clarita Valley Area Plan**

Land Use Map TR 060922

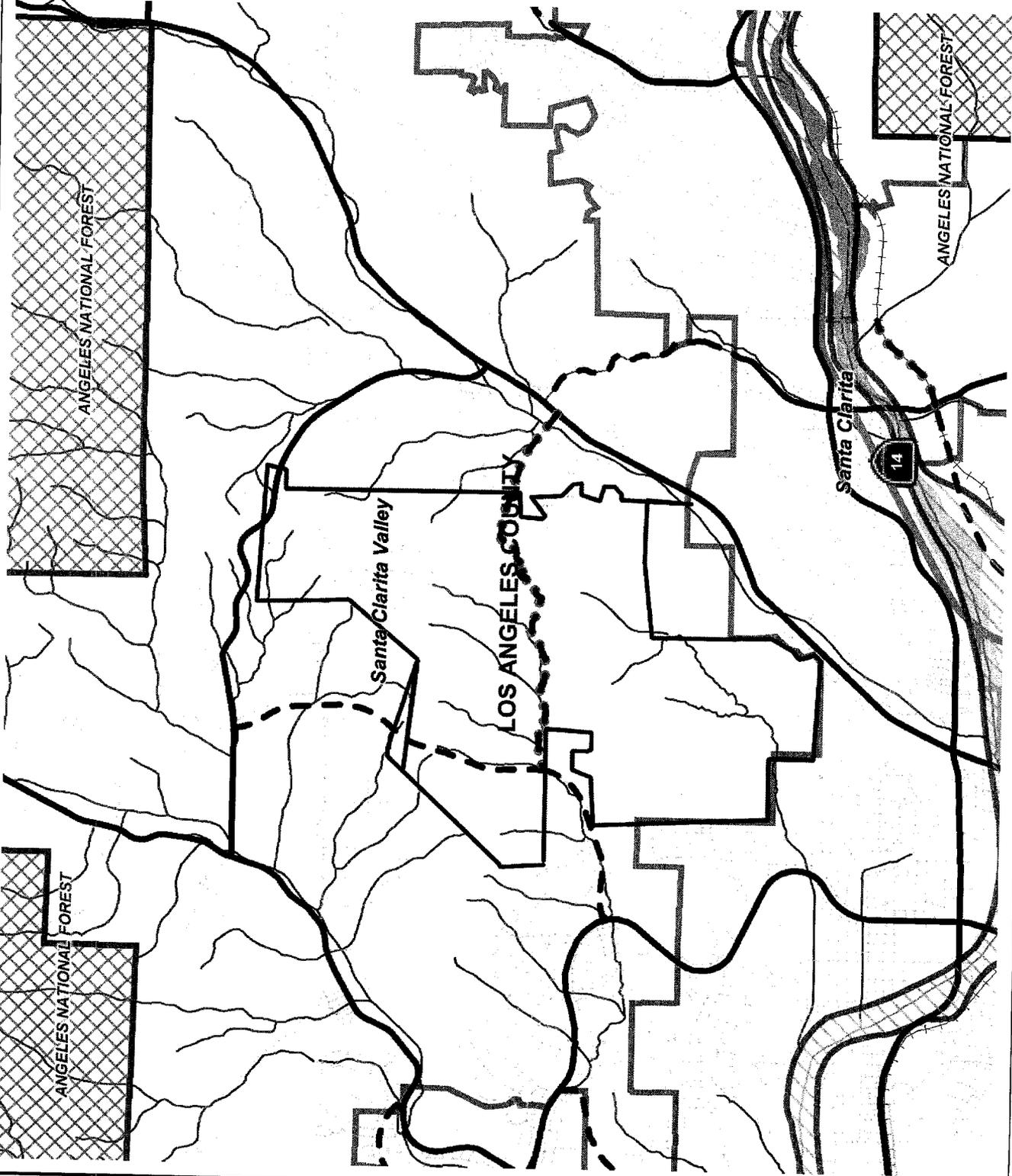
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- Parcel Boundary
  - Street
  - Highway
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  - Master Plan of Highways
    - Expressway - (E)
    - Expressway - (G)
    - Secondary Highway - (S)
    - Local Highway - (L)
    - Parkway - (P)
    - Major Highway - (M)
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  - Coastal Primary
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  - San Joaquin Hills
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  - Census Tract (2000)
  - San Joaquin Hills (A10) Bay
  - Zoning Map Overlay Ord
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  - USGS Quad Sheet Grid
  - The Thomas Guide Grid
  - Very High Fire Hazard Severity
  - Community Standards District
  - ESHA Area Specific Boundary
  - ESHA (Coast Only)
  - Significant Ecological Area (SEA)
  - Line
  - Township and Range
  - National Forest
  - Equation District (EQD)
  - San Joaquin Hills District (SJD)
  - Zone District (ZD)
  - Supervisory District Boundary
  - Safety Related Stations (from TB)
    - Fire Station
    - Highway Patrol
    - Police Station
    - Ranger Station
    - Sheriff Station
  - Zoning (Boundary)
    - Zone A-1
    - Zone A-2
    - Zone B-1
    - Zone B-2
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    - Zone C-100
  - Land Use Policy (Not in Comm)
    - 1 - Low Density Residential (1 to 6 du/ac)
    - 2 - Low/Medium Density Residential (6 to 12 du/ac)
    - 3 - Medium Density Residential (12 to 20 du/ac)
    - 4 - High Density Residential (22 or more du/ac)
    - C - Major Commercial
    - O - Office/Industrial
    - P - Public and Semi-Public Facilities
    - RC - Rural Communities
    - TC - Transportation Corridor
    - Inland Waterbody
    - Perennial
    - Intermittent
    - Dry

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





- Legend**
- Parcel Boundary
  - Aerial Street
  - Highway
  - Freeway
  - Master Plan of Highways
  - Expressway - (E)
  - Expressway - (E)
  - LLA - Secondary Highway - (S)
  - Parway - (P)
  - Major Highway - (M)
  - Major Highway - (M)
  - Secondary Highway - (S)
  - (\*)-Existing (P)-Proposed
  - Railroad or Rapid Transit
  - Railroad
  - Rapid Transit
  - Underground Rapid Transit
  - Significant Ripraplines
  - Classic CSD Precinct
  - Classic CSD Precinct
  - SMNNA Significant
  - Census Tract (2000)
  - Assessor Map Book (AMB) Bay
  - Zoning Index Map Grid
  - USGS Quad Sheet Grid
  - USGS Topographic Map Grid
  - TB Internal Page Grid
  - Zone
  - Very High Fire Hazard Severity
  - Community Standards District (CSD)
  - CSD Area Specific Boundary
  - ESHA (Coast Only)
  - Significant Ecological Area
  - Section Line
  - Township and Range
  - National Forest
  - County Boundary (EGD)
  - Transit District (TD)
  - Setback District (SD)
  - Setback District (SD)
  - Supervisory District Boundary
  - Safety Related Stations (From TB)
  - Fire Station
  - Highway Patrol
  - Police Station
  - Bus Station
  - Street Station
  - Inland Waterbody
  - Perennial
  - Intermittent
  - Dry
- Zoning (Boundary)**
- Zone A-1
  - Zone A-2
  - Zone B-1
  - Zone B-2
  - Zone C-1
  - Zone C-2
  - Zone C-3
  - Zone C-H
  - Zone C-M
  - Zone C-R
  - Zone D-1
  - Zone D-2
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  - Zone D-100
- Landuse Policy (Not in Comm / Area Plan)**
- 1 - Low Density Residential (1 to 6 du/ac)
  - 2 - Low/Medium Density Residential (7 to 12 du/ac)
  - 3 - Medium Density Residential (12 to 22 du/ac)
  - 4 - High Density Residential (22 or more du/ac)
  - 5 - Major Industrial
  - 6 - Major Industrial
  - 7 - Public and Semi-Public
  - 8 - Residential Communities
  - 9 - Non-Urban
  - TC - Transportation Corridor

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

**PROJECT NO. 04-075-(5)**

**VESTING TENTATIVE TRACT MAP NO. 060922  
CONDITIONAL USE PERMIT CASE NO. 04-075  
OAK TREE PERMIT CASE NO. 04-075  
HIGHWAY REALIGNMENT CASE NO. 200900001**

**STAFF ANALYSIS**

**SEPTEMBER 16, 2009 REGIONAL PLANNING COMMISSION PUBLIC HEARING**

**ENTITLEMENTS REQUESTED**

Vesting Tentative Tract Map: The applicant requests approval of a Vesting Tentative Tract Map No. 060922 to create 1,260 single-family residential lots, a 12 acre public park lot, nine private park lots, an 11.6 acre elementary school lot, four water tank/booster pump station lots (with three water tanks and two booster pump stations), 13 debris basin lots, and 25 open space lots within 2,173 gross acres. The project also proposes a concurrent merger and re-subdivision of 200 single-family lots on an approximate 360 acres previously subdivided by Tract Map No. 44967, and recorded on May 12, 1999.

Conditional Use Permit: The applicant requests approval of a Conditional Use Permit ("CUP") to ensure compliance with requirements for development within urban and non-urban Hillside Management areas, density-controlled development, onsite project grading exceeding 100,000 cubic yards, and a temporary materials processing facility proposed during construction within the project site.

Oak Tree Permit: The applicant requests an Oak Tree Permit to authorize the removal of one oak tree (non heritage oak tree) within the project boundary.

Highway Realignment: The applicant requests a Highway Realignment to authorize the realignment of Whites Canyon Road, a 100 foot Major Highway on the Master Plan of Highways, extending from Plum Canyon Road southeast through the project site to Sierra Highway, to be renamed Skyline Ranch Road.

**PROJECT DESCRIPTION**

The tentative and exhibit "A" map dated July 1, 2009, depict a subdivision creating 1260 single-family residential lots, a 12 acre public park lot, nine private parks totaling approximately 6 acres, an 11.6 acre elementary school lot, four water tank/booster stations with a total of three water tanks, 13 debris basin lots, and 25 open space lots totaling approximately 1,752 acres of open space, on 2,173 gross acres (2,148 net acres) including areas within recorded Tract Map Nos. 49433, 49434, and 49467.

The 1,260 single-family lots are proposed over approximately 622 acres in a clustered design, over the southern portion of the project site. The single-family lots range in size from 5,599 to 19,715 net square feet. The proposed 12 acre public park will be located at the northern portion of the developed area and will include recreational amenities including a basketball court, baseball field and children's play area. In addition a private park to be developed by the Homeowners Association is proposed on the southern area of the project site; and eight smaller neighborhood parks (also referred to as pocket parks) are proposed throughout the development for a total of approximately six acres of private parkland.

The 11.6 acre elementary school lot is depicted in the middle of the development, along Skyline Ranch Road with an optional pedestrian bridge over Skyline Ranch Road, if the school district decides to construct it. The water tank/booster stations are depicted along the northern edge of the development, adjacent to the open space lots. The 13 debris basin lots are depicted throughout the development.

One oak tree, non heritage, is depicted in the southeast portion of the project site (depicted in front of Lot No. 896) as to be removed. No additional oak trees are depicted within the project boundary. A storm drain offsite improvement within the City of Santa Clarita, at the southwest boundary of the project, is depicted to encroach into the area of an Oak Tree within the City.

The proposed highway realignment is depicted as an extension of Whites Canyon Road from Plum Canyon, from the western side of the project, through the southeast of the project, connecting to Sierra Highway at the south boundary of the project. At the entrance of the project from Sierra Highway, a bridge is depicted within the City of Santa Clarita. Monument signs are proposed at the entrance of the project site on Sierra Highway and the extension of Whites Canyon Road (Skyline Ranch Road), to be located within the City of Santa Clarita.

Grading will consist of 20.8 million cut and 20.8 million fill of earthwork (total of 41.6 million cubic yards) and is shown to be balanced between the project site and off-site improvements associated with the construction of the highway realignment. The off-site grading will consist of 535,000 cubic yards of cut and 37,000 cubic yards of fill.

A 2.4 mile long trail is shown at the northern area of the development, adjacent to the open space lots, and along the southwestern area of the development, with lookout points proposed along it. A bike path is also depicted throughout the development along Skyline Ranch Road and another proposed public street within the development. A paseo is depicted in five locations: three of the locations will connect access from a proposed public street to a small neighborhood park or to a cul-de-sac and the other two paseos are depicted within manufactured slopes located east of Skyline Ranch Road connecting access from Skyline Ranch to cul-de-sacs.

## **MAIN PROJECT ISSUES**

An insistent hearing was requested by the applicant, as the project continues to have technical holds from the Subdivision Committee and unresolved issues which staff is continuing to research and analyze. The following is a brief summary of outstanding issues:

### **Technical Holds**

- The tentative and exhibit "A" maps dated July 1, 2009, distributed for the September 16, 2009 public hearing, has not cleared all holds from the Subdivision Committee.
- The list of technical holds are listed under the Technical Holds section towards the end of this report

### **Highway Realignment**

- The primary access to the project is proposed through a highway realignment of the Los Angeles Countywide General Plan ("General Plan") Master Plan of Highways. The pending Los Angeles County Wide General Plan ("General Plan") update includes the proposed realignment design, but it has not yet been adopted. As the realignment proposes a complete relocation of the highway, the Master Plan of Highways must be amended prior to the adoption of the General Plan Update, the project must file a Plan Amendment to the General Plan
- Construction of the highway requires a total of 6.4 million cubic yards of grading, including on-site and off-site, the disturbance of required open space for adjacent Tract No. 46018 ("TR 46018"). The project proposes a mitigation exchange of 21.6 acres for the impacted area within TR 46018. Staff is continuing to review the 21.6 mitigation exchange proposal to ensure both this project and TR 46018 are properly mitigated.

### **Solid Fill/Off-Site Grading Project CUP**

- The construction of the realigned highway realignment proposes 535,000 cubic yards of cut and 37,000 cubic yards of fill outside of the project boundaries. The threshold for a solid fill project CUP is 1,000 cubic yards which will be exceeded and therefore staff believes that a separate CUP is required to be filed. The existing CUP cannot include the off-site solid fill project (grading) as it is outside of the project boundary and under separate ownership.
- As time of writing, staff is continuing to research this requirement.

### **Existing Filming Activity**

- 166 acres within the 1,409 acre proposed open space lot (Lot No. 1293) is currently used as a Movie Ranch with continuous filming by various entities. This area is proposed to be used as a "Non-Development/Continuing Use Area" to allow the existing filming activity to continue within the disturbed and undisturbed open space lot. In addition, the filming activity is also within the 101.6 acres of the functional watershed of the Cruzan Mesa vernal pools sensitive plant

community and within the proposed Cruzan Mesa Significant Ecological Area ("SEA") not yet adopted.

- Staff is continuing to research whether this use requires a conditional use permit and if it is appropriate within the proposed undisturbed open space lot.

### **PROJECT PROPERTY DESCRIPTION AND SETTING**

Location: The subject property is located west of Sierra Highway and south of Vasquez Canyon Road, within the Sand Canyon Zoned District, within the unincorporated area of Santa Clarita Valley.

Physical Features: The subject property is approximately 2,173 gross acres (2,148 net acres) with hilly terrain. Approximately one-third of the subject property has zero to 25 percent slopes, one-third has areas 25 to 50 percent slopes, and one-third of the subject property has slopes greater than 50 percent.

Sensitive plant communities include a 12.2 mapped acres of vernal pools located within the proposed Cruzan Mesa Sensitive Ecological Area ("SEA") at the northern tip of the project, coastal sage scrub, disturbed coastal sage scrub, coastal sage-chaparral scrub, sycamore riparian woodland, southern will scrub, and holly-leaved cherry scrub.

Access: Access will first be taken from the west boundary of the project, from the extension of Whites Canyon Road, a 100 foot Major Highway, onto Skyline Ranch Road, a proposed 80 foot Secondary Highway, realigned through the project site to Sierra Highway to the south, a 100 foot Major Highway. In addition, only a portion of the proposed 1,409 acre open space lot at the north of the property (Lot No. 11293) will only be accessed from Vasquez Canyon Road, a varying in width major highway, onto Mystery Mesa Road.

Services: Potable water will be served by the Santa Clarita Water Division ("SCWD") of the Castaic Lake Water Agency ("CLWA"). Domestic sewer service will be provided by annexation of the project into the Los Angeles County Sanitation District No. 26. Gas utilities will be provided by Southern California Gas Company and electricity will be provided by Southern California Edison Company. The project is also within the boundaries of the William S. Hart Union, Saugus Union, and Sulphur Springs Union School District).

### **EXISTING ZONING**

The project site is zoned A-2-1 (Heavy Agricultural-One Acre Minimum Lot Size), A-1-1 (Light Agricultural-One Acre Minimum Lot Size), and A-1-10,000 (Light Agricultural-10,000 Square Feet Minimum Lot Size).

The surrounding zoning is as follows:

North: A-1 (Light Agricultural-5,000 Square Feet Minimum Lot Size), A-2-1  
East: A-1, A-1-10,000, R-3 (Limited Multiple Residence), C-3 (Unlimited Commercial), M-1 (Light Industrial), City of Santa Clarita  
South: A-2-1, City of Santa Clarita  
West: A-2-1, City of Santa Clarita

### **EXISTING LAND USES**

The subject property is vacant with filming activity in the northern portion of the project.

The surrounding land uses are as follows:

North: Vacant  
East: Vacant, single-family residential, and industrial and commercial within the City of Santa Clarita  
South: Vacant, single-family residential, and industrial, commercial, multi-family residential, and school within the City of Santa Clarita  
West: Vacant and single-family residential

### **PREVIOUS CASE/ZONING HISTORY**

The current A-2-1, A-1, A-1-1, and A-1-10,000 zoning on the subject property became effective on June 6, 1958 following the adoption of Ordinance No. 7339. The project is within the Sand Canyon Zoned District which was created through the adoption of Ordinance 6584 and became effective on December 23, 1954.

Within the northeast portion of the project site, directly south of Vasquez Canyon Road, Tract Map No. 44967 ("TR 44967") subdivided approximately 360 acres creating 200 single-family lots. TR 44967 recorded on May 12, 1999 and has not been developed. The applicant proposes to merge and re-subdivided this tract. The subject project proposes the area of TR 44967 be into open space Lot No. 1293.

### **SANTA CLARITA VALLEY AREA PLAN CONSISTENCY**

The subject property is depicted within the HM (Hillside Management-One Dwelling Unit Per Five Acres to One Dwelling Unit Per Two Acres), N2 (Non-Urban 2-One Dwelling Unit Per Five Acres to One Dwelling Unit Per Two Acres), U1 (Urban 1-1.1 to 3.3 Dwelling Units Per Acre), U2 (Urban 2-3.4 to 6.6 Dwelling Units Per Acre), U3 (Urban 3-6.7 to 15 Dwelling Units Per Acre), and W (Floodway/Floodplain) land use categories of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the General Plan.

The proposed project is consistent with goals and policies of the Area Plan and the following excerpts of the applicable Area Plan policies and provisions:

Land Use Element:

- 1.1 Accommodate the year 2010 population and land use demand as projected for the Santa Clarita Valley, designating sufficient area for appropriate use and a reasonable excess to provide adequate flexibility.

Pattern of Population and Land Use Distribution:

- 2.1 Accommodate population and land use growth in a concentrated, rather than dispersed, pattern, providing for a broad range of densities and types of uses.
- 2.3 Concentrate land use growth in and adjacent to existing urban, suburban, and rural communities. Within these areas, encourage development of bypassed lands designated and appropriate for development.
- 2.4 Consider residential densities as averages to allow for the clustering of development and/or transfer of unit credit as provided for in the Plan.
- 2.5 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.

Costs of Population and Urban Growth:

- 3.2 Require that new development fund the entire cost of all of the infrastructure demand created by the project.

Environmental Hazards and Constraints:

- 4.2 Designate areas of excessive slope (exceeding 25 percent) as "Hillside Management Areas", with performance standards applied to development to minimize potential hazards such as landslides, erosion, excessive run-off and Countywide Chapters of the General Plan.)

Environmental Resources Management Element- Natural Resources

- 1.5 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.

**CONDITIONAL USE PERMIT**

Pursuant to Sections 22.56.010, 22.56.230, 22.56.215, 22.56.205, and 22.24.150 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 urban and non-urban hillside management design review, density-controlled development, on-site project grading and a temporary materials processing facility.

Approximately 774 acres (35 percent) of the project land consists of zero to 24.99 percent slopes, 644 acres (30 percent) of the project land consists of 25 to 49.99 percent slopes, and 755 acres (35 percent) of the project land consists of greater than 50 percent slopes.

Based on the slope density analysis calculations for this project, the low density is 402 units, the midpoint density is 870 units and the maximum permitted density is 1,302 units.

A hillside management CUP is required to protect hillside resources, as the subject property is located within an non-urban and urban area; and exceeds the threshold density of 214 units permitted within the non-urban area and the 294 units permitted within the urban area.

Open Space Requirement, Proposal and Maintenance for Hillside Management and Density-Controlled Development

The subject property requires a minimum of 70 percent for the non-urban area and 25 percent open space for the urban area. The project provides a total of 1,822.78 acres (84 percent) of open space as follows: 1,551.41 acres (85 percent) of natural open space, 10.5 acres (.5 percent) of public park, 5.2 acres (.02 percent) of private parks, 54 acres (3 percent) within the single-family lots, 200.57 (11 percent) acres of disturbed open space including manufactured slopes, and 21.6 acres (1.2 percent) for purposes of mitigation of the highway realignment. The 1,822.78 acres of open space will be provided within a total of 25 open space lots and 10 public park lots, including a 1,409 acre open space lot to be recorded within the first phase of the project (Lot No. 1293).

The project proposes for an approximate 1,355 acres of the northern 1,409 acre open space lot (Lot No. 1293) to be maintained as undisturbed open space. This open space lot will be accessed by Vasquez Canyon Road to the northeast of the subject project.

The existing filming activity is proposed to remain within Lot No. 1293, within an area identified as the vernal pool watershed boundary. In addition, to mitigate the impact of the highway realignment over required open space for Tract Map No. 46018, this project proposes 21.6 acres of Lot No. 1293 in exchange. The 21.6 acre mitigation exchange is proposed through a separate agreement between the applicant of the subject project, Tract Map No. 46018, Los Angeles County and the Army Corps of Engineers (staff is still researching the adequacy of this proposal).

All natural open spaces are proposed to be dedicated to public agencies, including Los Angeles County Department of Parks and Recreation, City of Santa Clarita and the Santa Monica Mountain Conservancy Agency.

The public park will be developed by the applicant and then dedicated to the Los Angeles Department of Parks and Recreation for maintenance. The Private park lots will be managed by a Homeowners association.

The project proposes for a Landscape Maintenance District or Homeowner's Association to maintain the disturbed open space areas and common slope areas.

#### Grading Proposal and Temporary Materials Processing Facility

Project grading consists of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill (total of 41.6 million cubic yards) to be balanced on and off-site. Grading for the highway will consist of 6.4 million cubic yards of grading on and off-site, including 535,000 cubic yards of cut off-site and 37,000 cubic yards of fill off-site. A separate CUP may be required for the off-site grading required in the construction of the highway.

The project also proposes a temporary materials processing facility during construction to be located at the northeast corner of the development area. This facility will be used to process approximately 68,000 cubic yards of excavated soil for use as base material in concrete and asphalt within the subject project. The facility will operate after the first phase of grading to prior to the end of the last phase of development. The applicant has estimated the facility to be in use for a total of 24 months.

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

Pursuant to Section 22.56.2050 of the County Code, an oak tree report was updated on July 7, 2009, and was submitted by Natural Resource Consultants (arborist: Thomas Juhasz). The one oak tree located on the eastern portion of proposed development (in front of proposed Lot No. 896 depicted on sheet 3 of the tentative map dated July 1, 2009) is subject to the Oak Tree ordinance as identified in the July 7, 2009 report is proposed to be removed. There are no heritage oaks within the project boundaries.

Mitigation measures recommended by the Los Angeles County Forester/Fire Warden include replacement at a minimum ratio of 10:1 for a total of 10 mitigation trees in the appropriate location, at the interface between development and undeveloped areas.

Off-site improvements within the incorporated City of Santa Clarita may require the removal or encroachment of at least one additional oak tree. The applicant will contact the City of Santa Clarita for the necessary permits to remove or encroach upon an Oak Tree if required.

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(s) 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; 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.

### **HIGHWAY REALIGNMENT**

The primary access for the project will be created through the proposed realignment of Whites Canyon Road, a Major Highway within the Master Plan of Highways, extending from Plum Canyon southeast through the project site to Sierra Highway, to be renamed Skyline Ranch Road. The purpose of this realignment is to move the existing paper alignment outside of the proposed Cruzan Mesa SEA and connect to Sierra Highway instead of Vasquez Canyon Road as currently depicted within the adopted Master Plan of Highways.

The pending General Plan update and One Valley One Vision ("OVOV") Plan proposal Whites Canyon Road in the same alignment as proposed by the applicant. However, since the General Plan update or OVOV has not been adopted, the applicant must file a general plan amendment to amend the Master Plan of Highways as part of this project.

The Interdepartmental Engineering Committee ("IEC"), comprised of the representatives of Los Angeles County Departments of Regional Planning and Public Works, has not reviewed or recommended approval of the proposed highway realignment. The Department of Public Works has, independent from the IEC, reviewed the conceptual realignment.

An IEC meeting must be held and all affected property owners must be notified regarding the meeting and proposal, so that its recommendations can be prepared for the Commission's consideration.

### **ENVIRONMENTAL DOCUMENTATION**

In accordance with State and County California Environmental Quality Act ("CEQA") guidelines, a Draft EIR was 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 even with the project design and/or suggested conditions, significant residual impacts and/or cumulative impacts will result which cannot be mitigated to less than significant. Copies of the DEIR were distributed to the Commission, and a copy of the Technical Appendices was made available for the Commission to review.

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

- Geotechnical Resources
- Hydrology and Water Quality
- Biological Resources
- Cultural and Paleontological Resources
- Traffic/Access
- Water Resources
- Wastewater Disposal
- Fire Services and Hazards
- Education
- Libraries
- Parks
- Land Use
- Population, Housing and Employment

Mitigation measures have been incorporated into a MMP to be implemented during the development of the property. The proposed MMP is attached.

Identified potentially significant impacts that cannot be mitigated to less than significant, include:

- Visual Quality
- Cumulative Traffic
- Noise
- Air Quality
- Solid Waste Disposal
- Law Enforcement Services
- Global Climate Change

Four alternatives to the project are also discussed in the Draft EIR as required by CEQA guidelines. These include: (1) No Project/No Development Alternative; (2) Reasonably Foreseeable On-Site Development Alternative; (3) Reduced Project Alternative A; and (4)

Reduced Project Alternative B. Each alternative is evaluated for potential impacts, and the environmentally superior alternative is identified.

The superior alternative is Reduced Project Alternative B which would reduce almost all of the project-related impacts. However, the magnitude of impacts for most environmental issues would be reduced compared to the proposed project and would also still have the same, albeit reduced, significant and unavoidable impacts.

The technical appendices include geotechnical reports, hydrology and water quality technical reports, biological resources technical reports, cultural and paleontological resources reports, a traffic impact analysis, noise modeling worksheets and noise barrier locations, an air quality technical appendix, the water resources, a sewer area study report, and global climate change.

The formal public review period for the DEIR was for a period of 45 days, from July 30, 2009 to September 14, 2009. All written comments received prior to the close of the public hearing will be considered in the Final EIR. Copies of written correspondence on the DEIR are attached.

As of time of writing this report, a total of three letters have been received and have been attached.

### **LEGAL NOTIFICATION/COMMUNITY OUTREACH**

On July 28, 2009, hearing notices regarding this proposal were mailed to all property owners as identified on the current Assessor's record within 1,000 feet of the subject project. A total of five public notices were posted on and around the project site: one along Sierra Highway, one along Vasquez Canyon Road, one on Beneda Lane, one on Canyon Crest Drive and one on Brookham Drive.

The public hearing notice was published in The Signal Newspaper and the La Opinion Newspaper on July 30, 2009. Project materials, including the Vesting Tentative Tract Map, Exhibit "A" Map, and Land Use Map, were received at the Los Angeles County Canyon Country Jo Anne Darcy Library. Public hearing materials were also posted on the Department of Regional Planning's website.

The formal public review of the Draft EIR was between July 30, 2009 and September 14, 2009. The Draft EIR was also made available at the County of Los Angeles Newhall Library, Canyon Country Jo Anne Darcy Library, Valencia Library, and the Los Angeles County Public Library located in the City of Downey starting on July 28, 2009.

**CORRESPONDENCE**

As of writing this report, no written correspondence has been received and a total of three phone calls from neighbors regarding the scope of the project were received.

**FEES/DEPOSITS**

If approved, the following shall apply:

**California Department of Fish and Game:**

1. Processing fee of \$2,843.25 associated with the filing and posting of a Notice of Determination with the County Clerk, to defray the costs of fish and wildlife.

**Department of Regional Planning, Impact Analysis:**

2. Deposit of \$3,000 to defray the cost of reviewing the subdivider's reports and verifying compliance with the information required by the Mitigation Monitoring Program ("MMP").

**STAFF ANALYSIS**

The proposed development is consistent with the applicable provisions of the Area Plan, Title 21 and 22 of the County Code (Subdivision and Zoning Ordinance) and the existing A-2-1, A-1-1 and A-1-10,000 zoning, with the exception of the listed technical holds listed in the next section.

All required public services and necessary infrastructure will be provided for the proposed subdivision. The project meets the burden of proof required for the hillside management and density-controlled development. The burden of proof for on-site and off-site grading must be updated and is not adequate at this time.

The proposed development is adjacent to compatible uses and residential densities. There is single-family residential development directly to the west and east of the southern portion of the project. Access to the project will first be constructed from the west of the project, over the portion of an adjacent project that was approved, but expired without recording. Access will also be taken from Sierra Highway to the south of the project which is developed with multi-family residential and commercial within the City of Santa Clarita.

There are several key factors in consideration of this project:

**Highway Realignment**

The primary access to the project is proposed through the realignment of Whites Canyon Road to be renamed Skyline Ranch Road. The proposed realignment will change the direction and location of Whites Canyon Road. Instead of connecting Plum Canyon to

Vasquez Canyon Road, the alignment will redirect the highway from Plum Canyon to Sierra Highway through the southeast portion of the project. This realignment will prevent future impacts to the proposed Cruzan Mesa Sensitive Ecological Area ("SEA") and create an additional connection between Plum Canyon and Sierra Highway.

The proposed realignment is consistent with the pending General Plan update and OVOV proposal, which both depict the Skyline Ranch Road within the Master Plan of Highways as proposed by this project.

Without approval of the highway realignment the project would have to be redesigned. In order for the processing of the highway realignment to continue, a plan amendment to amend the Master Plan of Highways within the General Plan must be filed and an IEC meeting must be held.

At this time the highway realignment request is incomplete.

#### Project Amenities

To comply with County Code requirements, and at time exceed the minimum requirements, the project proposes the following project amenities:

#### Highway Realignment

- As mentioned above, the proposed realignment will create greater access in the area by connecting Plum Canyon to Sierra Highway. The alignment will also redirect the highway through the southern portion of the property instead of its current alignment through pending Cruzan Mesa SEA.

#### Proposed Cruzan Mesa SEA

- A portion of open space Lot No. 1293 a proposed by the pending General Plan update as the Cruzan Mesa SEA. The same area has also been previously subdivided into 200 single-family lots. The recordation of this open space lot will merge the previous subdivided lots and ensure that the area is maintained as a restricted use area not permitted for further re-subdivision or development. In addition, recordation of this lot will be consistent with the proposed Cruzan Mesa SEA. Staff is continuing to research whether the existing filming activity, proposed to continue within this open space lot, requires a conditional use permit and if it is an appropriate use within an open space lot. This area is proposed to record within the first phase of the project, prior to the recordation of any single-family lots.

#### Public Park Lot

- A 12 acre public park lot is proposed at the northwest portion of the development, to be constructed by the applicant and then dedicated to the Los Angeles County Department of Parks and Recreation. The public park includes recreational amenities such as a basketball court, baseball field, volleyball court, a children's playground and community meeting area. The public park is proposed within phase two of the project and has been conditioned for its construction to begin

prior to the recordation of 377 single-family residential units (prior to clearance of phase six estimated to record in June of 2013), for a Park Development Agreement ("PDA") to be entered by the applicant and the County prior to the recordation of the first phase, and for the park construction to be completed within 20 months of entering the PDA.

#### **Private Parks**

- A two acre private park and eight additional neighborhood/pocket parks, totaling approximately six acres of private parkland, is proposed throughout the development. All private parkland is proposed to be developed and maintained by the HOA. The private parks are proposed to be recorded within various phases.

#### **Trails and Lookout Points**

- A 2.4 mile long trail with various lookout points is proposed at the northern portion of the development, within the open space lots and a portion of it within the development within the southeast portion of the project site. The trail is proposed within undisturbed open space areas and along manufactured slopes (small portions of the trail will go through a manufactured slope). Most of the trail is proposed to be recorded within the first phase (where no single-family lots are proposed to be recorded) and the rest of the trail is proposed to be recorded within phase six.

#### **Elementary School Lot**

- An 11.6 acre elementary school lot is proposed at the center of the development. The applicant has submitted a School Facilities agreement between the Sulphur Springs School District and themselves (Pardee Homes) to acquire this lot. The elementary school lot is proposed to be recorded within phase eight which is estimated, by the applicant, to record in July of 2014. The total number of units that will record by then, including phase eight, is 533 single-family lots (425 single-family lots by phase seven).

#### **Pedestrian Accessibility**

- An optional pedestrian bridge is proposed within the middle of development over Skyline Ranch, allowing pedestrian traffic from the east side of Skyline Ranch to the elementary school lot. The bridge is optional, as it is being proposed for the construction by the school district if needed at a later time. The bridge will not be built by the applicant of this project.

### **TECHNICAL HOLDS**

The following items must be submitted within a revision to the tentative and exhibit "A" map, circulated through the Los Angeles County Subdivision Committee ("Subdivision Committee") prior to the next public hearing. This project continues to be an insist hearing as the project has not cleared all holds of the Subdivision Committee.

1. All information requested by the Los Angeles County Department of Public Works, within their Subdivision Commission report dated July 22, 2009. Information requested includes:
  - a. Proof off-site easements/rights of way to the satisfaction of Public Works.
  - b. Proof off-site easements to allow construction within the boundaries of Tract Map No 46018.
  - c. A revision to the proposed Skyline Ranch Road cross-section.
  - d. Evidence of approval from the water purveyor related to the acceptability of the proposed booster pump stations and associated lots access driveways.
2. A general plan amendment must be filed with the Regional Planning to amend the Master Plan of Highways, as requested within the highway realignment request.
3. The highway realignment request must be presented to and reviewed by the Interdepartmental Engineering Committee ("IEC").
4. A separate CUP must be filed for the offsite grading and solid fill project as a result of the off-site highway construction of the proposed realigned Whites Canyon Road. Staff is continuing to research this issue to ensure that on-site and off-site project impacts for TR 46908 are addressed.
5. The project's CUP request may have to updated to include the filming activity currently existing and proposed to continue within Open Space Lot No. 1293. In addition a separate burden of proof for the motion picture set use must be provided. Staff is continuing to research this issue.
6. The project's CUP request (including the burden of proof and application) must be updated to include the temporary materials processing plant proposed.
7. The Tentative and Exhibit "A" maps dated July 1, 2009 must be revised to include the following items:
  - a. The public park exhibit and trails exhibit must be revised per Parks and Recreation requirements.
  - b. Street sections must be updated per Public Works requirements.
  - c. The phasing map must be updated to include access to all proposed phases.
  - d. All proposed single-family residential lots must meet the minimum required frontage dimension. This dimension must be depicted within the tentative and exhibit "A" map.
  - e. The temporary materials processing plan proposed must be shown on the exhibit "A" map.
8. An updated burden of proof for the oak tree permit is needed.

9. The project application must be updated to include all changes listed above.

### **COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS**

The Subdivision Committee consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the Tentative Tract Map and Exhibit "A" dated July 1, 2009, and has recommended the attached conditional conditions in addition to requiring the items listed within the Technical Holds section.

### **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 analysis above, staff recommends that the Commission continue the project to a date certain with sufficient time for the applicant to make the necessary corrections to the the Vesting Tentative and Exhibit "A" maps and circulate these materials through the Subdivision Committee; update the conditional use request; update the project application; file a new CUP s necessary per staff's additional analysis; file a general plan amendment to amend the Master Plan of Highways; and hold an IEC meeting regarding the highway realignment.

**Suggested Motion:** "I move that the Regional Planning Commission continue the public hearing to a date certain with sufficient time to allow the applicant to work with staff to resolve all pending holds and, for the applicant to submit a revised map to be circulated through the Subdivision Committee, a plan amendment to be filed and an IEC meeting to be held."

#### Attachments:

- Factual
- GIS-NET Maps
- Thomas Brothers Guide Map Page
- Draft Subdivision Committee Conditions (excluding Regional Planning)
- Draft Mitigation Monitoring Program
- Burden of Proof
- Correspondence
- Vesting Tentative Tract Map No. 060922 and Exhibit "A", dated July 1, 2009
- Land Use Map

## 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



8-4-09

Susan Tae /  
Michele Bush, Impact Analysis Section  
LA County Dept. of Regional Planning  
320 W. Temple St.  
Los Angeles, CA 90012

Re: Skyline Ranch DEIR and associated permits Project #04-075

Dear Ms Tae and Ms. Bush:

We are in receipt of your Notice of Public Review Period Time Extension for this project.

To our knowledge, we did not receive a CD or a hard copy of the DEIR. We would greatly appreciate it if you would make these documents available to us for review as you have always done in the past.

Thank you in advance for providing this document to us so that we may more easily participate in the public process by providing a review of the DEIR.

Sincerely,

*David Lutness*

Corresponding Secretary

Sent via email, hard copy to follow by US Mail

AUG 13 2009

U.S. Department of Homeland Security  
FEMA Region IX  
1111 Broadway, Suite 1200  
Oakland, CA. 94607-4052



**FEMA**

August 7, 2009

Michele Bush, Project Manager  
County of Los Angeles, Department of Regional Planning  
Impact Analysis Section, Room 1348  
320 West Temple Street  
Los Angeles, California 90012

Dear Ms. Bush:

This is in response to your request for comments on the Notice of Public Review Period Time Extension/Notice of Completion and Availability Draft Environmental Impact Report for the Skyline Ranch Project County Project No. 04-075, Tract Map 060922 Conditional Use Permit and Oak Tree Permit 04-075, State Clearinghouse Number 2004101090 for Los Angeles County, California.

Please review the current effective countywide Flood Insurance Rate Maps (FIRMs) for the County of Los Angeles (Community Number 065043) and City of Santa Clarita (Community Number 060729), Maps revised September 26, 2008. Please note that the City of Santa Clarita, Los Angeles County, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any **development** must not increase base flood elevation levels. **The term development means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

Michele Bush, Project Manager

Page 2

August 7, 2009

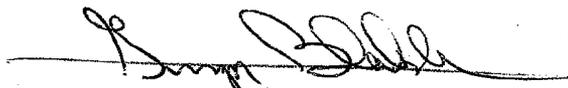
- All buildings constructed within a coastal high hazard area, (any of the "V" Flood Zones as delineated on the FIRM), must be elevated on pilings and columns, so that the lowest horizontal structural member, (excluding the pilings and columns), is elevated to or above the base flood elevation level. In addition, the posts and pilings foundation and the structure attached thereto, is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components.
- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA's Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtm>.

**Please Note:**

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community's floodplain manager for more information on local floodplain management building requirements. The City of Santa Clarita floodplain manager can be reached by calling Christina Monde, Floodplain Coordinator, at (661) 255-4959. The Los Angeles County floodplain manager can be reached by calling George De La O, Floodplain Manager/Senior Civil Engineer, at, (626) 458-7155.

If you have any questions or concerns, please do not hesitate to call Cynthia McKenzie of the Mitigation staff at (510) 627-7190.

Sincerely,



Gregor Blackburn, CFM, Branch Chief  
Floodplain Management and Insurance Branch

cc:

Christina Monde, Floodplain Coordinator, City of Santa Clarita  
George De La O, Floodplain Manager, Senior Civil Engineer, Los Angeles County Department of Public Works  
Garret Tam Sing/Salomon Miranda, State of California, Department of Water Resources, Southern District  
Cynthia McKenzie, Senior Floodplanner, CFM, DHS/FEMA Region IX  
Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX

**Baldwin, Alejandrina C.**

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**From:** Bush, Michele  
**Sent:** Wednesday, September 02, 2009 2:52 PM  
**To:** Baldwin, Alejandrina C.  
**Subject:** FW: DEIR County Project Number 04-075-(5)

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**From:** LKakumu@aol.com [mailto:LKakumu@aol.com]  
**Sent:** Tuesday, August 18, 2009 12:06 PM  
**To:** Bush, Michele  
**Subject:** DEIR County Project Number 04-075-(5)

Our community cannot afford another housing track! The infrastructure is not adequate to accommodate the increase in traffic from opening up Plum Canyon Road southbound unto Whites Canyon. The intersection at Whites Canyon and Nadal is a nightmare when Canyon High School begins and ends (not to mention the traffic from Leona Cox Elementary School). Numerous accidents occur at this intersection and the Sheriff's department cannot control cars running through the signal or the speeding. There is already a housing track on hold on Plum Canyon; and when that is completed it will add to the existing traffic and noise, but when you add yet another housing track that becomes a dangerous situation. Lastly, when a new housing track is built the developer never pays his fair share for infrastructure; and in this economy the tax payer cannot afford another tax increase to cover items that the developer did not pay for.

Sincerely,  
Lynn Kakumu  
28026 Damar Court  
Canyon Country, CA 91351

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# 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

STEPHEN R. MAGUIN  
Chief Engineer and General Manager

August 20, 2009

File No. 31R-3100.10

Ms. Michele Bush  
County of Los Angeles  
Department of Regional Planning  
Impact Analysis Section, Room 1348  
320 West Temple Street  
Los Angeles, CA 90012

AUG 24 2009

Dear Ms. Bush:

**Comments on the Draft Environmental Impact Report (DEIR)  
for the Skyline Ranch Project Santa Clarita Valley, CA**

The County Sanitation Districts of Los Angeles County (Districts) received the subject CEQA document on July 31, 2009. Regarding solid waste management for the above-mentioned project in unincorporated County of Los Angeles, the Districts offer the following comments:

1. The Districts are a partnership of 24 independent special districts providing wastewater and solid waste management services for about 5.3 million people in Los Angeles County. The Districts' service area covers approximately 820 square miles and encompasses 78 cities and unincorporated territory within the county. On the solid waste management side, the Districts operate three active sanitary landfills, four landfill energy recovery facilities, two recycle centers, three materials recovery/transfer facilities, and participate in the operation of two refuse-to-energy facilities.

There are seven major public and private landfills operating in Los Angeles County. The Puente Hills Landfill (PHLF), located at 13130 Crossroads Parkway South in the City of Industry is the closest landfill operated by the Districts that could be used by the proposed project. The conditional use permit (CUP) for the PHLF authorizes the disposal of a maximum of 13,200 tons per day. Disposal operations will continue under the CUP until November 1, 2013. The site will then stop accepting waste for disposal.

Recognizing that in-county disposal capacity is finite, in the long term there will be a need for out-of-county disposal capacity. To that end, the Sanitation Districts have pursued additional capacity through the use of a waste-by-rail system. The Districts are currently in the process of designing and constructing the rail facilities necessary to begin Waste-by-Rail operation by 2011/2012. The City of Industry Planning Commission approved the CUP for the Puente Hills Intermodal Facility (PHIMF) in June 2008. The PHIMF will be used for loading and unloading rail-ready shipping containers for the Waste-by-Rail system. The containers will then be transported to the Mesquite Regional Landfill in Imperial County for disposal.

Other solid waste management facilities operated by the Districts that are available to the proposed project and offer recycling options are the Commerce Refuse-to-Energy Facility (CREF), the Downey Area Recycling and Transfer Facility (DART), the South Gate Transfer Station, and the Puente Hills Materials Recovery Facility (PHMRF). CREF is located at 5926 Sheila Street in the city of Commerce. CREF is a transformation facility that is permitted to accept up to 1,000 tons per day, not to exceed 2,800 tons per week. DART is located at 9770 Washburn Road in the city of Downey. DART is a materials recovery/transfer facility that is permitted to accept up to 5,000 tons per day. The South Gate Transfer Station is located at 9530 Garfield Avenue in the city of South Gate that is permitted to accept up to 1,000 tons per day of refuse. The PHMRF is located at 2808 Workman Mill Road in the city of Whittier. The PHMRF is permitted to accept 4,400 tons per day, not to exceed 24,000 tons per week of municipal solid waste.

2. In regards to Table 4K-1 of the DEIR, please make the following corrections:
  - a. Footnote g: Replace "Watershed" with "Wasteshed"  
Replace "Ordinance #4782" with "Ordinance #4780"
  - b. Footnote f: Replace "Watershed" with "Wasteshed."

If you have additional questions concerning this response, please contact me at (562) 908-4288, extension 2764.

Very truly yours,

Stephen R. Maguin



Ziad A. El Jack  
Senior Engineer  
Planning Section

ZE:mh

COPY

**SCHOOL FACILITIES AGREEMENT  
BETWEEN THE SULPHUR SPRINGS SCHOOL DISTRICT  
AND PARDEE HOMES**

This School Facilities Agreement ("Agreement") is made at Canyon Country, California, as of April 2, 2008 (the "Execution Date"), between the SULPHUR SPRINGS SCHOOL DISTRICT ("District"), a school district organized and existing under the laws of the State of California, and PARDEE HOMES, a California corporation ("Developer"), with respect to the following facts:

A. Developer is the current owner of some portions, and has one or more options (each, an "Option") to acquire other portions of the real property which is located within the District's boundaries and which is described in Exhibit "A" hereto (the "Property"). This Agreement shall only apply to those portions of the Property that have been conveyed to Developer as of the Execution Date and that are conveyed to Developer after the Execution Date.

B. The Property is a portion of a larger proposed master planned community expected to consist of approximately 1,270 single family residential units, parks and other uses on approximately 2,196 acres and referred to as "Skyline Ranch" located within the County of Los Angeles (the "County"). (Hereinafter, references to the "Project" shall include the development of the Property within Skyline Ranch, as currently envisioned as well as any development of the Property.) The Property is expected to be developed with approximately 970 single family residential units. The remainder of Skyline Ranch is within the boundaries of the Saugus Union School District ("Saugus") and is expected to be developed with approximately 300 residential units. Some of the residential lots expected to be approved for Skyline Ranch may be bisected by the boundary line between the District and Saugus ("Straddle Lots").

Total buildout of Skyline Ranch is expected to take several years and the details, including the location and extent of land uses and the number of dwelling units, may change over time to meet the needs of the market. Corresponding changes in governmental approvals are also expected.

C. The District wishes to acquire a school site in the location generally depicted in Exhibit "B" hereto (the "Elementary School Site") and construct the elementary school described in Exhibit "C" hereto on the Elementary School Site (the "Elementary School"). This Agreement provides the terms for Developer's provision of approximately ten (10) net useable acres for the Elementary School Site and the Developer's funding of the cost of the Elementary School, on the terms set forth in this Agreement and subject to Developer's exercise of its Option with respect to that portion of the Property.

D. This Agreement also provides the terms for Developer's satisfaction of the school facilities mitigation obligation applicable to development of the Property and authorized to be imposed by the District pursuant to Education Code Section 17620 and Government Code Sections 65995, 65995.5 or 65995.7. Developer shall satisfy the school facilities mitigation

obligation through provision of the Elementary School Site and funding of construction of the Elementary School and/or through the inclusion of the Property in a community facilities district (the "Hart CFD") to be established by the William S. Hart Union High School District ("Hart") or a community facilities district established by the District. It is expected the Hart CFD will include at least two improvement areas. One of the improvement areas will include the Property and those Straddle Lots that are deemed to be included within the District for purposes of levying special taxes of the improvement area (the "Sulphur Springs Improvement Area"). Another improvement area will include the part of Skyline Ranch entirely within the Saugus boundaries and those Straddle Lots that are deemed to be included within Saugus for purposes of levying special taxes of the improvement area (the "Saugus Improvement Area").

E. The District and Developer desire to adopt and implement a plan, as set out in this Agreement, in lieu of and in satisfaction of any mitigation requirements as to Skyline Ranch which will provide an Elementary School Site and Elementary School consisting of land, buildings, furnishings and equipment to house students of the District residing within the Property ("District Students") and students residing within the portion of Skyline Ranch within Saugus, who choose to attend the Elementary School ("Saugus Students"). This Agreement is intended to mitigate the Project's direct and cumulative environmental and fiscal impacts on the District. This Agreement is contingent on the approval of the Project substantially as described herein by the County of Los Angeles ("County").

F. Temporary facilities to house District Students while the Elementary School is being constructed will be provided and paid for by the District. The Elementary School will be constructed in accordance with applicable law at the time of construction, which law currently consists of (i) the requirements pursuant to Education Code Sections 17251, et seq. (the Field Act) and the guidelines thereto contained in Sections 4-301, et seq., Title 24, California Code of Regulations, and (ii) the requirements set forth in the Leroy F. Greene School Facilities Act of 1998 (Education Code Section 17070.10, et seq.) and as implemented by the State Allocation Board (the "State Requirements and Specifications"). Exhibit "C" attached hereto illustrates the facilities mix, type and square footage for the Elementary School that is generally acceptable to the District and Developer and the representative current construction costs for those facilities based on the current State Requirements and Specifications. The acquisition of the Elementary School Site and construction of the Elementary School will be accomplished by the District through the use of (i) funds advanced by Developer as generally provided for in Sections 1 and 2, ("Developer Advances"), (ii) the proceeds of bonds issued by the Hart CFD or a community facilities district established by the District in accordance with Section 7 below ("CFD Proceeds"), (iii) the proceeds of a general obligation bond, as described in Section 1(d) below, (iv) State Funding (defined below) and (v) Other Proceeds (defined below) (collectively, "Funding Sources").

This Agreement is intended to ensure that the District will always have sufficient capacity to house the District Students while at the same time maximizing the opportunity to obtain State Funding for the Elementary School Site and Elementary School.

G. The Elementary School will be built on a ten-acre school site within Skyline Ranch. Ten net useable acres shall be available for the Elementary School Site. The maintenance of slopes on the perimeter of the Elementary School Site shall not be the

responsibility of the District and arrangements shall be made for maintenance of such slopes by means of a landscape district, homeowners association or other similar provision for maintenance at no cost to the District.

IN LIGHT OF THE FOREGOING FACTS, THE TERMS AND CONDITIONS HEREIN SET FORTH AND FOR OTHER GOOD AND VALUABLE CONSIDERATION IT IS MUTUALLY AGREED AS FOLLOWS:

1. Elementary School Site.

(a) Timing. District may provide Developer written notice of the need to commence the Elementary School Site preparation and construction process ("District Notice") at any time after County approval of both (i) a grading plan for the finished grading of the portion of the Property that includes the Elementary School Site and (ii) a certificate of occupancy for the 301<sup>st</sup> dwelling unit within the portion of the Property within the District. Developer shall provide the District written notice when a certificate of occupancy is approved by the County for such 301<sup>st</sup> dwelling unit. Developer shall deliver the Elementary School Site to the District in a construction-ready condition (as described below) within twenty-four (24) months of receipt of the District Notice, or sooner if mutually agreed by the parties. All of Developer's obligations in this Agreement relating to the improvement and conveyance of the Elementary School Site are subject to Developer's exercise of its Option with respect to that portion of the Property. It is the intent of the District and Developer that plans, drawings, and construction documents will have been prepared and approved by the Division of the State Architect, California Department of Education, and the State Allocation Board and that a construction contract will have been awarded or will be concurrently awarded, so that construction of the Elementary School can begin at the time the Elementary School Site is delivered to the District.

(b) Site Improvements. The Elementary School Site shall be delivered to the District in a construction-ready condition which shall include completion of the following improvements (the "Site Improvements"): (i) mass grading of the Elementary School Site with a single pad of no more than 2% grade, (ii) all-weather access to public roads and (iii) a potable water line, fire water and irrigation line, electrical line, natural gas line, telephone line, and at least one and no more than two lateral sewer lines stubbed to the Elementary School Site property boundary at locations consistent with a schematic footprint depicting the proposed location of all proposed buildings, parking lots and other improved areas, if prepared prior to Developer's commencement of construction of the Site Improvements, or the reasonably anticipated project layout, if not yet prepared, based upon consultation with the District (the "Project Layout"). The pad shall be compacted to the degree required by a geotechnical engineer to support the uses shown on the Project Layout, without additional cost to the District. The utilities referenced in the definition of Site Improvements above shall be sized to serve a 750-student elementary school although the Elementary School to be constructed initially, as described in Exhibit C, shall serve 500 students.

(c) Location. The parties have preliminarily approved the location of the Elementary School Site within the Property as depicted on Exhibit "B," subject to the

approval of such location by the State Departments of Education (CDE) and Toxic Substances Control (DTSC). As soon as possible after the Execution Date, District shall seek a preliminary determination of the suitability of the Elementary School Site from CDE. If CDE or DTSC disapproves the location of the Elementary School Site, a new location within the Property shall be selected by Developer, subject to the approval of the District, CDE and DTSC. All costs associated with the site approval process, including but not limited to the Phase I environmental assessment, and the preliminary environmental assessment (PEA) if any, shall be borne initially by Developer, subject to reimbursement from available Funding Sources.

(d) Purchase. The District shall purchase the Elementary School Site pursuant to the terms of a mutually acceptable purchase and sale agreement. The purchase price shall be the appraised value of the Elementary School Site in a construction-ready condition (as described in Section 1(b) above) assuming its highest and best use at a valuation date that is not more than 180 days prior to the close of escrow of the sale of the Elementary School Site to the District (the "Purchase Price"). The District and Developer acknowledge and agree that the highest and best use of the Elementary School Site, for appraisal purposes, shall be residential with a density equivalent to the residential property adjacent to the Elementary School Site. The District and Developer shall jointly select an appraiser, the District shall retain the appraiser, and the appraisal shall be paid for by the District. If the funds available from the Funding Sources at the close of escrow are less than the Purchase Price, then the District shall pay Developer the available funds at the close of escrow and pay the remainder of the Purchase Price from the Funding Sources when funds become available.

If, prior to payment in full of the Purchase Price, funding of all Construction Costs (defined below) and reimbursement in full of all Developer Advances, District obtains passage of a local general obligation bond measure, District will use proceeds of the bond measure to pay the Purchase Price and Construction Costs and reimburse Developer for its Developer Advances. Nothing contained herein shall obligate the District to place a local general obligation bond measure on the ballot, however. The reimbursement of Developer Advances from the proceeds of such local general obligation bonds shall not exceed an amount equal to 150% of the District's "Level 2" school fees authorized in accordance with Education Code Section 17620 and Government Code Section 65995.5 that would, in the absence of this Agreement, have been applicable to the Property.

If the primary use of the Elementary School Site, following purchase by the District, is other than as an elementary school at the time construction of residential units for the Project is completed, Developer shall be entitled to repurchase the Elementary School Site for the price paid for it by the District.

2. Construction of Elementary School. The District shall build the Elementary School pursuant to the terms of this Agreement with funds from available Funding Sources at a cost not to exceed the Maximum Construction Cost (defined below).

(a) Timing. The parties intend that the Elementary School shall be completed and ready for occupancy within three (3) years after the District Notice.

(b) Contents. The District Notice shall contain a description of the Elementary School and a schematic footprint, if available, showing the location of all proposed buildings, parking lots, and other improved areas ("Project Layout"), and shall state the estimated construction draw schedule covering the estimated construction period. District, prior to construction of the Elementary School, shall provide evidence of insurance with Developer named as an additional insured related to the construction of the Elementary School on the Elementary School Site.

(c) Pre-Construction Draws. Subsequent to the date of the District Notice, to the extent funds from other Funding Sources are not available, Developer shall make a Developer Advance to the District to pay for the architect and other expenses incurred prior to going to bid, including, without limitation, soils and geological tests, fees required by the Division of State Architect, California Department of Education or Department of Toxic Substance Control, attorneys fees for preparation of this Agreement, and other costs in an amount not to exceed \$400,000 ("Pre-Construction Draws"). The District shall not require security from Developer to guarantee Developer Advances of Pre-Construction Draws. As a first priority, District shall fund Pre-Construction Draws from available Funding Sources, other than Developer Advances. As a second priority, Developer shall pay Developer Advances for the unfunded portion of the Pre-Construction Draws to District within thirty (30) days after receipt of a request for payment and supporting documentation from District. The amount of Pre-Construction Draws shall be applied against the Maximum Construction Cost (defined below).

(d) Maximum Construction Cost. The District shall use its best efforts to provide an Elementary School, open for operation, within thirty-six (36) months after the date of the District Notice so that District Students and Saugus Students can attend the Elementary School upon commencement of the opening School Year. A description of the Elementary School and a current estimate of the soft costs, construction costs, furnishing and equipment costs (collectively, "Construction Costs") for the Elementary School is included in Exhibit "C." These Construction Costs are current as of the date of this Agreement, it being the intent, however, that the Elementary School shall be constructed to satisfy the design and construction requirements or parameters as set forth in the State Requirements and Specifications at the time the Elementary School is constructed with sufficient capacity to house 500 students on a traditional 9-month track even if State Funding is obtained on the basis of a multi-track schedule. The Elementary School shall be constructed with such permanent facilities as are required by the State and the remaining classrooms may be of modular construction, subject to the State Requirements and Specifications and the District's approval of the design and manufacturer of the modular classrooms. For purposes of this Agreement, the "Maximum Construction Cost" shall not exceed the actual Construction Costs for the Elementary School, as constructed in accordance with the State Requirements and Specifications.

(e) Security for Developer Advances. Prior to District's award of a construction contract for the Elementary School, Developer shall, in its sole discretion, either post a performance bond or letter of credit in a form and by a surety or financial institution reasonably acceptable to District, or provide a corporate guarantee in favor of the District, in an amount equal to (i) the lesser of (A) the amount of the construction contract to

be awarded or (B) the Maximum Construction Cost, minus (ii) the total amount of then available Funding Sources, as reasonably determined by the District. The District will release portions of the performance bond, letter of credit or corporate guarantee in an amount equal to 90% of the aggregate amount funded for Construction Costs from all Funding Sources, including Developer Advances, following such funding and shall fully release any remaining portions upon the first to occur of (i) funding of the Maximum Construction Cost; (ii) District's filing of a notice of completion for the Elementary School; or (iii) District's receipt of funds from Funding Sources in an amount sufficient to fund all remaining Construction Costs.

(f) Payment of Developer Advances. As a first priority, District shall fund actual Construction Costs, excluding District Costs (defined below), from available Funding Sources, other than Developer Advances. If and to the extent available Funding Sources are insufficient to fully fund actual Construction Costs, excluding District Costs, at the time they are required to be paid, Developer shall pay Developer Advances for the unfunded actual Construction Costs, excluding District Costs, following the District's submittal to Developer of written draw requests with supporting documentation for the amount requested. Developer shall pay the Developer Advance required by each draw request to the District within thirty (30) calendar days of receipt of the draw request and supporting documentation, up to the lesser of the amount of (i) the total Construction Costs set forth in the District Notice or (ii) the Maximum Construction Cost.

(g) Reimbursement of Developer Advances. Prior Developer Advances shall be repaid by the District to the Developer from other Funding Sources within thirty (30) days after funds become available from any Funding Source; provided, however, (i) the unpaid portion of the Purchase Price shall be paid first from available Funding Sources prior to the repayment of Developer Advances and (ii) the District reasonably determines the amount of available Funding Sources remaining after each repayment of all or a portion of prior Developer Advances shall be sufficient to fund all remaining Construction Costs.

(h) District Responsibility. Commencing on and after the District Notice, the District shall be responsible for all costs of occupancy of the Elementary School and the Elementary School Site, including, but not limited to, real property taxes, assessments, special taxes, utility fees and charges and insurance expenses.

(i) Interim Housing. Prior to completion of the Elementary School, the District shall be responsible for obtaining, paying for, and installing any permanent or temporary relocatable classrooms which are to be used to house District Students.

(j) Design Details. The District and Developer shall consult with each other on the planning, architectural design, facilities layout, and grading of the Elementary School and the Elementary School Site to maximize architectural compatibility with surrounding development and to minimize construction and maintenance costs to the District to the greatest extent possible while still conforming to the State Requirements and Specifications and this Agreement. District agrees to use its best efforts to review and comment on all of Developer's submittals within 30 days of receipt. All decisions regarding

the planning, architectural design, facilities layout, and grading of the Elementary School and the Elementary School Site shall be in the District's sole discretion and it is not intended that the District be required to do anything that will increase its costs. Any additional Construction Costs incurred in excess of the Maximum Construction Cost for construction requested by the Developer to maximize architectural compatibility of the Elementary School with the surrounding development ("Developer Costs") shall be funded by CFD Proceeds and/or Developer Advances. Any other additional Construction Costs incurred that are not required to construct the Elementary School described in Exhibit "C" to State Requirements and Specifications ("District Costs") shall be paid by District.

(k) Joint Use Gymnasium. The District shall explore an agreement with the City of Santa Clarita, on mutually acceptable terms, for joint use of the gymnasium to be constructed as an element of the Elementary School.

3. State Funding. The District shall use its best efforts to maximize its eligibility to obtain funding for the Elementary School and the Elementary School Site from any State agency ("State Funding"), and shall take all reasonable efforts to obtain such State Funding. The District shall base its State Funding application on its unhoused eligibility at the time of the application, or 750 students, whichever is least. Subject to the consent of Saugus and to the extent permitted by applicable law, the District shall include the projected Saugus Students in the District's calculation of its unhoused eligibility for purposes of its State Funding application. The District agrees to use and fully cooperate with a consultant experienced in processing applications to obtain State Funding. The District will commence and diligently pursue the State Funding application process for the Elementary School and the Elementary School Site upon execution of this Agreement. To the extent recognized or allowed by applicable state law and regulations, the District will give this application first priority among construction projects and excluding projects for the expansion of existing schools. District shall fund any and all necessary expenses in preparing and pursuing the State Funding application, including, without limitation, preparation of a preliminary Project Layout, preliminary architectural design and any requisite Elementary School Site studies. Any such funds advanced by District shall be reimbursed out of the first Pre-Construction Draw required by this Agreement. District's obligation to reimburse Developer for the Elementary School Site from State Funding received shall not exceed allowable State Funding for the Elementary School Site and Elementary School, including "hardship funding." Notwithstanding anything in this Agreement to the contrary, all State Funding received by District for the acquisition of the Elementary School Site shall be applied (i) to pay Developer all or a portion of the Purchase Price for the Elementary School Site or (ii) at Developer's election, shall be used by the District to fund Construction Costs. All other State Funding received by the District for the Elementary School shall be applied (i) first, to fund actual Construction Costs, excluding District Costs and Developer Costs, to the extent other available Funding Sources are insufficient, and (ii) second, to reimburse Developer Advances, provided, however, State Funding received by the District shall be paid to Developer to repay prior Developer Advances only if and to the extent District reasonably determines the amount of available Funding Sources remaining after such repayment is sufficient to fund all remaining Construction Costs.

4. District Obligations. The District shall not, under any circumstances:

(a) Exercise any power or authority under current or future law to levy or impose an exaction of land, goods, money, or services, whether denominated a fee, charge, dedication, or tax, against the development of Skyline Ranch except any District-wide or school facilities improvement district general tax, special tax, or assessment for school facilities for the purpose of new construction, remodeling or modernization;

(b) Require, request or cooperate with the County of Los Angeles or any other governmental entity to exercise its power or authority to levy or impose an exaction of land, goods, money, or services, whether denominated a fee, charge, dedication, or tax on the Project, for the benefit of the District; or

(c) Oppose the development of Skyline Ranch on any basis whatsoever.

(d) The District agrees to allow children residing within the Straddle Lots and any residential lots within Skyline Ranch located entirely within the Saugus boundaries to attend the Elementary School in accordance with the terms of any memorandum of understanding or agreement between the District and Saugus or any actions or policies of the Boards of Trustees of the District and Saugus. In addition, the District shall make best efforts to cooperate and agree with Saugus as to an equitable allocation of Straddle Lots between Saugus and the District so that the Straddle Lots are deemed to be either included in or excluded from the Sulphur Springs Improvement Area of the Hart CFD or the community facilities district, if any, established pursuant to Section 7 below. To that end, the District shall also make best efforts to agree with Saugus to a transfer of territory between them that is consistent with the agreed equitable allocation of Straddle Lots.

5. Full Mitigation. Funding for the Elementary School and Elementary School Site to be provided to the District by Developer pursuant to the terms of this Agreement constitutes the entire extent of Developer's obligation to provide K-6 school facilities of the District for the Property. Other than the mitigation provided for under this Agreement, the District shall not require or accept any fees, charges, dedications, taxes, or other exactions in connection with the development of Skyline Ranch which might otherwise be available to it under current or future State law, the Valley-Wide Joint School Fee Resolution, or by any other means. No development, change of development, governmental approval, nor change in any governmental approval of Skyline Ranch shall constitute the basis for any change or termination of this Agreement. If any portion of the Skyline Ranch within Saugus as of the Execution Date is later included within the boundaries of the District, the provisions of this Agreement shall apply to such portion and the provisions of any agreement between Saugus and Developer with respect to such property shall no longer apply.

6. Certification. The District shall provide written certification upon written request from Developer that adequate school facilities for District's grades K-6 needs either exist, or that this Agreement guarantees their availability as needed, to house District Students. This written certification shall be given to the County or any other governmental entity which may have development approval authority over Skyline Ranch as requested by Developer. The District shall provide, if necessary, the County with information for the

County's Development Monitoring System based on a capacity of 750 students for the Elementary School. The District, immediately upon request by Developer, shall provide any written certification required to obtain building permits from the County (a "Certificate of Compliance") for residential units to be constructed within the Property. District Students shall have a priority right to attend the Elementary School.

7. Formation of CFD. Upon the request of Developer, District agrees to enter into a joint community facilities agreement ("JCFA") by and among District, Hart and Developer in substantially the form attached hereto as Exhibit "D" authorizing Hart to establish the Hart CFD for the purpose of, among other things, financing all or a portion of the costs of acquisition of the Elementary School Site and the construction of the Elementary School with the proceeds of bonds of the Sulphur Springs Improvement Area ("CFD Proceeds"). If Hart cannot or will not form the Hart CFD, upon Developer's request, District agrees to establish a community facilities district encompassing the Property for the same purpose.

8. Other Proceeds. One of the Funding Sources for the Purchase Price, Construction Costs (excluding District Costs and Developer Costs) and repayment of Developer Advances shall be the proceeds of bonds of the District's Community Facilities District No. 2006-1 in excess of the amounts of such proceeds required to fund the items specified in clauses (i) through (v) of Section 4(b) of that certain "Amended and Restated School Facilities Funding and Repayment Agreement between the Sulphur Springs School District and Pardee Homes" dated October 3, 2007, as it may be amended, (the "CFD No. 2006-1 Proceeds").

Another Funding Source for the Purchase Price, Construction Costs (excluding District Costs and Developer Costs) and repayment of Developer Advances shall be statutory school fees, mitigation payments or the proceeds of bonds of a community facilities district collected by, or available to the District with respect to development within the "Westshire" project within Fair Oaks Ranch pursuant to Tentative Tract Map No. 063483 or other land use entitlements ("Westshire Proceeds"). CFD No. 2006-1 Proceeds and Westshire Proceeds shall be referred to collectively as "Other Proceeds."

Other Proceeds received by, or on behalf of the District after the Execution Date shall be held by the District and disbursed as a Funding Source only in accordance with this Agreement. Any Other Proceeds remaining after the Purchase Price of the Elementary School Site has been paid in full, all Construction Costs have been paid and all Developer Advances reimbursed in full may be used by the District for any legal purpose.

9. Binding on Successors. This Agreement shall be binding on all successors and assigns of the District and Developer. Developer shall have the right, in its sole discretion, to sell or encumber the Property, improved or unimproved and in whole or in part, by any deed, mortgage, deed of trust, or other security device. Neither this Agreement nor any breach of this Agreement shall defeat, invalidate, diminish, or impair the lien or priority of any deed, mortgage, deed of trust, or other security device.

10. Subsequent Actions. The District and Developer, within 30 calendar days of the other party's written request, shall perform any acts and prepare, sign, deliver, file, and record any documents reasonably required to satisfy the conditions contained in or implement the provisions of this Agreement. This includes, but is not limited to, providing the requesting party with written statement certifying that:

(a) this Agreement is unmodified and in full force and effect or, if there have been modifications, that this Agreement, as modified, is in full force and effect, stating the date and nature of any modifications; and

(b) there are no current uncured defaults under this Agreement, or, if there are any, the dates and natures of the defaults.

11. District Indemnification. District shall indemnify, defend (at Developer's option) and hold harmless Developer and its officers, agents, employees and representatives from and against any and all claims, demands, defense costs, actions, liability, or consequential damages of any kind or nature arising out of or in connection with the construction and operation of the Elementary School on the Elementary School Site or the use or occupancy of the Elementary School and Elementary School Site.

12. No Third Party Beneficiaries. This Agreement is entered into solely for the benefit of the District and Developer and their successors, transferees, and assigns. Other than the District and Developer and their successors, transferees and assigns, no third person shall be entitled, directly or indirectly, to base any claim or to have any right arising from, or related to, this Agreement.

13. Written Amendments. This Agreement may not be amended except in writing and signed by the District and Developer.

14. Dispute Resolution. District and Developer have agreed on the following mechanisms in order to obtain prompt and expeditious resolution of all controversies, claims or disputes arising out of or in connection with the performance or non-performance of any terms of this Agreement and on the equitable and fair allocation as to District's and Developer's obligations hereunder.

(a) Reference of Dispute. Any dispute made arising from or related to this Agreement, including without limitation, a dispute seeking damages, interpretation of this Agreement and any dispute seeking equitable relief or specific enforcement of any provision hereof shall be heard and determined by a referee pursuant to California Code of Civil Procedure Section 638. The venue of any proceeding hereunder shall be in Los Angeles, California (the "County") (unless changed by order of the referee).

(b) Procedure for Appointment. The party seeking to resolve the dispute shall file in court and serve on the other party a complaint describing the matters in dispute. Service of the complaint shall be as prescribed by California law. At any time after service of the complaint, any party may request the designation of a referee to try the dispute. Thereafter District and Developer shall use their best efforts to agree upon the selection of a referee from among the available neutrals ("neutrals") at Judicial Arbitration and Mediation

Service ("JAMS"). If the District and Developer are unable to agree upon a referee within ten days after a written request to do so by any party, then either may petition the judge of the Superior Court (or District Court) to whom the case is then assigned to appoint a referee from JAMS. For the guidance of the judge making the appointment of said referee, District and Developer agree that the person so appointed shall be a retired judge from JAMS experienced in the subject matter of the dispute.

(c) Standards for Decision. To the extent consistent with the terms of this Agreement, the provisions of California Code of Civil Procedure, Sections 641, 642, 643, 644 and 645 shall be applicable to dispute resolution by a referee hereunder. In an effort to clarify and amplify the provisions of California Code of Civil Procedure, Sections 644 and 645, District and Developer agree that the referee shall decide issues of fact and law submitted by District and Developer for decision in the same manner as required for a trial by court as set forth in California Code of Civil Procedure, Sections 631.8 and 632, and California Rules of Court, Rules 3.1590 and 3.1591. The referee shall try and decide the dispute according to all of the substantive and procedural law of the State of California, unless District and Developer stipulate to the contrary. When the referee has decided the dispute, the referee shall also cause the preparation of a judgment based on said decision. The judgment to be entered by the Superior Court will be based upon the decision of the referee. District and Developer agree that the referee's decision shall be appealable in the same manner as if the judge signing the judgment had tried the case.

(d) Cooperation. District and Developer shall diligently cooperate with one another and the person appointed to resolve the dispute, and shall perform such acts as may be reasonably necessary to obtain a prompt and expeditious resolution of the dispute. If either party refuses to diligently cooperate, the other party, after first giving notice of its intent to rely on the provisions of this paragraph, incurs additional expenses or attorneys' fees solely as a result of such failure to diligently cooperate, the referee may award such additional expenses and attorneys' fees to the party giving such notice, even if such party is not the prevailing party in the dispute.

(e) Allocation of Costs. The cost of the proceeding shall initially be borne equally by District and Developer, but, subject to subparagraph (b) above, the prevailing party in such proceeding and any appeal of the referee's decision shall be entitled to recover, in addition to reasonable attorneys' fees and all other costs (including expert witness fees), its contribution for the reasonable cost of the referee as an item of recoverable costs. The referee shall include such costs in his judgment or award.

15. Approvals. Whenever this Agreement requires the approval, acceptance or determination of a party, such approval, acceptance or determination shall not be unreasonably withheld, delayed or conditioned.

16. Interpretation. In interpreting this Agreement, it shall be deemed that it was prepared by the parties jointly and no ambiguity shall be resolved against either party on the premise that it or its attorneys was responsible for drafting this Agreement or any provision there.

17. Due Authorization. Each individual signing this Agreement warrants and represents that he or she has been authorized by appropriate action of the party which he or she represents to enter into this Agreement on behalf of the party.

18. Notices. All notices, demands, and communications between the District and Developer shall be given by personal delivery, registered or certified mail, postage prepaid, return receipt requested, Federal Express or other reliable private express delivery, or by facsimile transmission, and such notices, demands, or communications shall be deemed received upon delivery if personally served or sent by facsimile or after three business days if given by other approved means as specified above. Notices, demands, and communications shall be sent:

TO THE DISTRICT:

SULPHUR SPRINGS SCHOOL DISTRICT  
17866 Sierra Highway  
Canyon Country, California 91351  
Fax No.: (661) 252-8814  
Attention: Superintendent

WITH A COPY TO:

PARKER & COVERT LLP  
17862 E. Seventeenth Street  
East Building, Suite 204  
Tustin, California 92780  
Fax No.: (714) 573-0998

TO DEVELOPER:

PARDEE HOMES  
10880 Wilshire Blvd, Suite 1900  
Los Angeles, CA 90024  
Facsimile: (310) 446-1292  
Attn: General Counsel

PARDEE HOMES  
26650 The Old Road, Suite 110  
Valencia, CA 91381  
Facsimile: (661) 255-7837  
Attn: Jim Bizzelle

WITH A COPY TO:

HEWITT & O'NEIL LLP  
19900 MacArthur Blvd, Suite 1050  
Irvine, CA 92612  
Fax No.: (949) 798-511  
Attn: John P. Yeager

The foregoing names, addresses and fax numbers may be changed at any time by a written notice given as provided above.

19. Applicable Laws. This Agreement and all rights and obligations arising out of it shall be construed in accordance with the laws of the State of California.

20. Counterparts. This Agreement may be signed in one or more counterparts all of which, taken together, shall constitute one original document.

21. Incorporation of Recitals and Exhibits. Recitals A through F are true and correct and are hereby incorporated. All Exhibits attached to this Agreement are hereby incorporated by reference.

*[Signature Page Follows]*

SULPHUR SPRINGS SCHOOL DISTRICT

By: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk of the Board of Trustees of  
Sulphur Springs School District

PARDEE HOMES, a California corporation

By: John D. Osgood

Title: Sr. Vice President

By: [Signature]

Title: Vice President

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

**EXHIBIT B**  
**DEPICTION OF ELEMENTARY SCHOOL SITE**

**EXHIBIT C**

**NEW ELEMENTARY FACILITIES AND ESTIMATED COSTS**

Based on current 2008 program requirements and current 2008 construction costs of \$300 per square foot, an estimate of \$17,880,000 for construction and furnishing of an elementary school for 500 students of approximately 59,600 square feet and stubbed out utilities for portable classrooms for up to 750 students has been calculated. The following criteria were used:

- 1 Administration/support complex/restrooms
- 18 Classrooms including common spaces and restrooms
- 1 Special Education Classroom w/restroom
- 1 Resource Teacher Room
- 1 Speech Classroom
- 1 ELD Classroom
- 1 Cafeteria/kitchen/stage/MPR/restrooms
- 1 Library
- 1 Computer Lab
- 1 Science Lab

Including: Storage, mech. and custodian spaces, parking, playground, utilities, landscaping, and fencing.

Architect	\$1,037,500
Inspector/Inspections	225,000
Labor Compliance	66,000
DSA Fees	91,000
Furnishing/Equipment	650,000
Soil Engineering	65,000

Total \$20,214,500

It should be noted that the above "estimate" is based on the District's current project at Golden Valley, and is reflective of all other District facilities in size and type of buildings. Changes in delivery (further class size reduction) or support requirements mandated by changes in the Education Code, as well as general economic factors may greatly affect this estimate.

This cost does not include land acquisition or preparation.

**EXHIBIT D**

**FORM OF  
JOINT COMMUNITY FACILITIES AGREEMENT**

THIS JOINT COMMUNITY FACILITIES AGREEMENT (the "Agreement") is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by and between WILLIAM S. HART UNION HIGH SCHOOL DISTRICT ("Hart"), SULPHUR SPRINGS SCHOOL DISTRICT ("Sulphur Springs"), and Pardee Homes ("Company"), a California Corporation. Hart, Sulphur Springs and the Company may be referred to herein individually as "Party" and collectively as "Parties."

**RECITALS**

A. The Company is the master developer of the real-estate development project being developed primarily for residential purposes as Tract Map No. 060922 and commonly referred to as "Skyline Ranch" ("Project"), which is located within an unincorporated part of the County. Although the entirety of the Project is located within Hart's boundaries, portions of the Project are also within the boundaries of both Sulphur Springs and the Saugus Union School District ("Saugus"). The Parties intend that this Agreement shall apply only to the portion of the Project that is within Sulphur Springs' boundaries ("Property").

B. The Company has requested that Hart form a community facilities district over and for the Project ("Project CFD") pursuant to the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 (commencing with Section 53311) of Part 1 of Division 2 of Title 5 of the California Government Code ("Mello-Roos Act"), in part to finance payments necessary to mitigate impacts on Hart's school facilities arising from development of the Property as are required pursuant to an agreement between Hart and the Company ("Hart Mitigation Agreement"). The Parties anticipate that Hart will form the Project CFD, cause the Project CFD to issue bonds ("Project CFD Bonds") and use a portion of the proceeds of the Project CFD Bonds ("Project Bond Proceeds") to finance the Developer's mitigation obligations for the Property pursuant to the Hart Mitigation Agreement ("Hart Mitigation Obligations") and all or a portion of the costs of acquisition of an elementary school site and the construction, furnishing and equipping of an elementary school (the "Sulphur Springs Mitigation Obligation").

C. In addition to financing the Hart Mitigation Obligations, the Developer requested that a portion of the Project Bond Proceeds be used to finance, among other things, required pursuant to an agreement between Sulphur Springs and the Company entitled "School Facilities Agreement" dated \_\_\_\_\_, 2008 (the "Sulphur Springs Mitigation Agreement"). The Parties intend that Hart shall cause the Project CFD to include two or more improvement areas (each an "Improvement Area") and that the portion of the Project within Sulphur Springs' boundaries shall constitute one or more Improvement Areas that are separate from the Improvement Areas established for the portion of the Project

within Sulphur Springs' boundaries (the "Sulphur Springs Improvement Area"). The Parties further intend that the Project Bond Proceeds attributable to the Sulphur Springs Improvement Area ("Sulphur Springs Area Proceeds") may only finance the ("Sulphur Springs Mitigation Obligations").

D. The Mello-Roos Act provides that the Sulphur Springs Improvement Area of the Project CFD may finance the Sulphur Springs Mitigation Obligations pursuant to a joint community facilities agreement adopted pursuant to Government Code Section 53316.2. The Parties acknowledge and intend that the purpose of this Agreement is to satisfy such requirement of the Mello-Roos Act.

E. Each Party has determined that entering into a joint community facilities agreement to enable the Sulphur Springs Improvement Area of the Project CFD to finance some or all of the Sulphur Springs Mitigation Obligations will be beneficial to the residents within the boundaries of Hart and Sulphur Springs and, therefore, the Parties desire to enter into this joint community facilities agreement pursuant to Government Code Section 53316.2.

#### AGREEMENT

NOW, THEREFORE, in consideration of the covenants and conditions set forth herein, the Parties agree as follows:

1. Recitals. Each of the above recitals is true and correct, and is incorporated herein by this reference.

2. Responsibility for Project CFD. Hart shall have the jurisdiction to and shall be solely responsible for undertaking the proceedings necessary to designate the Sulphur Springs Improvement Area, to form the Project CFD, to authorize, levy and collect special taxes within the Sulphur Springs Improvement Area ("Sulphur Springs Area Special Taxes"), and to issue and administer the Project CFD Bonds of the Sulphur Springs Improvement Area (Sulphur Springs Area Bonds") secured by the Sulphur Springs Area Special Taxes. Sulphur Springs is not directly or indirectly approving or responsible in any way whatsoever for any of such actions or any costs attributable thereto. Hart shall have no liability to Sulphur Springs if, for any reason, Hart does not form the Project CFD or if the Sulphur Springs Area Special Taxes are not authorized, levied or collected, and/or the Sulphur Springs Area Bonds are not authorized or issued.

3. Financing of Sulphur Springs Mitigation Obligations.

(a) Each Party acknowledges and agrees that the Project CFD may finance all or any portion of the Sulphur Springs Mitigation Obligations using the Sulphur Springs Area Bond Proceeds.

(b) The Company may pay the Sulphur Springs Mitigation Obligations in accordance with the Sulphur Springs Mitigation Agreement, whether prior or subsequent to the approval of this Agreement and/or prior or subsequent to the issuance of the Sulphur Springs Area Bonds, and such payments shall not be construed as a dedication or gift to Sulphur Springs or as a waiver of any reimbursement of such payments pursuant to this Agreement. If the Company pays the Sulphur Springs Mitigation Obligations prior to the approval of this Agreement and/or prior to the issuance of the Sulphur Springs Area Bonds, the Company may seek reimbursement directly from the Project CFD once the Sulphur Springs Area Bonds are issued, and Hart shall cause the Project CFD to reimburse the Company for such payments to the extent that the Sulphur Springs Area Proceeds are available for such purposes in accordance with this Agreement and the Hart Mitigation Agreement.

(c) Upon issuance of any Sulphur Springs Area Bonds, the resulting Sulphur Springs Area Proceeds shall be used first to pay or set aside funds for payment of priority expenses of the issuance ("Priority Expenses"), including, without limitation, the underwriter's discount and other costs of issuance, any required reserve-fund deposits, and capitalized interest attributable to such Sulphur Springs Area Bonds, and reimbursements of any advanced funding to be paid from such Sulphur Springs Area Bonds, all in accordance with this Agreement, the Hart Mitigation Agreement and an indenture, fiscal agent agreement or other similar instrument applicable to the Sulphur Springs Area Bonds (herein, "Fiscal Agent Agreement"). The Priority Expenses shall include, without limitation, all costs incurred by Sulphur Springs in connection with the negotiation and drafting of this Agreement and the Sulphur Springs Mitigation Agreement, not to exceed \$20,000. An amount of the Sulphur Springs Area Proceeds remaining after paying or deducting the Priority Expenses ("Net Bond Proceeds"), up to and including the sum total of the Hart Mitigation Obligations and the Sulphur Springs Mitigation Obligations determined pursuant to the Hart Mitigation Agreement and the Sulphur Springs Mitigation Agreement, respectively, as of the issuance of the Sulphur Springs Area Bonds (the "Total School Obligation"), shall be allocated to Hart and Sulphur Springs as provided in Subsection (d) of this Section (the "Hart Allocation" and "Sulphur Springs Allocation," respectively). Any Net Bond Proceeds, if any, remaining after deposit of the Hart Allocation and Sulphur Springs Allocation pursuant to Subsection (d) of this Section shall be used, paid or disbursed in the manner described in the Hart Mitigation Agreement and the Fiscal Agent Agreement.

(d) In accordance with the Fiscal Agent Agreement, the fiscal agent or trustee ("Fiscal Agent") shall create an account for Hart into which the Fiscal Agent shall deposit the Hart Allocation ("Hart Facilities Account") and a separate account for Sulphur Springs into which the Fiscal Agent shall deposit the Sulphur Springs Allocation ("Sulphur Springs Facilities Account"). The Hart Facilities Account may be the same account into which the Fiscal Agent deposits Project Bond Proceeds attributable to other Improvement Areas within the Project CFD. If Net Bond Proceeds are equal to or in excess of the Total School Obligation: (i) the Hart Allocation shall be an amount of Net Bond Proceeds equal to

the total of the Hart Mitigation Obligations determined in accordance with the Hart Mitigation Agreement at the time the Project CFD issues Sulphur Springs Area Bonds; and (ii) the Sulphur Springs Allocation shall be an amount of Net Bond Proceeds equal to the total of the Sulphur Springs Mitigation Obligations determined in accordance with the Sulphur Springs Mitigation Agreement at the time the Project CFD issues Sulphur Springs Area Bonds. If Net Bond Proceeds are less than the Total School Obligation, because the Sulphur Springs Area Bonds are being issued in multiple series or for any other reason: (i) the Hart Allocation shall be the portion of the Net Bond Proceeds equal to the total of the Hart Mitigation Obligations determined in accordance with the Hart Mitigation Agreement at the time the Project CFD issues Sulphur Springs Area Bonds divided by the Total School Obligation; and (ii) the Sulphur Springs Allocation shall be the portion of the Net Bond Proceeds equal to the total of the Sulphur Springs Mitigation Obligations determined in accordance with the Sulphur Springs Mitigation Agreement at the time the Project CFD issues Sulphur Springs Area Bonds divided by the Total School Obligation. By way of example, in the case of a shortfall in Net Bond Proceeds, if the total of the Hart Mitigation Obligations were to be \$4,500,000 and the total of the Sulphur Springs Mitigation Obligations were to be \$3,900,000, then 53.57% of the Net Bond Proceeds (\$4,500,000 divided by \$8,400,000) would be deposited into the Hart Facilities Account and 46.43% of the Net Bond Proceeds (\$3,900,000 divided by \$8,400,000) would be deposited into the Sulphur Springs Facilities Account. If the Sulphur Springs Area Bonds are to be issued in multiple series: (i) the cumulative total of the Hart Allocation for the multiple series shall not exceed the total of the Hart Mitigation Obligations determined in accordance with the Hart Mitigation Agreement and considering the various times Hart receives funds vis-à-vis any adjustment in payment amounts pursuant to the Hart Mitigation Agreement; and (ii) the cumulative total of the Sulphur Springs Allocation for the multiple series shall not exceed the total of the Sulphur Springs Mitigation Obligations determined in accordance with the Sulphur Springs Mitigation Agreement and considering the various times Sulphur Springs receives funds vis-à-vis any adjustment in payment amounts pursuant to the Sulphur Springs Mitigation Agreement. The provisions of this Section shall be deemed and construed to require that any and all Net Bond Proceeds be used to finance all or as much as possible of the Hart Mitigation Obligations and Sulphur Springs Mitigation Obligations, on a proportionate basis if there is a shortfall in Net Bond Proceeds, before being used for any other purpose.

(e) Following the issuance of Sulphur Springs Area Bonds, the Sulphur Springs Allocation or applicable portion thereof shall be disbursed from the Sulphur Springs Facilities Account to Sulphur Springs upon the execution and submission of one or more requests for payment from Sulphur Springs to the Fiscal Agent (each a "Disbursement Request").

(f) To the extent the total of the Sulphur Springs Allocation is less than the total of the Sulphur Springs Mitigation Obligations determined in accordance with the Sulphur Springs Mitigation Agreement as of the time(s) the Project CFD issues Sulphur

Sulphur Springs Area Bonds, the Company shall pay the difference directly to Sulphur Springs in accordance with the Sulphur Springs Mitigation Agreement.

1. Responsibility for Sulphur Springs Mitigation Obligations.

(a) The Parties hereto acknowledge and agree that all Sulphur Springs Mitigation Obligations are due and payable as provided in the Sulphur Springs Mitigation Agreement, and, except as may be provided in Sulphur Springs Mitigation Agreement, the timing and payment of the Sulphur Springs Mitigation Obligations is not contingent on the formation of the Project CFD or the issuance of Sulphur Springs Area Bonds. The responsibility for the use of Sulphur Springs Area Proceeds received by Sulphur Springs in satisfaction of the Sulphur Springs Mitigation Obligations lies solely with Sulphur Springs.

(b) If the total Sulphur Springs Allocation is less than the total of the Sulphur Springs Mitigation Obligations determined in accordance with the Sulphur Springs Mitigation Agreement as of the times(s) the Project CFD issues Sulphur Springs Area Bonds, the Company shall have and retain all responsibility and liability for payment to Sulphur Springs of the amount of the shortfall, and none of Hart, the Project CFD, or Sulphur Springs shall be so responsible or liable.

2. Amendment. This Agreement may be amended at any time, but only by means of a writing signed by each Party hereto.

3. Entire Agreement. This Agreement contains the entire agreement between the Parties with respect to the matters provided for herein and supersedes all prior agreements and negotiations between the Parties with respect to the subject matter of this Agreement other than the Hart Mitigation Agreement and Sulphur Springs Mitigation Agreement.

4. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the Parties. Except in the event of a reorganization of school districts pursuant to Education Code Sections 35500 *et seq.* and/or 35700 *et seq.*, no Party may assign this Agreement without the prior written consent of the other Parties.

5. Severability. If any part of this Agreement is held to be illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall be given effect to the fullest extent reasonably possible.

6. Recordkeeping: Inspection of Records. Each Party shall prepare and maintain full and accurate records of all amounts received by or paid to such Party using or from Sulphur Springs Area Proceeds. Each Party shall make such records available to the other Parties and any representatives of State or federal agencies having jurisdiction to review such records during normal business hours and after reasonable prior written notice. Each Party shall prepare and maintain such records in accordance with applicable law, such Party's

policies, and generally-accepted accounting principles. Such records shall include, without limitation, all records related to the construction, acquisition and/or financing of public facilities using, in whole or in part, any Sulphur Springs Area Proceeds. Upon request by Hart, Sulphur Springs shall provide to Hart such information as reasonably is necessary to assist Hart in calculating any arbitrage rebate obligation of the Project CFD. Sulphur Springs shall promptly execute and deliver such certifications or other instruments as may reasonably be necessary for Hart's bond counsel to conclude that interest in the Sulphur Springs Area Bonds will be excluded from gross income in accordance with Section 103 of the Internal Revenue Code of 1986.

7. Governing Law. This Agreement and any dispute arising hereunder shall be governed by and interpreted in accordance with the laws of the State of California.

8. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. Signature pages may be detached from counterpart originals and combined to physically form one or more original copies of this Agreement containing the signatures of both Parties.

9. Due Authority. Each person signing this Agreement on behalf of a Party hereby represents and warrants that he or she was duly authorized by such Party to execute, and thereby bind such Party to, this Agreement.

*[Signature Page Follows]*

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year written above.

*William S. Hart Union High School District*

*Sulphur Springs School District*

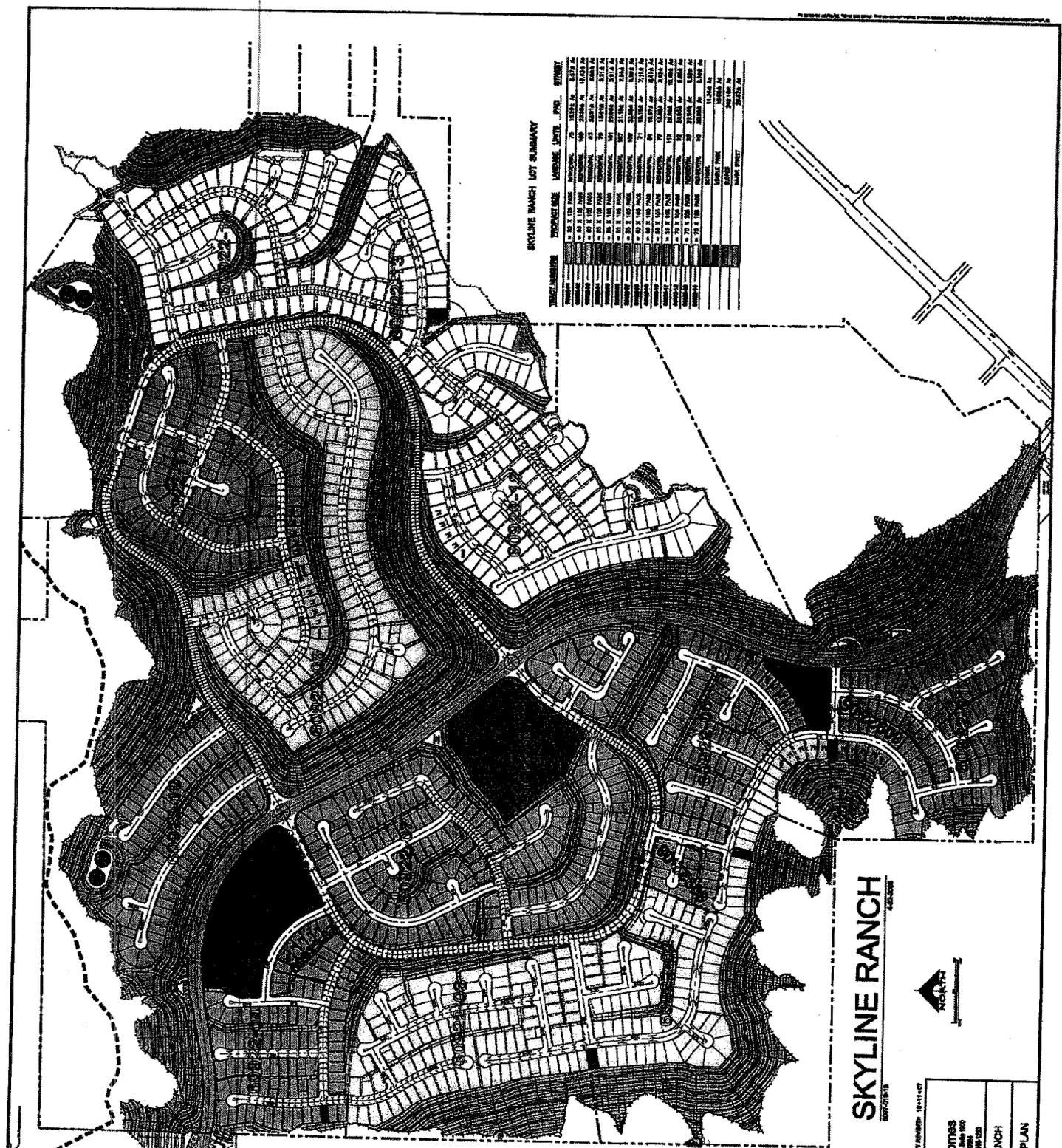
By: \_\_\_\_\_  
Jaime Castellanos, Superintendent

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

*Pardee Homes*

By: *John D Osgood*  
Print Name: *John D Osgood*  
Title: *Sr. Vice President*

By: *[Signature]*  
Print Name: *JAMES C. Bizzelle*  
Title: *Vice President*



**SKYLINE RANCH LOT SUMMARY**

TRACT NUMBER	TRACED AREA	LANDING AREA	LAND	STREET
1	100.00	100.00	100.00	100.00
2	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00
7	100.00	100.00	100.00	100.00
8	100.00	100.00	100.00	100.00
9	100.00	100.00	100.00	100.00
10	100.00	100.00	100.00	100.00
11	100.00	100.00	100.00	100.00
12	100.00	100.00	100.00	100.00
13	100.00	100.00	100.00	100.00
14	100.00	100.00	100.00	100.00
15	100.00	100.00	100.00	100.00
16	100.00	100.00	100.00	100.00
17	100.00	100.00	100.00	100.00
18	100.00	100.00	100.00	100.00
19	100.00	100.00	100.00	100.00
20	100.00	100.00	100.00	100.00
21	100.00	100.00	100.00	100.00
22	100.00	100.00	100.00	100.00
23	100.00	100.00	100.00	100.00
24	100.00	100.00	100.00	100.00
25	100.00	100.00	100.00	100.00
26	100.00	100.00	100.00	100.00
27	100.00	100.00	100.00	100.00
28	100.00	100.00	100.00	100.00
29	100.00	100.00	100.00	100.00
30	100.00	100.00	100.00	100.00
31	100.00	100.00	100.00	100.00
32	100.00	100.00	100.00	100.00
33	100.00	100.00	100.00	100.00
34	100.00	100.00	100.00	100.00
35	100.00	100.00	100.00	100.00
36	100.00	100.00	100.00	100.00
37	100.00	100.00	100.00	100.00
38	100.00	100.00	100.00	100.00
39	100.00	100.00	100.00	100.00
40	100.00	100.00	100.00	100.00
41	100.00	100.00	100.00	100.00
42	100.00	100.00	100.00	100.00
43	100.00	100.00	100.00	100.00
44	100.00	100.00	100.00	100.00
45	100.00	100.00	100.00	100.00
46	100.00	100.00	100.00	100.00
47	100.00	100.00	100.00	100.00
48	100.00	100.00	100.00	100.00
49	100.00	100.00	100.00	100.00
50	100.00	100.00	100.00	100.00
51	100.00	100.00	100.00	100.00
52	100.00	100.00	100.00	100.00
53	100.00	100.00	100.00	100.00
54	100.00	100.00	100.00	100.00
55	100.00	100.00	100.00	100.00
56	100.00	100.00	100.00	100.00
57	100.00	100.00	100.00	100.00
58	100.00	100.00	100.00	100.00
59	100.00	100.00	100.00	100.00
60	100.00	100.00	100.00	100.00
61	100.00	100.00	100.00	100.00
62	100.00	100.00	100.00	100.00
63	100.00	100.00	100.00	100.00
64	100.00	100.00	100.00	100.00
65	100.00	100.00	100.00	100.00
66	100.00	100.00	100.00	100.00
67	100.00	100.00	100.00	100.00
68	100.00	100.00	100.00	100.00
69	100.00	100.00	100.00	100.00
70	100.00	100.00	100.00	100.00
71	100.00	100.00	100.00	100.00
72	100.00	100.00	100.00	100.00
73	100.00	100.00	100.00	100.00
74	100.00	100.00	100.00	100.00
75	100.00	100.00	100.00	100.00
76	100.00	100.00	100.00	100.00
77	100.00	100.00	100.00	100.00
78	100.00	100.00	100.00	100.00
79	100.00	100.00	100.00	100.00
80	100.00	100.00	100.00	100.00
81	100.00	100.00	100.00	100.00
82	100.00	100.00	100.00	100.00
83	100.00	100.00	100.00	100.00
84	100.00	100.00	100.00	100.00
85	100.00	100.00	100.00	100.00
86	100.00	100.00	100.00	100.00
87	100.00	100.00	100.00	100.00
88	100.00	100.00	100.00	100.00
89	100.00	100.00	100.00	100.00
90	100.00	100.00	100.00	100.00
91	100.00	100.00	100.00	100.00
92	100.00	100.00	100.00	100.00
93	100.00	100.00	100.00	100.00
94	100.00	100.00	100.00	100.00
95	100.00	100.00	100.00	100.00
96	100.00	100.00	100.00	100.00
97	100.00	100.00	100.00	100.00
98	100.00	100.00	100.00	100.00
99	100.00	100.00	100.00	100.00
100	100.00	100.00	100.00	100.00

**SKYLINE RANCH**  
 2000-01-15



SKYLINE RANCH	PLANNING AREAS 1-15
LAND USE	PLANNING AREA
RESIDENTIAL	1100 AC
COMMERCIAL	200 AC
INDUSTRIAL	100 AC
TOTAL	1400 AC
TOTAL RESIDENTIAL	1100 AC
TOTAL COMMERCIAL	200 AC
TOTAL INDUSTRIAL	100 AC
TOTAL OPEN SPACE	300 AC
TOTAL	1700 AC

DATE: 01-15-00

**SIKANDI**

**Pandee Homes**  
 1000 North Rainbow Lake Road  
 Los Angeles, California 90008  
 (818) 250-1100 Fax: (818) 250-1101

**SKYLINE RANCH**

**COMMUNITY PLAN**

THE SITE AND ALL INFORMATION ON THIS PLAN IS THE PROPERTY OF PANDEE HOMES. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT FOR ANY OTHER PROJECT. PANDEE HOMES IS NOT RESPONSIBLE FOR ANY OTHER PROJECTS OR FOR ANY OTHER INFORMATION ON THIS PLAN.

SULPHUR SPRINGS SCHOOL DISTRICT

By: Robert N. Olet  
Title: Supt.

ATTEST:

Shelba Wagon  
Clerk of the Board of Trustees of  
Sulphur Springs School District

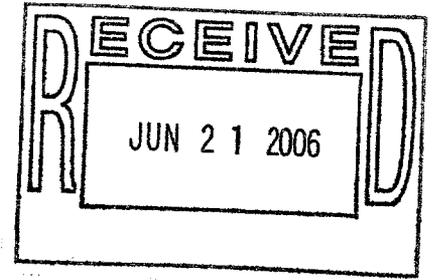
PARDEE HOMES, a California corporation

By: John D. Osgood  
Title: Sr. Vice President

By: [Signature]  
Title: Vice President

June 20, 2006

Richard J. Cahill  
16915 Sierra Highway  
Canyon Country, CA 91351



Pardee Homes  
10880 Wilshire Blvd. #1400  
Los Angeles, CA 90024

Pardee:

My 10 acre parcel (APN 2812-012-001) adjoins your "Skyline Ranch Project"-tentative Tract map No. 060922. You currently own the surrounding land on three sides of my property.

According to your proposed tract map, your grading plan and lot plan will sever the existing dirt roadway I have been using for years to access my property. The same roadway your workers accessed this area for drilling and survey purposes.

I believe landlocking my property would be a violation of the Subdivided Lands Law and the Subdivision Map Act.

I am requesting that Pardee Homes provide an alternate access road from one of the nearby tract streets. Because of your planned grading along the westerly edge of my property, the cul-de-sac designated "N-O" and "N-N" appear not to be feasible. The next southerly cul-de-sac (I believe "N-M") may be workable.

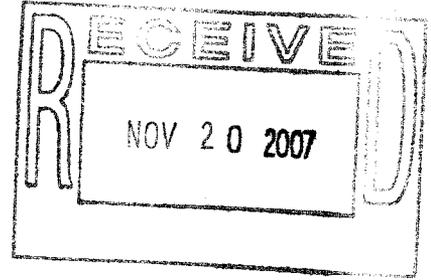
This substitute access should not impact your project nor have any financial cost to Pardee. I hope that you will respond and we can arrange an equitable resolution.

Respectfully,

*Richard J. Cahill*

cc: SUSAN TAE, L.A. CO. PLANNING

Leonard A. Cole  
28313 Falcon Crest Drive  
Santa Clarita, CA 913561-5016  
(661) 252-3766



November 19, 2007

Los Angeles County Department of Regional Planning  
320 West Temple Street Room 1382  
Los Angeles, CA 60012

Re: Tract Number 060922

Dear Sirs:

Please assure that I am included on the notification mailing list for tract Number 060922.

Leonard Cole  
28313 Falcon Crest Drive  
Santa Clarita, CA 91351  
(818) 652-9844

I and my neighbors are extremely concerned about this project. My primary concern is the potential for an extension of Canyon Crest Drive's Eastern terminus. As the project map currently depicts access and egress to this project, Canyon Crest Drive would not be extended. I seek concrete assurance that Canyon Crest Drive will not be extended beyond its existing Eastern terminus.

Secondary concerns include:

- Aesthetic impact caused by the elimination of the existing ridgeline and creation of a very large graded upslope.
- Potential for earth movement down slope into the residences on the Eastern boundary of Santa Clarita City.
- Loss of privacy in backyards at adjacent homes within the City of Santa Clarita.
- Noise and light pollution caused by traffic on Skyline Ranch Parkway and new homes encroaching upon our quiet neighborhood.
- 

If you should have any questions please contact me at (818) 652-9844.

Sincerely,

  
Leonard Cole

cc: Los Angeles County Supervisor Mike Antonovich, Santa Clarita Community Development Dept.

PETER HORSTMANN  
28270 BAKERTON AVENUE  
CANYON COUNTRY, CA 91351

Home: (661) 299-1690

- copy to Paul  
- copy to Planny  
asking them to  
put him on  
notification list

December 1, 2007

Los Angeles County Supervisor  
Mike Antonovich  
23920 Valencia Blvd. Suite 265  
Santa Clarita, CA 91355

Re: Tract Number 060922

Dear Mr. Antonovich:

Please assure that I am included on the notification mailing list for tract Number 060922.

PETER HORSTMANN  
28270 BAKERTON AVENUE  
CANYON COUNTRY, CA 91351

Home: (661) 299-1690

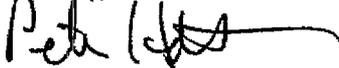
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Secondary concerns include:

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- Potential for earth movement down slope into the residences on the Eastern boundary of Santa Clarita City.
- Loss of privacy in backyards at adjacent homes within the City of Santa Clarita.
- Noise and light pollution caused by traffic on Skyline Ranch Parkway and new homes encroaching upon our quiet neighborhood.

If you should have any questions please contact me at 661-299-1690.

Sincerely,

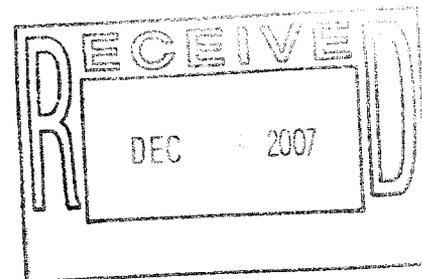


Peter Horstmann

cc: Los Angeles County, Dept. of Regional Planning, 320 W. Temple Street Rm. 1382, Los Angeles, CA 90012

PETER HORSTMANN  
28270 BAKERTON AVENUE  
CANYON COUNTRY, CA 91351

Home: (661) 299-1690



December 1, 2007

Los Angeles County Department of Regional Planning  
320 West Temple Street Room 1382  
Los Angeles, CA 90012

Re: Tract Number 060922

Dear Sirs:

Please assure that I am included on the notification mailing list for tract Number 060922.

PETER HORSTMANN  
28270 BAKERTON AVENUE  
CANYON COUNTRY, CA 91351

Home: (661) 299-1690

I and my neighbors are extremely concerned about this project. My primary concern is the potential for an extension of Canyon Crest Drive's Eastern terminus. As the project map currently depicts access and egress to this project, Canyon Crest Drive would not be extended. I seek concrete assurance that Canyon Crest Drive will not be extended beyond its existing Eastern terminus.

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- Loss of privacy in backyards at adjacent homes within the City of Santa Clarita.
- Noise and light pollution caused by traffic on Skyline Ranch Parkway and new homes encroaching upon our quiet neighborhood.

If you should have any questions please contact me at 661-299-1690.

Sincerely,

  
Peter Horstmann

cc: Los Angeles County Supervisor Mike Antonovich, Santa Clarita Community Development Dept.



City of  
**SANTA CLARITA**

23920 Valencia Boulevard • Suite 300 • Santa Clarita, California 91351  
Phone: (661) 259-2489 • FAX: (661) 259-8125  
[www.santa-clarita.com](http://www.santa-clarita.com)

October 20, 2008

Ms. Alejandrina Baldwin  
Principal Regional Planning Assistant  
Land Divisions Section  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

Dear Ms. Baldwin:

Subject: Proposed VTTM 060922, Skyline Ranch

Thank you for the opportunity to review and comment on the above referenced project. As this project is located within the City of Santa Clarita's adopted Sphere of Influence, it likely could be annexed in the future and residents within this neighborhood would then look to the City for provision of its municipal services and other quality of life issues typically associated with suburban residential neighborhoods such as parks trails, employment opportunities. We realize that this project has been in the County's development review process for some time and therefore it may not be reasonable to expect significant design changes would occur at this point. Given that, the purpose of this correspondence is as follows:

1. To discuss the City's general goals and policies relative to new development projects outside of the City boundaries, but within the City's Sphere of Influence; and
2. To discuss concrete ways in which, to the extent practical, these goals and policies can be advanced through design adjustments or modifications to the proposed project.

Background: Vesting Tentative Tract 60922 is a proposed subdivision of 2172 acres into a total of 1270 single family residential lots. VTT60922 also proposes a 10.3 acre park site, a 1.8 acre park site and a 10.8 acre elementary school site. The Open Space Summary on the tentative tract states that 1563 acres of the 2172 acre site will be maintained as undisturbed open space. The majority of this open space area lies within the northern 2/3 of the project site and is constrained by a County Significant Ecological Area (SEA). According to California Department of Fish and Game BIOS data, the SEA contains critical habitat for the Spreading Navarretia, the Coastal California Gnatcatcher and another "unnamed" special status species. A portion of the Sierra Highway project entry is within the City of Santa Clarita boundary and the remainder of the project site is located in the City of Santa Clarita's Sphere of Influence.



We have evaluated the project and outlined the following issues that cause the City concern, as the projects large scale is certain to affect City residents and City facilities. Based upon our past experience with other County projects which abut the City boundary, there is a strong likelihood that the future property owners in this area will request to be annexed to the City in the future.

The following are the City's general goals and policies for major projects both inside and outside of the City's current boundaries, within the City's Sphere of Influence.

**Jobs-Housing Balance / Village Concept–Self Sufficient Communities:**

Very large projects should include non-residential components (on or off site) to address the jobs/housing imbalance within the Santa Clarita Valley which would be exacerbated by large, purely residential projects. Southern California Association of Government's (SCAG) Regional Transportation Plan identifies the Santa Clarita Valley as becoming a "housing-rich" area. As shown in Table 1, SCAG's latest Integrated Growth Forecast projects the jobs-housing balance for both the City of Santa Clarita and the Los Angeles County unincorporated area as getting worse instead of better over time. For example, the City's job-housing ratio is anticipated to decrease from 1.01 jobs per household in 2005 down to .76 jobs per household in 2030. This represents a 25% decrease. In the unincorporated County area, which includes the proposed subdivision, only .72 jobs per household are projected for the year 2030.

Table 1. Ratio of Jobs to Households based on SCAG's Integrated Growth Forecast

	2005	2010	2020	2030	% of Change
City of Santa Clarita	1.01	1.05	1.08	.76	.25
Unincorporated L.A. County <sup>1</sup>	.88	.82	.71	.72	.16
Average:	.95	.94	.90	.74	.21

<sup>1</sup> Includes portions of unincorporated L.A. County in the Antelope Valley.

As people continue to move to the Santa Clarita Valley, both the City of Santa Clarita and the County of Los Angeles need to find ways to improve the jobs-housing ratio. This has been identified as an issue to be addressed in the ongoing joint City/County "One Valley One Vision" (OVOV) General Plan Update. While our more recent OVOV jobs-housing ratio calculations reflect a slightly better ratio than the previous SCAG forecast, the OVOV projections continue to indicate a worsening jobs/housing ratio over time. Studying land use patterns that encourage jobs-housing balance is one strategy that can be used; however, until the OVOV Land Use Plan and strong jobs-housing balance policies are adopted, it is important that policy makers find ways to improve the current downward trend in jobs-housing balance in the Santa Clarita Valley.

Very large projects on substantial acreage present a unique opportunity to address the current jobs/housing imbalance and to create a needed "community center" at an appropriate location within the project site to serve the community. Community centers or Village Centers should be incorporated into projects of sufficient size for such centers to be viable, consisting of an appropriate combination of neighborhood commercial uses, medium-high density residential uses and public/pedestrian amenities. Encouraging balanced projects of the of the type described here could work towards improving the jobs/housing balance, while providing more variety of housing types, needed local commercial services and pedestrian/public amenities within compact, vibrant, community "village" centers.

#### **Hillside Development Projects / Hillside Grading:**

Grading should be appropriate to the site terrain and should respect and retain significant ridgelines. Development nodes should generally be planned within the less steeply sloped areas of large sites, while preserving significant ridgelines. Portions of the site exceeding 50 percent slope should generally not be graded, but retained as undisturbed open space.

#### **Fiscal Equity**

All development projects should fully mitigate their own traffic, sewer, drainage, water, parks, school and public safety impacts and not shift the costs of their development onto existing residents or onto future projects. Appropriate mitigation will vary for different projects, but could consist of construction of new or upgraded infrastructure facilities, payment of pro rata or in lieu fees, payment of impact fees, establishment and funding of Community Facilities Districts, Assessment Districts, or Maintenance Districts.

## **Parks and Trails**

The City encourages trails and paseos to be integrated into neighborhoods within significant projects to provide pedestrian linkages within neighborhoods to parks and open spaces, schools and neighborhood commercial uses. Generally, these trails should link between neighborhoods and extend throughout adjacent open space areas, where appropriate.

## **PROPOSED TENTATIVE TRACT 60922**

While the City actively encourages and promotes the incorporation of the above general elements and principles into major development projects, it is also recognized that it is neither appropriate nor feasible for each and every one of these elements to be included in every project in every circumstance. We believe the following specific design elements could be reasonably incorporated or accommodated within the proposed project and that their inclusion would benefit the future project residents or the adjacent City and County residents.

1. Bike Paths: The tentative tract map should be revised to include properly designed bike paths along Skyline Ranch Road, and along the Main Street North and South loop roads in order to provide feasible non-automotive transportation options for school students, park users and community residents. In order to be functional, each of these bike paths should be designed and dimensioned in accordance with CALTRANS design standards. At a minimum, these Class I paths will require a paved width of 2.4 meters (7.87 feet) and a minimum separation from the roadway of 1.5 meters (4.92 feet). The bike path along Skyline Ranch Road should be extended all the way to the western tract boundary and should ultimately be extended by others through Tract 46018 (Rev) to provide a continuous bike path connection all the way from Sierra Highway to Plum Canyon Road. Appropriate fencing, such a split rail fencing should also be detailed to visually define the bike path and provide separation between the bike path and adjacent private properties. The existing details and street sections on the tentative tract map do not conform with accepted design standards for Class 1 bike paths.
2. Trails/Paseos: A large project such as Skyline Ranch presents a unique opportunity to create recreational facilities and pedestrian amenities through inclusion of an appropriate trails and paseos. Such facilities would provide a direct benefit to future homeowners within Tract 60922, as well as benefit the community as a whole by adding to the overall community trails network. Trails and paseos are not equivalent facilities to sidewalks. The Santa Clarita Non-Motorized Transportation Plan describes paseos as follows:

The paseo network provides pedestrian and bicycle connectivity that is separate from the roadways, and provides more direct routes than traveling on the roadway. Paseos should be designed to provide pedestrian and bicycle access between cul-de-sacs and from the neighborhood to adjacent commercial and retail centers, between adjacent neighborhoods, and between residential areas and trails, sidewalks, roadways and transit stops. A wayfinding system, such as street identification and destination signs should be provided to allow residents and visitors to navigate the network. Paseos should be well lit, well maintained, and have attractive landscaping.

The City would strongly encourage incorporation of a true paseo network into the proposed subdivision, as described above, incorporating an overpass at Skyline Ranch Road adjacent to the school site to accommodate a safe, grade separated crossing for school children. A paseo network is not currently depicted on the proposed Tentative Tract Map.

Finally, a multipurpose trails system should also be included as part of the subdivision to provide trails linkage from the future neighborhoods within Tract 60922 to the open space areas to the north and east of the proposed development area. These trails should be designed with consideration of view, respect for environmental resources and establishing pedestrian connections to Vasquez Canyon Road to the north and east of the development area. While the applicant has indicated their intention to provide such a trails network, these trails are not currently depicted on the proposed Tentative Tract Map. This trails network should be planned and depicted on the Tentative Tract Map so that it can be evaluated by the Regional Planning Commission and by the public as a component of the overall project evaluation.

3. Sewer: The downstream sewage collection and conveyance system for the project is under the City of Santa Clarita's jurisdiction. The project proposes to route sewer discharge to the Sierra Highway sewershed. A Sewer Area Study prepared by the developer's consultant has already indicated that downstream City owned sewer facilities in Sierra Highway would not have sufficient capacity to serve this project and other development anticipated within the sewershed. A significant reach downstream of the Sierra Highway point of connection will require upsizing in order to serve this project. For future environmental mitigation measures and as conditions of tentative map approval, the City requests the County's cooperation by confirming, prior to final map approval or issuance of a Grading Permit, whichever comes first, that the applicant has satisfied the City's requirements for a City Sewer Use Permit. The City will require that the project developer enter into a subdivision improvement agreement for construction of the needed downstream sewer improvements as identified in the applicants Sewer Area Study.

4. Parks: The project is expected to generate a population of 3912. Vesting Tentative Tract Map 60922 depicts a total of 12.1 net acres of park site within the development area. This equates to provision of 3.1 acres of park land for each 1000 persons generated by the project. This quantity of parkland meets the County minimum requirement of 3 acres per 1000 persons. However, due to an overall shortage of parkland in the Canyon Country area it is essential that this parkland be improved and available to area residents within the earliest possible phases of project development. The City strongly recommends that the County require as a condition of approval that this park site be improved and dedicated to the County within the first phase of project completion, or prior to occupancy of the 100<sup>th</sup> home, whichever comes first.
5. Traffic/Circulation: The proposed residential development will generate 13,410 ADT, not including the trips generated by the school and park sites. This traffic will be distributed onto Sierra Highway (north and southbound) and onto Farrell Road (Skyline Ranch Road), connecting the Plum Canyon Road and Whites Canyon Road. Much of the project generated traffic will impact City roadways and intersections. The City Traffic Engineer has provided the following comments on the tentative tract map and the current traffic study:
  - 1) Any existing dead-end streets which will be prevented from being extended due to this development shall be terminated with a full cul-de-sac designed to City standards. (Bendeda Lane, Canyon Crest Drive, Bookham Drive)
  - 2) Skyline Ranch Road (Whites Canyon Alt.) shall be designed to the City's Secondary Arterial standards (two travel lanes and one bike lane each direction), but shall not be formally designated as a Secondary Arterial, unless it can be demonstrated that it will carry a significant volume of through traffic (i.e. not related to Skyline Ranch)
  - 3) Residential through streets (i.e. 60' wide streets) shall be designed with traffic calming elements, including chokers and center median islands
  - 4) The project shall be designed with paseo system that allows bicyclists and pedestrians to access the school and park sites with a minimum of at-grade street crossings
  - 5) The previous traffic study indicated a need for two northbound left-turn lanes at Sierra Highway/Skyline Ranch Road. The current traffic study (February 2008) now indicates that one left-turn lane is adequate. The significant reduction in the left-turn volume and associated reduction in lanes needs to be explained

Alejandrina Baldwin  
Proposed VTTM 060922, Skyline Ranch  
October 20, 2008  
Page 7 of 7

- 6) The traffic study recommends a second southbound left-turn lane at Sierra Highway/Soledad Canyon road, for a total of five approach lanes (two left-turn lanes, two through lanes, one right-turn lane). The City's standard for a curb lane is 12,' and the standard for an inside lane is 11.' A second southbound left-turn lane, therefore, would require a curb-to-curb width of 57.'

Again, I would like to thank you for the opportunity to submit these comments. We anticipate that at some point in the next few weeks the EIR may be released in Draft form and that the tentative tract map may be back before the County's Subdivision Committee for review. The City of Santa Clarita requests notice of any future SRC meetings and copies of any revised tentative map be sent to us for our review. This is obviously a significant project of great interest to the City and to City residents. Additionally, the City of Santa Clarita would like to review any draft environmental documents and receive notices of any hearings on this project. We would be happy to meet with County Regional Planning staff and/or the applicant to discuss the issues raised in this letter further.

We would welcome an opportunity to participate in any upcoming Subdivision Committee meeting on this project. Should you have any questions, or would like to discuss our comments you may contact Associate Planner David Koontz, AICP, at 661 255-4330 or by email at [dkoontz@santa-clarita.com](mailto:dkoontz@santa-clarita.com).

Sincerely,



Paul D. Brotzman  
Director of Community Development

PB:DK:kb  
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- cc: Michelle Bush, Impact Analysis Section  
Susan Tae, Supervision Regional Planner  
Sharon Sorensen, Senior Planner  
Lisa Webber, Planning Manager  
David Koontz, Associate Planner  
Damon Letz, Assistant City Engineer  
Andrew Yi, City Traffic Engineer  
Paul Novak, 5<sup>th</sup> District Planning Deputy



City of  
**SANTA CLARITA**

23920 Valencia Boulevard • Suite 300 • Santa Clarita, California 91355-2196  
Phone: (661) 259-2489 • FAX: (661) 259-8125  
[www.santa-clarita.com](http://www.santa-clarita.com)

March 30, 2009

Ms. Alejandrina Baldwin  
Principal Regional Planning Assistant  
Land Divisions Section  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

APR 7 2009

Dear Ms. Baldwin:

Subject: Proposed VTTM 060922, Skyline Ranch

As a follow up to our October 20, 2008 correspondence on this project, the project applicant has had subsequent meetings with City of Santa Clarita staff and has submitted a revised Tentative Tract Map exhibit for review which was intended to respond to the comments in the October 20, 2008 letter. The following reiterates each of the major issues identified in the previous correspondence and discusses the degree to which each issue has been addressed and resolved by the revised Vesting Tentative Tract Map 060922.

**Bike Paths:** The tentative tract map should be revised to include properly designed bike paths along Skyline Ranch Road, and along the Main Street North and South loop roads in order to provide feasible non-automotive transportation options for school students, park users and community residents.

**Status of item following receipt of revised Tentative Tract Map:** In order to address the bike paths, the project applicant submitted an alternative street cross section for review and comment by the City. The City Traffic Division staff completed their review and has recommended revised alternative cross sections for Skyline Ranch Road and the North/South Loop Roads. These recommended alternative cross sections can be fully accommodated within the right-of-way currently proposed by the applicant, without requiring modification of any of the adjacent proposed lot designs. The recommended cross section for Skyline Ranch Road results in reduced asphalt paving and base, and increased landscaped open space and enhanced bike and pedestrian facilities within the same right-of-way previously proposed by the applicant. The proposed cross section for Skyline Ranch Road includes 2 travel lanes, bike lanes on each side of the street, as well as landscaped parkways and enhanced sidewalks/paseos. The use of these cross sections will provide reduced development costs, reduced asphalt-paved area, enhanced landscaping and enhanced pedestrian and bicycle facilities. The proposed street cross sections for Skyline Ranch Road and the North and South Loop Roads are attached to this correspondence. If necessary for timing purposes, incorporation of this street section into the tentative map could be addressed through a Condition of Approval on the subdivision map, provided that the final traffic study and EIR identify and discuss the alternative Skyline/Loop Road street section. The use of this street



cross section could be adequately addressed within the project traffic report and within the EIR with only minimal revisions.

**Trails/Paseos:** A large project such as Skyline Ranch presents a unique opportunity to create recreational facilities and pedestrian amenities through inclusion of appropriate trails and paseos. A multi-purpose trails system should also be included as part of the subdivision to provide trail linkages from the future neighborhoods within Tract 60922 to the open space areas to the north and east of the proposed development area.

**Status of item following receipt of revised Tentative Tract Map:** Following discussions and meetings with the project applicant, the tentative tract map has been revised to incorporate a limited number of trails and paseo connections within some critical areas of the development site. The requested pedestrian overpass at the school site has been included, which provides a safe means for accessing the school and park site. In addition, the critical pedestrian connection from the northeasterly portion of the development to the school site and park site has been depicted. While these changes are a definite improvement, we suggest that additional refinements would enhance their usefulness to the future community and enhance their value to the developer as project amenities. The recommended additional refinements include:

- Sidewalks along both sides of Skyline Ranch Road should be widened to allow use as functional paseos, in addition to the bike lanes (as indicated on the proposed street cross section – attached).
- Existing open space trails and existing fire roads should be incorporated into the project trail network and connected to proposed paseos or public right-of-way. In particular, the fire road/ridge trail along the northern limits of the proposed development area should be connected via new trail linkages to Skyline Ranch Road. Similarly, the existing “Hiking Trail and Fire Access” along the eastern edge of the proposed development area should be connected via a new trail linkage to Skyline Ranch Road in the southern end of the development area. These existing fire roads, along with appropriate new connections to the proposed public right-of-way should be dedicated for public trails use on the Final Subdivision Map.

Each of the modifications bulleted above could be easily depicted on the Tentative Tract Map with minimal revisions.

**Parks:** The revised subdivision map proposes eight additional small recreation spaces/tot lots distributed throughout the project site. It is assumed that these spaces will be appropriately improved by the project developer and maintained by the HOA per the County’s Conditions of Approval on the subdivision. These additional small recreation spaces will benefit the future project residents and provide an additional project amenity. The City recommends that this project be conditioned to provide primary park facilities and the small recreation spaces in appropriate phases to meet the needs of future residents, as the various residential phases of the project are developed.

**Sewer:** A Sewer Mitigation Agreement for construction of the needed downstream sewer improvements as identified in the applicant's Sewer Area Study has been recorded to the satisfaction of the City of Santa Clarita. This mitigation should be memorialized in the Mitigation Monitoring Program which is being prepared for the project.

**Traffic/Circulation:** The proposed residential development will generate 13,410 ADT, not including the trips generated by the school and park sites. This traffic will be distributed onto Sierra Highway (north and southbound) and onto Farrell Road (Skyline Ranch Road), connecting Plum Canyon Road and Whites Canyon Road. Much of the project-generated traffic will impact City roadways and intersections. The City Traffic Engineer has provided the following comments on the tentative tract map and the current traffic study:

- 1) Any existing dead-end streets which will be prevented from being extended due to this development shall be terminated with a full cul-de-sac designed to City standards (Beneda Lane, Canyon Crest Drive, Bookham Drive).

**Status:** The project applicant has agreed to satisfy the City with appropriately terminated cul-de-sacs. The applicant has submitted preliminary termination design concepts for Beneda, Canyon Crest and Bookham and these designs are currently being reviewed by City Public Works staff. Final detailed designs shall be subject to the review and approval of the City of Santa Clarita and will require issuance of encroachment permits. The City may impose reasonable conditions in conjunction with issuance of encroachment permits.

- 2) Skyline Ranch Road (Whites Canyon Alt.) shall be designed to the City's Secondary Arterial standards (two travel lanes and one bike lane each direction), but shall not be formally designated as a Secondary Arterial, unless it can be demonstrated that it will carry a significant volume of through traffic (i.e. not related to Skyline Ranch development).

**Status:** Attached is a proposed alternative street cross section which adequately addresses vehicular circulation, as well as non-motorized circulation via paseos and bike paths.

- 3) Residential through streets (i.e. 60' wide streets) shall be designed with traffic calming elements, including chokers and center median islands.

**Status:** The original comment stands and the condition still applies. Some of the internal 60' streets could benefit from chokers or bulb-outs. One such street is N-E Street.

- 4) The project shall be designed with paseo system that allows bicyclists and pedestrians to access the school and park sites with a minimum of at-grade street crossings.

**Status:** This item has been fully addressed as discussed under the Trails/Paseos and Bike Paths sections above.

- 5) The previous traffic study indicated a need for two northbound left-turn lanes at Sierra Highway/Skyline Ranch Road. The current traffic study (February 2008) now indicates that one left-turn lane is adequate. The significant reduction in the left-turn volume and associated reduction in lanes needs to be explained.

**Status:** This item has been resolved to the satisfaction of City Traffic staff.

- 6) The traffic study recommends mitigation consisting of a second southbound left-turn lane at Sierra Highway/Soledad Canyon which is located within the City's jurisdiction, for a total of five approach lanes (two left-turn lanes, two through lanes, one right-turn lane). The City's standard for a curb lane is 12 feet, and the standard for an inside lane is 11 feet. A second southbound left-turn lane, therefore, would require a curb-to-curb width of 57 feet.

**Status:** The applicant recently submitted two diagrams illustrating proposals for accommodating the additional left-turn lane within the existing right-of-way. These proposals have been reviewed by the City's Public Works and Traffic staff who have determined that both proposals, as illustrated, fail to demonstrate that an adequately functional intersection which accommodates the additional left-turn lane can be accomplished without additional right-of-way acquisition. Since acquisition of necessary right-of-way at this intersection could adversely affect continued operations of the existing businesses at the northeast corner of Sierra Highway and Soledad Canyon Road, the applicant should submit traffic calculations to determine the project unit threshold at which construction of this mitigation is necessary in order to avoid disruption of these businesses prematurely. To date, the applicant has not indicated their intent to acquire additional right-of-way or to construct/reconstruct intersection improvements to accommodate the additional left turn lane. In accordance with CEQA, it is the responsibility of the project applicant to provide adequate and feasible mitigation for the environmental impacts caused by their project. If the applicant is unable or unwilling to acquire sufficient right-of-way to accomplish the traffic mitigation required for their project, then alternative feasible and adequate mitigation for the traffic impacts to that intersection should be proposed, or the project should be redesigned in such a way as to eliminate or substantially reduce the impact at this intersection. The project should not be cleared for public hearing until this matter is adequately resolved.

Again, I would like to thank you for the opportunity to submit these additional comments. We anticipate that at some point in the next few weeks, the EIR may be released in draft form. The City

Alejandrina Baldwin  
Proposed VTTM 060922, Skyline Ranch  
March 30, 2009  
Page 5 of 5

of Santa Clarita would like to review any draft environmental documents and receive notices of any hearings on this project. We would be happy to meet with County Regional Planning staff and/or the applicant to discuss the issues raised in this letter further.

Should you have any questions, or would like to discuss our comments, you may contact Associate Planner David Koontz, AICP, at 661-255-4330 or by email at [dkoontz@santa-clarita.com](mailto:dkoontz@santa-clarita.com).

Sincerely,

A handwritten signature in black ink that reads "Paul D. Brotzman". The signature is written in a cursive style and is positioned above the printed name and title.

Paul D. Brotzman  
Director of Community Development

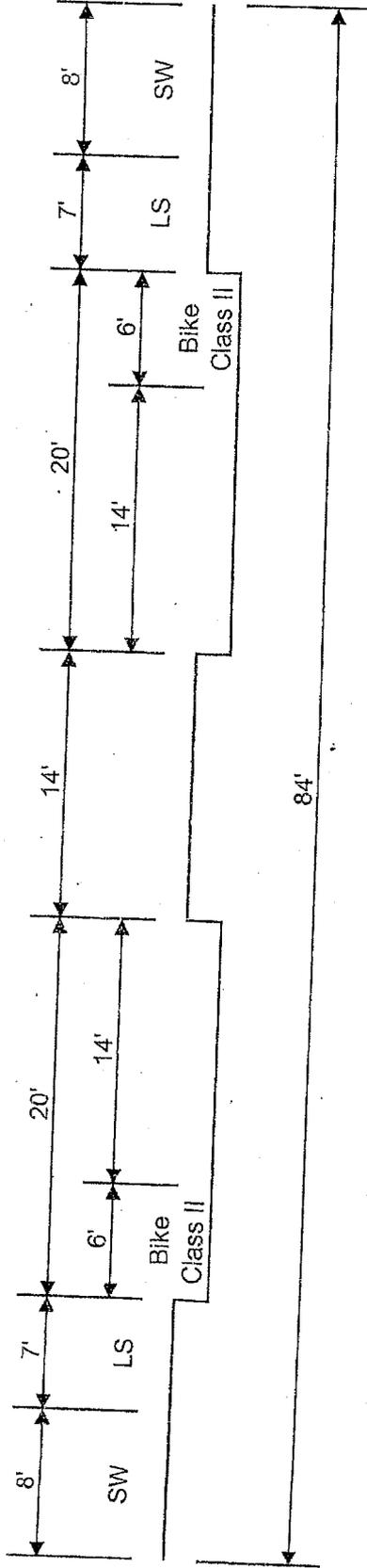
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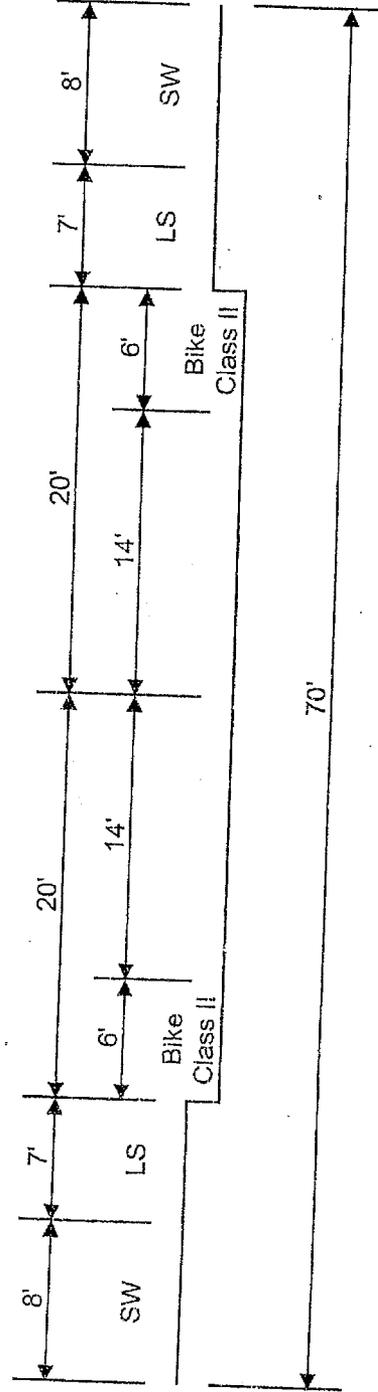
Attachment

cc: Paul Novak, 5<sup>th</sup> District Planning Deputy  
Susan Tae, Supervising Regional Planner  
Michelle Bush, Impact Analysis Section  
Lisa Webber, Planning Manager  
Sharon Sorensen, Senior Planner  
David Koontz, Associate Planner  
Damon Letz, Assistant City Engineer  
Andrew Yi, City Traffic Engineer  
James Bizelle, Pardee Homes

SKYLINE RANCH ROAD



NORTH & SOUTH LOOP ROADS



**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



8-25-08

Castaic Lake Water Agency  
27234 Bouquet Cyn Rd.  
Saugus CA 91350  
Phone 661 297 1600 Fax 661 297 1611

Re: Skyline Ranch Water Supply Assessment, 1270 Units, LA County Project #04-075

Dear Sirs and Madams:

On June 4<sup>th</sup>, the governor of the State of California signed Executive Order S-06-08 declaring a statewide drought. On the same day, the Los Angeles County Board of Supervisors gave final approval to an additional 1000 units (Spring Canyon and Tick Canyon) that must be supplied with imported State Water Supply since wells in that area are not sufficient to provide the required supply.

That approval was based on previous testimony given by Dan Masnada, the General Manager of Castaic Lake Water Agency (CLWA) who appeared before the Board of Supervisors and stated that there was no water supply problem in the Santa Clarita area. He also stated that there was plenty of water available for development for the next 20 years. Based on that testimony, the Board of Supervisors approved these projects.

Under such a state wide emergency we cannot understand how CLWA can continue to issue water supply assessments stating that there is no water supply problem in Santa Clarita for the next 20 years while at the same time asking existing residents to cutback on their water use.

If there is indeed a statewide emergency, CLWA should be denying water supply assessments until the developer meets certain conservation goals. Such goals should include requirements for use of drought tolerant plants, elimination of lawns and pools and tiered rates within the Santa Clarita Water Co. where this project is proposed. Asking existing residents to cut back while allowing a 1270 unit project to proceed without any conservation requirements is unfair to existing residents throughout the Santa Clarita Valley.

The Dec. 17<sup>th</sup>, 2007 Court decision by Judge Oliver Wanger resulted in court ordered substantial cutbacks to imported state water to protect the endangered Delta Smelt. CLWA is aware that the Urban Water Management Planning Act requires an amendment to an Urban Water Management Plan (UWMP) when substantial changes to the water supply have occurred. We believe that the crisis in the Sacramento Delta, made obvious by the crash of the Delta Smelt and salmon populations, and the resulting court ordered cut backs, is just such a substantial change. But an even greater change may result from the elimination of the Article 21 water that was used by CLWA to provide back up water for storage for future



## **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

8-26-08

Castaic Lake Water Agency  
27234 Bouquet Cyn Rd.  
Saugus CA 91350  
Phone 661 297 1600 Fax 661 297 1611

Re: Skyline Ranch Water Supply Assessment, 1270 Units, LA County Project #04-075

Dear Sirs and Madams:

We wish to make the following correction to our previous correspondence. Mr. Masnada correctly brought to our attention that the dates were incorrect in the first paragraph. Please replace that paragraph with the following two paragraphs:

On June 4<sup>th</sup>, the governor of the State of California signed Executive Order S-06-08 declaring a statewide drought. On the same day, the Los Angeles County Board of Supervisors gave final approval to an additional 1000 units (Spring Canyon and Tick Canyon) that must be supplied with imported State Water Supply since wells in that area are not sufficient to provide the required supply.

That approval was based on previous testimony given by Dan Masnada, the General Manager of Castaic Lake Water Agency (CLWA) who appeared before the Board of Supervisors and stated that there was no water supply problem in the Santa Clarita area. He also stated that there was plenty of water available for development for the next 20 years. Based on that testimony, the Board of Supervisors approved these projects.

SANTA CLARITA WATER DIVISION

REQUIRED WATER SUPPLY ASSESSMENT (WSA) (SB 610)

Water Code § 10910 et seq.

TO: (The Lead Agency)
Department of Regional Planning
County of Los Angeles
320 West Temple Street
Los Angeles, CA 90012-3225

(Applicant's Name and Address)
Pardee Homes
26650 The Old Road, Suite 110
Valencia, California 91381

Project Information

Project Title: Skyline Ranch Project / Tract Map No. 060922

- Residential: No. of dwelling units: 1,270
Shopping center or business: No. of employees, Sq. ft. of floor space
Commercial office: No. of employees, Sq. ft. of floor space
Hotel or motel: No. of employees, Sq. ft. of floor space
Industrial, manufacturing, or processing: No. of employees, Sq. ft. of floor space
Mixed use (check and complete all above that apply)
Other:
Number of existing service connections zero.

Water Supply Assessment (WSA) (see supporting documents)

On September 10, 2008 the Board of Directors of the Castaic Lake Water Agency, Santa Clarita (name of water purveyor) Water Division made the following determination regarding the above-described project:

- The projected water demand for the project was not included in Santa Clarita Water Division most recently adopted Urban Water Management Plan.
A sufficient water supply is available for the project. The total water supplies available to Santa Clarita Water Division during normal, single-dry, and multiple-dry years with a 20-year projection will meet the projected water demand of the project in addition to the demand of existing and other planned future uses, including, but not limited to, agricultural and manufacturing uses.
A sufficient water supply is not available for the project. [Plan for acquiring and developing sufficient water supply attached. Water Code § 10911(a)]
A sufficient water supply will be available based on the attached plan (Sec 10911 of the WC)

The foregoing determination is based on the following Water Supply Assessment Information and supporting information in the records of Santa Clarita Water Division (name of water purveyor)

Handwritten signature of the Water Resources Planner

Signature

Water Resources Planner
Title

September 11, 2008
Date

***FINAL***  
**SB 610 WATER SUPPLY ASSESSMENT**  
FOR THE SKYLINE RANCH PROJECT

September 2008

**Prepared By:**

SANTA CLARITA WATER DIVISION

Castaic Lake Water Agency

22722 Soledad Canyon Road  
Santa Clarita, California 91350  
(661) 259-2737

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## **1.0 INTRODUCTION**

### **1.1 Background**

#### **Project Location**

The 2,173-acre Skyline Ranch project (Project) site, Vesting Tentative Tract Map No. 060922, is located in the Santa Clarita Valley, north of Highway 14 (Antelope Valley Freeway) and the City of Santa Clarita, south of Vasquez Canyon Road, between Bouquet Canyon Road and Sierra Highway, in unincorporated Los Angeles County. The Project site includes various undeveloped parcels west of Sierra Highway between the Santa Clara River and Vasquez Canyon. The site is roughly defined by Sierra Highway (Mint Canyon) on the east and southeast, residential communities in Santa Clarita on the south and southwest, Plum Canyon Road on the west, Bouquet Canyon Road to the northwest, and Vasquez Canyon Road to the northeast. Figure 1-1 displays the location of the Project.

#### **Project Description**

The Project applicant proposes to develop approximately 620 acres of the site with 1,270 single-family residential lots, pads ranging in size from 5,775 to 7,350 square feet, an approximately 11-acre elementary school site, approximately 10 net acres of fully improved public parkland to be dedicated to the Los Angeles County Department of Parks and Recreation, and approximately 3 net acres of private parkland to be managed by a homeowners' association. Development is proposed for the southern portion of the property, where slopes of 25 percent or less predominate. Nearly three quarters of the site (the northern 1,553 acres) is proposed to remain undeveloped, with approximately 1,378 acres dedicated or designated as natural open space through establishment of the Skyline Ranch Conservation Area (SRCA). The Vesting Tentative Tract Map No. 060922 subdivides the development area of the Project property into 1,324 lots, including 1,270 residential lots (the proposed 1,270 single-family homes are characterized by a traditional lot orientation at net densities ranging from 3.0 to 4.0 dwelling units per acre on lots with pads ranging in size from 5,775 to 7,350 square feet as stated above). Primary access to the tract is provided by the extension of Whites Canyon Road from Plum Canyon to the southeast through the Project interior, ultimately connecting to Sierra Highway.

#### **Previous Water Supply Assessment**

On January 24, 2007, the CLWA Board of Directors approved a Water Supply Assessment (WSA) for the project. Since that time the California Department of Water Resources has issued the 2007 State Water Project Delivery Reliability Report which reflects new areas of uncertainty and is distinguished from earlier reports by including estimates of the potential reductions to SWP delivery reliability due to the pelagic organism decline (POD) and future climate changes. In addition, there are new sources of water and banked water that have been added since the preparation of the 2005 Urban Water Management Plan. In order to have the most current information as part of the environmental review process for the project, the County of Los Angeles has requested a new WSA

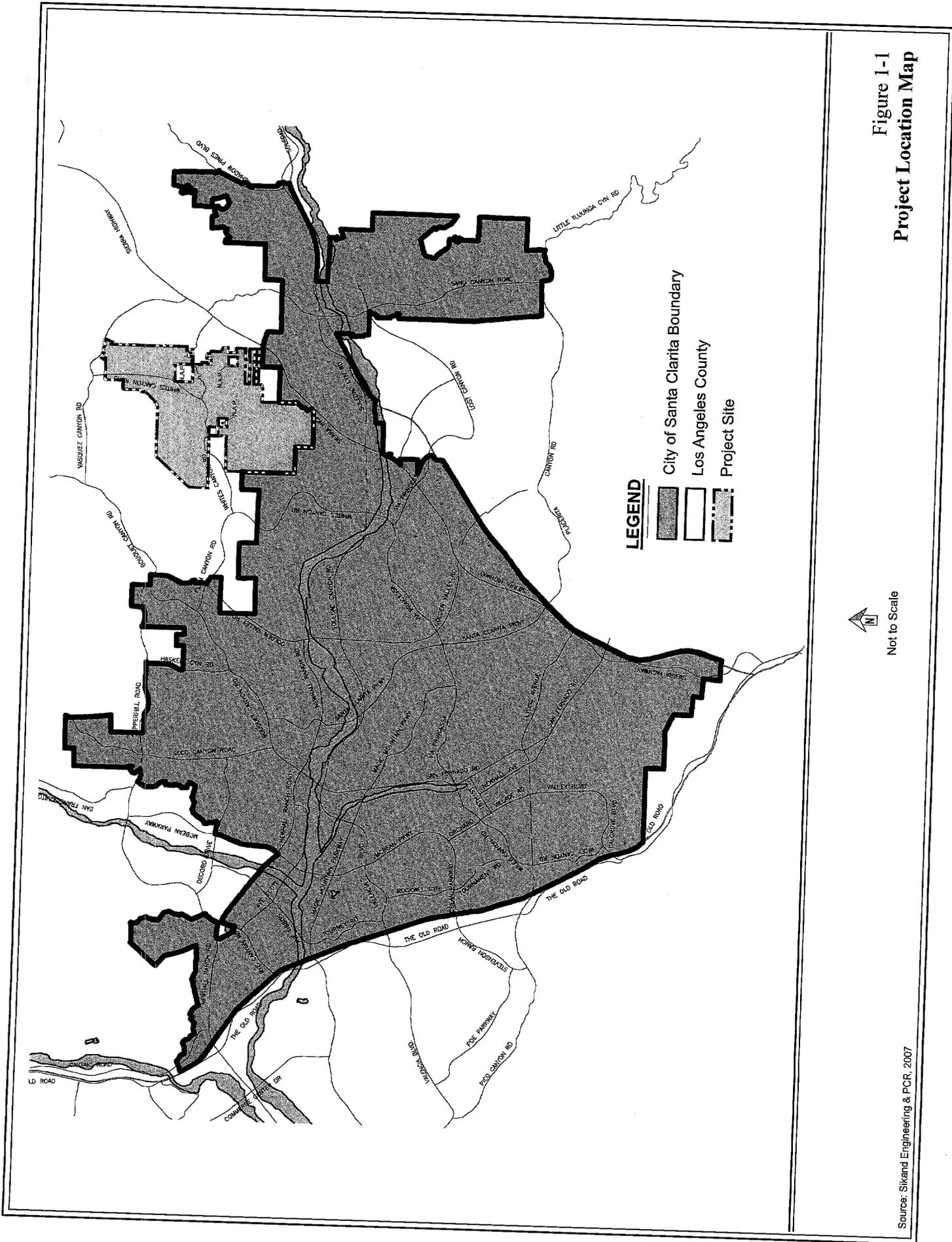


Figure 1-1  
Project Location Map

  
 Not to Scale

Source: Sikand Engineering & PCR, 2007

## **SCWD Service and Infrastructure in the Project Area**

In September 1999, the Castaic Lake Water Agency (CLWA) acquired the Santa Clarita Water Company, an investor-owned retail water company serving the eastern part of the Santa Clarita Valley. The former Santa Clarita Water Company became CLWA's Santa Clarita Water Division (SCWD), which continues to serve the same approximate area previously served by the Santa Clarita Water Company.

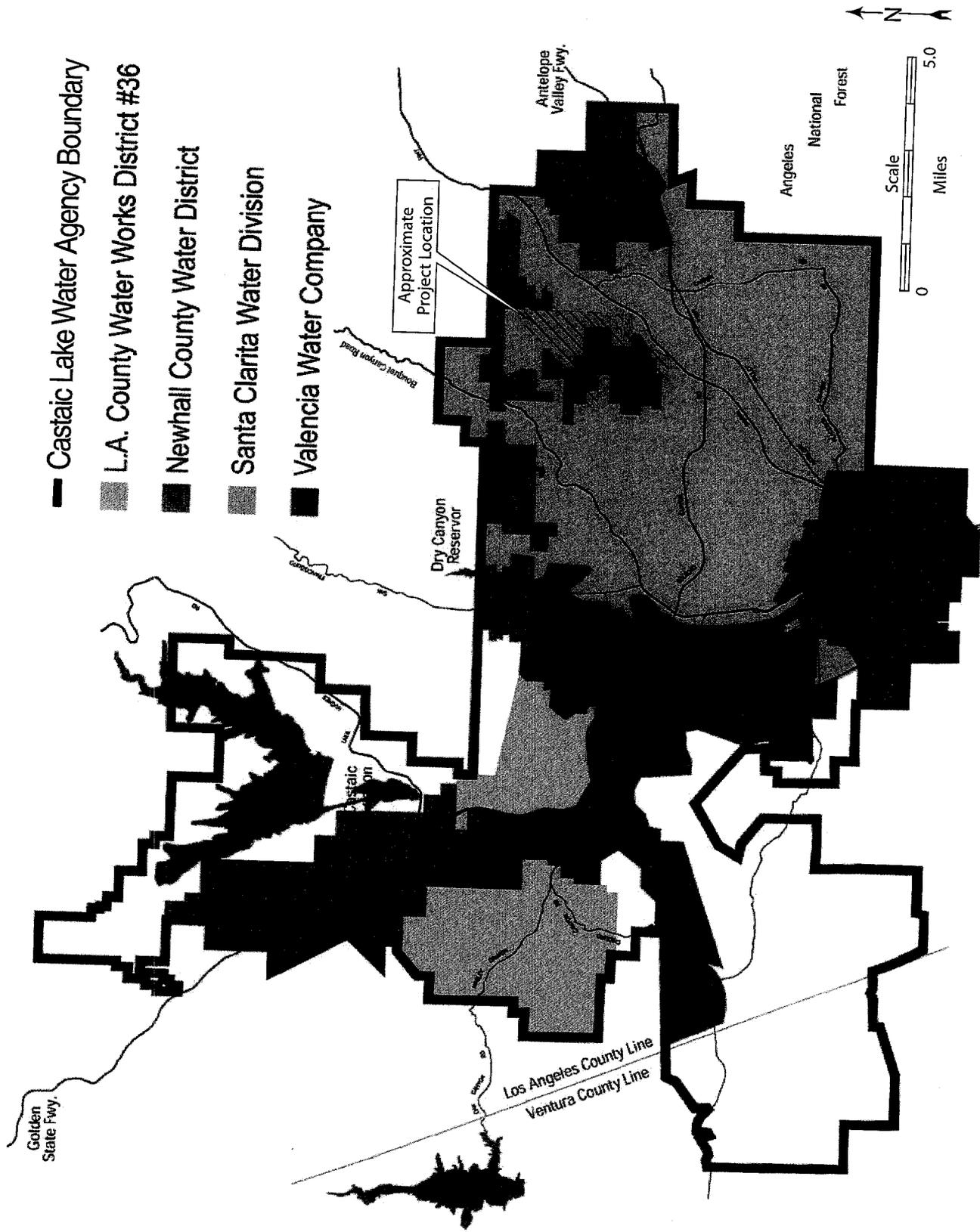
After the purchase, the legislature added Section 15.1 to the CLWA Law (Wat. Cod – App. §103-15.1) to clarify SCWD's ability to provide retail water service. Section 15.1 authorizes SCWD to exercise retail water authority within a specified area. SCWD's service area overlaps with portions of Newhall County Water District's (NCWD) boundaries. Within the overlap area, NCWD has the exclusive authority to provide water service, unless it consents to SCWD providing service. The proposed Project site is located within the overlap area discussed above. NCWD consented to SCWD serving the proposed Project by entering into a Memorandum of Understanding with CLWA on September 19, 2005. Accordingly, SCWD is authorized to serve the proposed Project pursuant to Section 15.1 of CLWA Law, Water Code Section 12944.7,<sup>1</sup> and the Memorandum of Understanding, Figure 1-2 depicts SCWD's and the remaining purveyors' service areas.

SCWD water supply infrastructure is the closest to the proposed Project site and SCWD would have the ability to more readily serve the proposed Project. The proposed Project's water system could ultimately connect to existing 8- and 10-inch pipelines located in Sierra Highway,. There are no existing service water lines on the proposed Project site.

SCWD distributes a combination of imported water from CLWA and groundwater from local wells. SCWD is one of four water purveyors in the Santa Clarita Valley and currently supplies a population of approximately 111,000 with approximately 28,000 service connections.

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<sup>1</sup> Water Code Section 12944.7(b) provides in pertinent part that "if the principal act of the public agency restricts the agency to the wholesale distribution of water, the right to sell water directly to consumers may be exercised by the agency only pursuant to a written contract with (1) a wholesaler, if any exists, to which the water would otherwise be sold and (2) a public entity water purveyor, if any exists, serving water at retail within the area in which the consumer is located or a water corporation, if any exists, subject to regulation by the Public Utilities Commission and serving water at retail within the area in which the consumer is located."



**FIGURE 1-2**  
**CLWA AND PURVEYORS' SERVICE AREAS**  
 SKYLINE RANCH PROJECT

Source: Luhdorff & Scalmanini Consulting Engineers  
 Corrections based on Sikkand Engineering 2004

## 1.2 Purpose

This WSA has been prepared pursuant to the requirements of applicable sections of the California Water Code and California Public Resources Code<sup>2</sup> as amended by Senate Bill 610 (SB 610) (Costa; Chapter 643, Stats. 2001) which became effective January 1, 2002. The legislative purpose of these amendments was to strengthen the process pursuant to which local agencies determine the adequacy of existing and planned future water supplies to meet existing and planned future demands on those water supplies.

Once it is determined that a project is subject to the California Environmental Quality Act (CEQA), SB 610 requires cities and counties to identify any public water system that may supply water for the project and to request that public water systems prepare a specified water supply assessment to be included in any environmental document prepared for the project.<sup>3</sup> The assessment includes, among other information, an identification of existing water supply entitlements, water rights, or water service contracts relevant to the identified water supply for the proposed project and water received in prior years pursuant to those entitlements, rights, and contracts.

The purpose of this WSA is to answer the question:

*Will the water supplier's total projected water supplies available during normal, single dry, and multiple dry water years during a 20-year projection meet the projected water demand of the proposed Project, in addition to the water supplier's existing and planned future uses, including agricultural and manufacturing uses?<sup>4</sup>*

A WSA is required for any "project" that is subject to CEQA<sup>5</sup> and proposes, among other things, residential development of more than 500 dwelling units or a project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.<sup>6</sup> The Skyline Ranch project is a qualifying project under this definition.<sup>7</sup> This WSA will provide information to the County of Los Angeles for its consideration in making a determination as to whether there is a sufficient water supply available to serve the Skyline Ranch project. The WSA must be submitted to the County within 90 days of its request to the public water system.<sup>8</sup> The County of Los Angeles requested this WSA from SCWD on July 10, 2008.

## 1.3 CLWA's 2005 Urban Water Management Plan

SB 610 provides that if the projected water demand associated with the proposed Project was accounted for in the Urban Water Management Plan (UWMP) adopted by the retail water purveyor, then relevant information from that document may be incorporated into the SB 610 WSA. The 2005 UWMP was adopted by CLWA on November 9, 2005, and properly filed with the California Department of Water Resources (DWR). The 2005 UWMP was a regional

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<sup>2</sup> SB 610 amended section 21151.9 of the California Public Resources Code, and amended sections 10631, 10656, 10910, 10911, 10912, and 10915 of, repealed section 10913 of, and added and amended section 10657 of, the California Water Code.

<sup>3</sup> Water Code § 10911(b), (c).

<sup>4</sup> Water Code § 10910 (c) (4).

<sup>5</sup> Public Resources Code § 21080.

<sup>6</sup> Water Code § 10912(a)(1),(7). This section also includes other types of development that are defined as a "project" by this section of the code.

<sup>7</sup> Water Code § 10912(a)(1).

<sup>8</sup> Prior to the expiration of the 90-day period, if the public water system intends to request an extension of time to prepare and adopt the WSA, the public water system shall meet with the city or county to request an extension of time, which shall not exceed 30 days, to prepare and adopt the WSA (Water Code § 10910 (g)(2)).

planning effort by CLWA and the Santa Clarita Valley water purveyors that built upon previous documents, specifically the 2000 UWMP, an amendment to the 2000 UWMP, and CLWA's 2003 Groundwater Management Plan - Santa Clara River Valley Groundwater Basin, East Subbasin.<sup>9</sup> The 2005 UWMP includes the following eight major sections:

1. Introduction
2. Water Use
3. Water Resources
4. Recycled Water
5. Water Quality
6. Reliability Planning
7. Demand Management Measures
8. Water Shortage Contingency Planning

The Project's associated water demand was included by SCWD in the water demand projections contained in the 2005 UWMP (see Table 2-3 in the 2005 UWMP) and, therefore, under SB 610 (Water Code section 10910(c)(2)) the development is considered accounted for in the most recently adopted urban water management plan.

In February 2006, the California Water Impact Network and Friends of the Santa Clara River ("petitioners") filed a lawsuit challenging the adequacy of the 2005 UWMP on multiple grounds, *California Water Impact Network v. Castaic Lake Water Agency* (Los Angeles County Superior Court). Petitioners' main arguments were that the 2005 UWMP overstated the reliability of both groundwater and surface water supplies, failed to provide an adequate discussion of perchlorate contamination, failed to adequately address the reliability of the 1999 SWP Table A permanent transfer of 41,000 afy from the Kern County Water Agency (KCWA) and its member unit (Wheeler Ridge-Maricopa Water Storage District) to CLWA, relied on a flawed model for predicting SWP deliveries, failed to address the effect of global warming and regulatory water quality controls on water deliveries from the SWP, and failed to identify the impact of private wells on the Santa Clarita River watershed. On August 3, 2007, the trial court issued a Statement of Decision in favor of CLWA and its retail agencies on all issues raised by Petitioners and finding the 2005 UWMP legally adequate. On August 22, 2007, Judgment was entered in favor of CLWA and the purveyors. On October 19, 2007, the Petitioners appealed this Judgment to the Second District Court of Appeal. That appeal remains pending. In the meantime, the 2005 UWMP must be assumed legally adequate, unless and until it is set aside by a court of competent jurisdiction. (Wat. Code § 10651; *Barthelemy v. Chino Basin Water Dist.* (1995) 38 Cal. App.4th 1607, 1609 [agency actions are presumed to comply with applicable law, until proof is presented to the contrary].) That has not occurred. Therefore, in SCWD's judgment, the 2005 UWMP still provides the best available information regarding water supply and demand projections, except for the effect of the operation changes in the SWP resulting from the decision in *Natural Resources Defense Council, et al. v. Kempthorne*, (discussed in section 2.1.1, *infra*).

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<sup>9</sup> As required by Water Code section 10631, CLWA's 2005 UWMP includes a copy of CLWA's Groundwater Management Plan.

## **1.4 SCWD Policies, Annexation Requirements, Regulatory Approvals and Permits**

### **SCWD Policies**

The Project will be subject to all SCWD policies, rules and regulations that govern development and connection to the SCWD water system. It will be the responsibility of the Project applicant to make appropriate financial and contractual arrangements with SCWD. Following the receipt of the appropriate application, arrangements can be made for the installation of water facilities required to meet the needs of the Project.

### **Annexation Requirements**

As described, the Project is currently within the boundaries of the SCWD and NCWD service areas. The Project site is subject to the aforementioned MOU between the CLWA and NCWD that will permit SCWD to serve the proposed Project. No annexation by SCWD or CLWA is required.

### **Regulatory Approvals and Permits**

The State of California Department of Public Health and the County of Los Angeles will issue permits and regulatory approvals for constructing the necessary improvements to supply and deliver water to the Project.

## **1.5 Information Relied Upon in Preparation of this WSA**

The following list identifies the documentation that has been relied upon in the preparation of this WSA. Copies of the referenced documents are available for review at CLWA by contacting Jeff Ford, (661) 297-1600, and can be obtained upon the payment of the costs of reproduction. These documents are part of SCWD's record of proceedings for the preparation of this WSA:

1. *2005 Urban Water Management Plan*, prepared for Castaic Lake Water Agency, CLWA Santa Clarita Water Division, Newhall County Water District, Valencia Water Company, Los Angeles County Waterworks District No. 36, prepared by Black & Veatch, Nancy Clemm, Kennedy Jenks Consultants, Jeff Lambert, Luhdorff & Scalmanini, Richard Slade and Associates, November 2005. (2005 UWMP)
2. *Analysis of Groundwater Basin Yield, Upper Santa Clara River Groundwater Basin, East Subbasin, Los Angeles County, California*, prepared in support of the August 2001 Memorandum of Understanding between the Upper Basin Water Purveyors and the United Water Conservation District, prepared by CH2M HILL in cooperation with Luhdorff & Scalmanini, August 2005. (Basin Yield Study, 2005)
3. *Interim Remedial Action Plan*, prepared for CLWA by Kennedy/Jenks Consultants, December 2005.
4. *Santa Clarita Valley Water Report 2005*, prepared for CLWA, Los Angeles County Waterworks District No. 36, Santa Clarita Water Division, Newhall County Water District and Valencia Water Company by Luhdorff and Scalmanini, Consulting Engineers, April 2006. (SCVWR, 2006)
5. *Santa Clarita Valley Water Report 2006*, prepared for CLWA, Los Angeles County Waterworks District No. 36, Santa Clarita Water Division, Newhall County Water District and Valencia Water Company by Luhdorff and Scalmanini, Consulting Engineers, May 2007. (SCVWR, 2007)
6. *Santa Clarita Valley Water Report 2007*, prepared for CLWA, Los Angeles County Waterworks District No. 36, Santa Clarita Water Division, Newhall County Water District and Valencia Water Company by Luhdorff and Scalmanini, Consulting Engineers, April 2008. (SCVWR, 2008)

7. *2001 Update Report: Hydrogeologic Conditions in the Alluvial and Saugus Formation Aquifer Systems*, prepared for Santa Clarita Valley Water Purveyors by Richard C. Slade and Associates, LLC, July 2002. (Slade, 2002)
8. *Revised Draft Additional Analysis to the Newhall Ranch Specific Plan and Water Reclamation Plant Final Environmental Impact Report*, prepared for Los Angeles County Department of Regional Planning, November 2002. (Newhall Ranch, 2002)
9. *CLWA Capital Improvement Program* prepared by Kennedy/Jenks Consultants, 2003.
10. *Water Supply Reliability Plan Draft Report* prepared for CLWA by Kennedy/Jenks Consultants, September 2003.
11. *Memorandum of Understanding Between Castaic Lake Water Agency and Newhall County Water District*, September, 2005.
12. *Memorandum of Understanding Between the Santa Clara River Valley Upper Basin Water Purveyors and United Water Conservation District*, August 2001. (MOU, 2001)
13. *Groundwater Management Plan - Santa Clara River Valley Groundwater Basin, East Subbasin*, prepared for CLWA by Luhdorff & Scalmanini Consulting Engineers, December 2003.
14. *Regional Groundwater Flow Model for the Santa Clarita Valley: Model Development and Calibration*, prepared for Upper Basin Water Purveyors (CLWA, CLWA Santa Clarita Water Division, Newhall County Water District and Valencia Water Company) by CH2M HILL, April 2004.
15. *Analysis of Perchlorate Containment in Groundwater Near the Whittaker-Bermite Property, Santa Clarita, California*, prepared for Upper Basin Water Purveyors in Support of the Department of Health Services 97-005 Permit Application by CH2M HILL, December 2004.
16. *Analysis of Near-Term Groundwater Capture Areas for Production Wells Located Near the Whittaker-Bermite Property (Santa Clarita, California)*, prepared for Upper Basin Water Purveyors in support of the amended 2000 UWMP by CH2M HILL, December 21, 2004.
17. *Mitigated Negative Declaration - Groundwater Containment, Treatment and Restoration Project*, CLWA, August 2005.
18. *Water Supply Contract Between the State of California Department of Water Resources and CLWA, 1963 (plus amendments, including the "Monterey Amendment," 1995, and Amendment No. 18, 1999, the transfer of 41,000 acre-feet of entitlement from Kern County Water Agency to CLWA)*.
19. *2002 Semitropic Groundwater Storage Program and Point of Delivery Agreement Among the Department of Water Resources of the State of California, CLWA and Kern County Water Agency*.
20. *2002 Draft Recycled Water Master Plan* prepared for CLWA by Kennedy/Jenks Consultants.
21. *Draft Program Environmental Impact Report - Recycled Water Master Plan*, prepared for CLWA by Bon Terra Consulting, November 2006.
22. *Final Program Environmental Impact Report - Recycled Water Master Plan*, prepared for CLWA by Bon Terra Consulting, March 2007.
23. *2003 Semitropic Groundwater Storage Program* prepared for CLWA by Kennedy/Jenks Consultants.
24. *Draft Environmental Impact Report - Supplemental Water Project Transfer of 41,000 acre-feet of State Water Project Table A Amount*, prepared for CLWA by Science Applications International Corporation, June 2004.
25. *Final Environmental Impact Report - Supplemental Water Project Transfer of 41,000 acre-feet of State Water Project Table A Amount*, prepared for CLWA by Science Applications International Corporation, December 2004.
26. *Draft Environmental Impact Report - Rosedale-Rio Bravo Water Storage District (RRBWSD) Water Banking and Exchange Program*, prepared for CLWA by Science Applications International Corporation, August 2005.

27. *Final Environmental Impact Report - Rosedale-Rio Bravo Water Storage District (RRBWSD) Water Banking and Exchange Program*, prepared for CLWA by Science Applications International Corporation, October 2005.
28. *Draft Environmental Impact Report - Castaic Lake Water Agency Water Acquisition from the Buena Vista Water Storage District and Rosedale-Rio Bravo Water Storage District Water Banking and Recovery Program*, prepared for CLWA by Science Applications International Corporation, June 2006.
29. *Final Environmental Impact Report - Castaic Lake Water Agency Water Acquisition from the Buena Vista Water Storage District and Rosedale-Rio Bravo Water Storage District Water Banking and Recovery Program*, prepared for CLWA by Science Applications International Corporation, October 2006.
30. *California Department of Water Resources, California's Groundwater, Bulletin 118, Santa Clara River Valley Groundwater Basin, Santa Clara River Valley East Subbasin*, February, 2004.
31. *California Department of Water Resources, Groundwater Basins in California, Bulletin 118-80*, January 1980. (DWR Bulletin 118-80, 1980)
32. *California Department of Water Resources, The State Water Project Delivery Reliability Report 2002*, May 2003. (DWR Reliability Report, 2003)
33. *California Department of Water Resources, Excerpts from the Working Draft of 2005 State Water Project Delivery Reliability*, May 25, 2005. (DWR Reliability Report Excerpts, 2005)
34. *California Department of Water Resources, The State Water Project Delivery Reliability Report 2005, Final*, April 2006. (DWR Reliability Report, 2006)
35. *California Department of Water Resources, The State Water Project Delivery Reliability Report 2007, Draft*, December 2007. (DWR Reliability Report Draft, 2007)
36. *California Department of Water Resources, The State Water Project Delivery Reliability Report 2007*, August 2008. (DWR Reliability Report, 2007)
37. *2008 Water Master Plan, 90% draft*, (Santa Clarita Water Division of the Castaic Lake Water Agency), Civiltec Engineering, Inc., May 19, 2008.
38. *CLWA Letter to Los Angeles County Department of Regional Planning*, February 2008. (CLWA Letter, February 2008)
39. *CLWA Letter to City of Santa Clarita and Los Angeles County Department of Regional Planning*, June 2007.
40. *Los Angeles County. 2003. Additional CEQA Findings Regarding the Newhall Ranch Final Additional Analysis to the Partially Certified Final EIR for the Newhall Ranch Specific Plan and Water Reclamation Plant*. March. (Los Angeles County 2003)

## 2.0 EXISTING WATER RESOURCES

Water Code §10910(d) requires the WSA to include an identification of any existing water supply entitlements, water rights, or water service contracts relevant to the identified water supply for the proposed Project, and a description of the quantities of water received in prior years by the public water system.

The identification of existing water supplies shall be demonstrated by providing information related to the following:

- written contracts or other proof of entitlement to an identified water supply;
- copies of a capital outlay program for financing the delivery of a water supply that has been adopted by the public water system;
- federal, state, and local permits for construction of necessary infrastructure associated with delivering the water supply; and,
- any necessary regulatory approvals that are required in order to be able to convey or deliver the water supply.

The current water supply for the Santa Clarita Valley is derived from the following primary sources:

1. Imported State Water Project (SWP) Water
2. Additional Annual Imported Water Supplies
3. Water from Water Banking Programs
4. Groundwater from the Alluvial Aquifer
5. Groundwater from the Saugus Formation

In addition, recycled water is now available through CLWA within its service area, which allows SWP and groundwater supplies to be available for other uses within the SCWD service area.

These sources of water supply can be characterized as 1) *imported supplies*, transported via the SWP and consisting of SWP Table A Amounts, Buena Vista/Rosedale Rio-Bravo Water and additional reliability supplies; and 2) *local supplies*, consisting of groundwater and recycled water. All of these sources are necessary to meet the regional demands identified in the 2005 UWMP.

## **2.1 Imported Supplies**

### **2.1.1 SWP Table A Amount**

Since 1980, local supplies in the Santa Clarita Valley have been supplemented with imported water from the SWP. Imported water obtained from the SWP through CLWA is the largest source of water for municipal use in the Santa Clarita Valley. The SWP contractual Table A Amount, depending on annual allocation, currently meets more than half of local demand. "Table A Amount" refers to the maximum amount of water a SWP contractor may request each year from the SWP. Table A is used in determining each contractor's proportionate share, or allocation, of the total SWP water supply DWR determines to be available each year. Annual water deliveries are dependent upon many factors including operational, hydrologic, and environmental constraints. The Table A Amount is not equivalent to actual deliveries of water in any given year.

The following information responds to specific requirements of Water Code §10910(d) regarding the identification of existing water supply entitlements, water rights and water service contracts relevant to the identified water supply for the proposed Project:

**Wholesaler's entitlements to its supplies:** CLWA has an annual SWP Table A contract amount of 95,200 acre-feet (af). This Table A Amount is a maximum and does not reflect the actual amount of water available to CLWA from the SWP, which varies from year to year as described above. In an effort to assess the impact of these varying conditions on SWP supply reliability, the Department of Water Resources (DWR) issued its "State Water Project Delivery Reliability Report" in May 2003 (DWR Reliability Report, 2003). The report assisted SWP contractors in assessing the reliability of the SWP component of their overall supplies. DWR subsequently issued its 2005 SWP Delivery Reliability Report. This updated analysis indicated that the SWP, using existing facilities operated under current regulatory and operational constraints, and with all contractors requesting delivery of their full Table A Amounts in most years, could deliver 77 percent of total Table A Amounts on a long-term average basis. The conclusions in CLWA's 2005 UWMP concerning SWP supply reliability are based on the analysis contained in DWR's 2005 SWP Delivery Reliability Report.

DWR released for public review and comment on January 28, 2008, a Draft 2007 SWP Delivery Reliability Report (DWR Reliability Report Draft, 2007) and the final version was released in August 2008. The 2007 SWP Delivery Reliability Report updates the 2005 SWP Delivery Reliability Report. The 2007 SWP Delivery Reliability Report describes three areas of significant uncertainty to SWP delivery reliability: the recent and significant decline in pelagic organisms in the Delta<sup>10</sup> (open-water fish such as striped bass, Delta smelt<sup>11</sup> and longfin smelt<sup>12</sup>), climate change and sea level rise, and the vulnerability of Delta levees' to failure. Its inclusion of new areas of uncertainty distinguishes the 2007 SWP Delivery Reliability Report from earlier reports by including estimates of the potential reductions to SWP delivery reliability due to the pelagic organism decline (POD) and future climate changes.

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<sup>10</sup> In late 2004 and early 2005, scientists became concerned about the numbers of many pelagic organisms, including Delta smelt, which had been declining sharply since the early 2000's (DWR Reliability Report, 2007). Other pelagic fish with very low numbers in the Delta are striped bass, longfin smelt and threadfin shad, and by 2005, the decline was widely recognized as a serious issue and became known as the Pelagic Organism Decline (POD) (DWR Reliability Report, 2007). Hypothesized factors contributing individually or in concert to lower pelagic productivity are: 1) toxic effects, 2) exotic species effects, and 3) water project effects (DWR Reliability Report, 2007). Studies over the last three years are indicating that all these factors might be contributing to the decline in pelagic fishes, and their relative importance might vary depending upon year, season, and location within the Delta (DWR Reliability Report, 2007).

<sup>11</sup> On May 31, 2007, DWR voluntarily shut down the Harvey O. Banks Pumping Plant for 10 days as a preventative measure to protect Delta smelt located near the DWR facilities. This action followed the observed entrainment of juvenile smelt between May 25, 2007 and May 31, 2007 at the Harvey O. Banks Pumping Plant facility. DWR resumed limited pumping at the Harvey O. Banks Pumping Plant on June 10, 2007. Pumping was increased beginning on June 17, 2007.

By way of background, in 2007, the SWP modified its operations by use of the adaptive Environmental Water Account (EWA). From January through mid-May 2007, about 300,000 af of EWA water was used to reduce exports to help protect Delta smelt. During this time period, no Delta smelt were recorded in the SWP fish salvage operations at the Harvey O. Banks Pumping Plant (the concept of salvage generally refers to the process of using mechanical devices to screen fish that would otherwise be entrained in project facilities such as pumps into holding tanks for transport to other parts of the Delta but, unlike many other fish species in the Delta, Delta smelt do not survive the salvage process and, as a result, for Delta smelt, the United States Fish and Wildlife Service (USFWS) uses the terms salvage and entrainment essentially interchangeably). In mid-May 2007, exports were reduced again due to the distribution of Delta smelt into areas that made them more susceptible to pumping. On May 24, 2007 Delta smelt began to appear at the pumping plant in low numbers. These numbers increased, triggering DWR's response of shutting down temporarily the Harvey O. Banks Pumping Plant described above.

<sup>12</sup> The 2007 SWP Delivery Reliability Report notes that the longfin smelt is being considered for listing under the California Endangered Species Act (CESA). On February 7, 2008, the California Fish and Game Commission (Commission) designated longfin smelt as a candidate species for listing under CESA. Under CESA, candidate species receive the same legal protection as listed threatened and endangered species. Under state law, take of candidate species (including incidental take by engaging in activities that may result in take) is prohibited unless authorized by the Commission or the California Department of Fish and Game (Department) under specified conditions. The Department has testified that under certain measures the species will not, in its opinion, become immediately at risk of extinction. Therefore, the Commission adopted emergency regulations allowing state and federal water managers and local water agencies to continue to conduct water pumping operations over the next 180 days (following the aforementioned Commission action in February 2008) under specified terms and conditions. According to the Commission, these regulations will ensure appropriate interim protections for longfin smelt within the area covered by the petition while the Department conducts a 12-month review of the status of the candidate species. The Commission's decision may or may not alter SWP water supply deliveries. The 180 day period may be extended for two 90-day periods. Thus, short-term impacts of listing the species as a candidate species is speculative at this time. If the regulation is extended, operational requirements for December through February may be added by amending the regulation prior to expiration or extension. Potential long-term effects are also speculative; at this time, it is unknown if the Commission will ultimately decide to list longfin smelt. In addition, operational restrictions in place to protect Delta smelt (discussed herein) may be duplicative of restrictions needed to protect longfin smelt.

As described in the report, simulations to evaluate future (2027) SWP delivery reliability incorporate the current interim court-ordered operating rules related to Delta smelt and a range of possible climate change impacts to hydrology in the Central Valley.<sup>13</sup> The interim operating rules for Delta smelt are simulated at a more-restricted level and a less-restricted level for Delta exports to provide a range of estimated water deliveries. Therefore, for 2007, two studies were conducted. For 2027, ten simulations were used to reflect the four assumed scenarios for climate change and the two levels of operating rules.

The 2007 SWP Delivery Reliability Report includes the information presented in Tables 2-1 and 2-2 below, which provide average and dry period estimated deliveries for current conditions (2007) and future conditions (2027), and compares those figures to those in the 2005 SWP Delivery Reliability Report.

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<sup>13</sup> On May 25, 2007, the United States District Court (Eastern District of California, Fresno Division) in *Natural Resources Defense Council, et al. v. Kempthorne*, Case No. 1:05-cv-01207-OWW-NEW (*Kempthorne*) granted in part the plaintiff's motion for summary judgment and found that the USFWS's 2005 Biological Opinion (BO) on the impacts of the long-term operations of the Central Valley Project (CVP) and the SWP on Delta smelt was inadequate. In late June 2007, District Judge Oliver W. Wanger in *Kempthorne* heard and rejected Natural Resources Defense Council's and Earthjustice's motion for a temporary restraining order to curb southbound water shipments at least temporarily due to smelt issues. On August 31, 2007, the court in *Kempthorne* issued an oral statement of decision granting a preliminary injunction and remedial order to protect Delta smelt until a new Delta smelt BO is issued by the USFWS. The decision, finalized on December 14, 2007, sets interim operating limits for the joint SWP and CVP operations and requires new steps to monitor Delta smelt. The *Kempthorne* requirements are triggered by environmental conditions and the presence of specific Delta smelt life stages and are focused on minimizing the negative entrainment effects caused when the combined export pumping of the SWP and the CVP reverses the flow in Old and Middle River (OMR). The decision requires the USFWS to complete a new BO by September 15, 2008. DWR and the U.S. Bureau of Reclamation are currently working with USFWS to prepare the new BO. The new BO will supersede the operating parameters and requirements set forth in the interim remedial order; however, it is likely that some version of the interim operating rules will become permanent because the federal court's ruling will influence the development of the new BO.

A second BO, covering salmon and steelhead, was issued in October 2004 (in 2004 the U.S. Bureau of Reclamation and DWR developed a new 2004 Operating Criteria and Plan [2004 OCAP] for the SWP and CVP) by the National Marine Fisheries Service (NMFS). This second BO was challenged in *Pacific Coast Federation of Fishermen's Associations/Institute for Fisheries Resources, et al. v. Gutierrez*, Case No. 1:06-cv-00245-OWW-GSA. This lawsuit focused on alleged adverse impacts to species and habitat caused by the changes to cold water temperature management (i.e., elimination of Shasta Dam carryover storage requirement and movement of temperature compliance point on the Sacramento River). On April 16, 2008, Judge Wanger issued a summary judgment order invalidating the salmon and steelhead BO, finding it unlawful and inadequate on a variety of grounds.

In addition, on April 18, 2007, an Alameda County Superior Court in *Watershed Enforcers v. California Dept. of Water Resources*, Case No. RG06292124, granted the petition for writ of mandate and issued an order to cease and desist from further operation of the Harvey O. Banks Pumping Plant until and unless DWR obtains authorization from the California Department of Fish and Game in compliance with the California Endangered Species Act (CESA) with regard to their incidental take of various species, including the Delta smelt, winter-run Chinook salmon and spring-run Chinook salmon. The order was stayed for 60 days to provide DWR with time to comply with the CESA's incidental take authorizing requirements. This court decision has been appealed and the appellate process has been stayed by stipulation of the parties and approval of the Appellate Court with status reports from the parties in October, November and December 2008. In the meantime, DWR is working with the California Department of Fish and Game to obtain a consistency statement or other permit in response to the Superior Court's order.

**TABLE 2-1  
AVERAGE AND DRY PERIOD SWP TABLE A DELIVERIES FROM THE DELTA UNDER  
CURRENT CONDITIONS**

Study of Current Conditions	SWP Table A Delivery from the Delta (in percent of maximum Table A <sup>1</sup> )					
	Long-term Average <sup>2</sup>	Single dry-year (1977)	2-year drought (1976-1977)	4-year drought (1931-1934)	6-year drought (1987-1992)	6-year drought (1929-1934)
2005 SWP Reliability Report, Study 2005	68%	4%	41%	32%	42%	37%
Update with 2007 Studies <sup>3</sup>	63%	6%	34%	35%	35%	34%

Source: DWR Reliability Report, 2007; Table 6-5.

1. Maximum Table A Amount is 4,133 thousand acre-feet/year.

2. 1922-1994 for 2005 SWP Delivery Reliability Report; 1922-2003 for Update with 2007 studies.

3. Values reflect averaging annual deliveries from the two scenarios of Old and Middle River flow targets described in Table 6-3 of the 2007 SWP Delivery Reliability Report.

**TABLE 2-2  
AVERAGE AND DRY PERIOD SWP TABLE A DELIVERIES FROM THE DELTA UNDER  
FUTURE CONDITIONS**

Study of Future Conditions	SWP Table A Delivery from the Delta (in percent of maximum Table A <sup>1</sup> )					
	Long-term Average <sup>2</sup>	Single dry-year (1977)	2-year drought (1976-1977)	4-year drought (1931-1934)	6-year drought (1987-1992)	6-year drought (1929-1934)
2005 SWP Reliability Report, Study 2025	77%	5%	40%	33%	42%	38%
Update with 2027 Studies <sup>3</sup>	66-69%	7%	26-27%	32-37%	33-35%	33-36%

Source: DWR Reliability Report, 2007; Table 6-14.

1. Maximum Table A Amount is 4,133 thousand acre-feet/year.

2. 1922-1994 for 2005 SWP Delivery Reliability Report; 1922-2003 for Update with 2027 studies.

3. Range in values reflects four modified scenarios of climate change: annual Table A deliveries were first interpolated between full 2050 level and no climate change scenarios, then averaged over the two scenarios of Old and Middle River flow targets.

As shown, under the updated Future Conditions (2027), average SWP delivery amounts may decrease from 8 to 11 percent of maximum Table A amounts as compared to earlier estimates in the 2005 SWP Delivery Reliability Report. This decrease in reliability results in an estimated average delivery of 66 percent to 69 percent (versus 77 percent as identified in the 2005 SWP Delivery Reliability Report).

Applying the 66 percent figure (most conservative of the 66-69 percent range) to CLWA's Table A Amount of 95,200 af, results in approximately 62,800 af expected under average Future Conditions (2027) according to the 2007 SWP Delivery Reliability Report. This is compared to the 77 percent, or 73,300 af, included in the water supply planning in the 2005 UWMP in 2030 in an average year as discussed above.

Based on this new information, CLWA has determined that, while the court-ordered operating rules related to Delta smelt (or a Biological Opinion premised on those operating rules) are in effect, there are sufficient water supplies available for pending and future residential and commercial developments within the CLWA service area for the foreseeable future through 2030 as set forth in the Santa Clarita Valley (SCV) Urban Water Management Plan (CLWA Letter, February 2008; see also Sections 4.3 and 5.1- 5.4, *infra.*).

### 2.1.2 Additional Litigation Effects on Availability of SWP Table A Amount

Of CLWA's 95,200 afy annual Table A Amount, 41,000 afy was permanently transferred to CLWA in 1999 by Wheeler Ridge-Maricopa Water Storage District, a member unit of the Kern County Water Agency (Kern-Castaic Transfer). The Transfer was to be accounted for as part of the 130,000 af referenced in Article 53 of the Monterey Amendment to the SWP water supply contracts. The Environmental Impact Report ("EIR") for the Monterey Amendment was certified in 1995, was later challenged and in 2000 was ordered decertified. (*Planning and Conservation League v. Dept. of Water Resources (PCL)* [2000] 83 Cal. App. 4th 892). CLWA's EIR prepared in connection with the 41,000 afy water transfer was challenged in *Friends of the Santa Clara River v. Castaic Lake Water Agency* (Los Angeles County Superior Court, Case Number BS056954) (*Friends Action*). On appeal, the Court of Appeal, Second Appellate District held that since the Kern-Castaic Transfer EIR tiered off the Monterey Amendment EIR that was later decertified by the PCL decision, CLWA would also have to decertify its EIR as well as prepare a revised EIR. (*Friends of the Santa Clara River v. Castaic Lake Water Agency (Friends I)* (2002) 95 Cal.App.4<sup>th</sup> 1373, 1387-1388.) CLWA, however, has never been enjoined from using any water that is part of the Kern-Castaic Transfer.

Under the jurisdiction of the Los Angeles County Superior Court in the *Friends Action*, CLWA prepared and circulated a revised Draft EIR for the Kern-Castaic Transfer, received and responded to public comments regarding the revised Draft EIR, and held two separate public hearings concerning the revised Draft EIR. CLWA approved the revised EIR for the Transfer on December 22, 2004 and lodged the revised EIR with the Los Angeles Superior Court as part of its Return to the Preemptory Writ of Mandate in the *Friends Action*. Thereafter, *Friends* was dismissed with prejudice (permanently).

In January 2005, two new challenges to CLWA's environmental review for the Transfer were filed in the Ventura County Superior Court by the Planning and Conservation League (PCL) and by the California Water Impact Network (CWIN); and were subsequently transferred to Los Angeles County Superior Court (LASC). These petitioners allege that CLWA may not prepare its EIR for the Kern-Castaic Transfer until DWR certifies an adequate EIR for the Monterey Amendment EIR, a process that began as a result of the litigation and settlement in the *PCL* case (The Monterey Amendment Settlement Agreement).<sup>14</sup>

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<sup>14</sup> Pursuant to the Settlement Agreement in the litigation concerning the Monterey Amendment, DWR has prepared a draft EIR for the Monterey Amendment for which the comment period ended on January 14, 2008.

On April 2, 2007, the LASC trial court rejected all of petitioners' arguments and found that CLWA's 2004 EIR for the Kern-Castaic Transfer "was properly prepared except for one defect -- it fails to show the analytical route as to how and why the three allocations of pre-Monterey Amendments, pre-Monterey Amendments without Article 18, and post-Monterey Amendments are relevant and would occur." Importantly, the trial court found that CLWA may act as the lead agency for the Kern-Castaic Transfer EIR. The trial court also found that the Transfer is final and valid, and may not be terminated by the parties or DWR. In addition, the trial court made it clear that CLWA "is not directed to set aside the [Kern-Castaic] water transfer." Nonetheless, because of the one defect identified in the 2004 EIR, the trial court ordered CLWA to prepare new environmental documents addressing the analytical route of the three water allocations. In July 2007, Petitioners filed a Partial Notice of Appeal and CLWA subsequently filed a Notice of Cross Appeal.

Two related cases discuss the Kern-Castaic Transfer. In *California Oak Foundation v. City of Santa Clarita* (2005) 133 Cal.App.4th 1219, the Court of Appeal invalidated an EIR for the Gate-King Project. The water-supply section of the EIR was based in part on an earlier WSA prepared by NCWD. The WSA and the EIR disclosed the existence of the earlier (now dismissed) litigation challenging CLWA's EIR for the 41,000 afy transfer, but did not sufficiently explain how demand for water would be met if the transfer were set aside or why it was appropriate to rely on the transfer despite the litigation. Since the appellate court action, the City of Santa Clarita revised the Gate-King EIR by preparing an Additional Analysis responsive to the court's findings. The City certified the Additional Analysis in 2006 and re-approved the Gate-King Project. In 2007, the Los Angeles County Superior Court found that the revised EIR met the requirements of CEQA, and entered judgment in favor of the City. Specifically, the court found that substantial evidence supported the City's conclusion that the Kern-Castaic Transfer was permanent and that it would continue to exist with or without the Monterey Amendment.

The Court of Appeal in *Santa Clarita Organization for Planning the Environment v. County of Los Angeles (SCOPE II)* (2007) 157 Cal.App.4th 149 found the County's analysis of water supply adequate in its recertified EIR for Newhall Land and Farming's West Creek project, which relied on the Kern-Castaic Transfer. The court concluded that the record contained "substantial evidence demonstrating a reasonable likelihood that water from the Kern-Castaic Transfer will be available for the project's near- and long-term needs, and analysis of potential replacement sources is not required. (*SCOPE II, supra*, 157 Cal.App.4th at 162) "Suffice it to say, however the Monterey Agreement litigation is eventually decided, the Kern-Castaic transfer will likely not be affected. Per principle four [of Vineyard] we can confidently determine that the water will be available." (Id. at 162-63).<sup>15</sup>

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<sup>15</sup> In *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova (Vineyard)* (2007) 40 Cal. 4th 412, the California Supreme Court considered the sufficiency of the water supply analysis contained in an EIR prepared for a development project. The EIR's water supply analysis identified near-term supplies sufficient to serve the first phase of the project, and potential long-term water supplies for the later phases. Project opponents alleged various deficiencies in the analysis of water supplies and claimed that the EIR failed to demonstrate with sufficient certainty that water would be available for the project.

The Court concluded that a water supply analysis need not establish certainty or provide guarantees of available long-term supply; however, the Court determined that the EIR failed to adequately analyze long-term water supply and the environmental effects of potential sources for long-term provision of water. The Court emphasized that certainty is not required for long-term supplies, but nevertheless required the EIR to include some discussion of possible replacement water sources when it is not possible to confidently determine that anticipated future water sources will be available, and to disclose the significant foreseeable environmental effects of those sources, as well as mitigation measures to minimize adverse impacts.

### 2.1.3 Additional Annual Imported Water Supplies

The following existing additional water sources are available to meet demands when necessary.

- **Buena Vista/Rosedale-Rio Bravo Water Storage District Water Acquisition (BV/RRB Water Acquisition Project):** CLWA has finalized a Water Acquisition Agreement with the Buena Vista Water Storage District (Buena Vista) and the Rosedale-Rio Bravo Water Storage District (Rosedale-Rio Bravo) in Kern County. Under this Program, Buena Vista's high flow Kern River entitlements (and other acquired waters that may become available) are captured and recharged within Rosedale-Rio Bravo's service area on an ongoing basis. CLWA will receive 11,000 af per year of these supplies annually through either through direct delivery of water to the California Aqueduct via the Cross Valley Canal or by exchange of Buena Vista's and Rosedale-Rio Bravo's SWP supplies.

In November 2006, a complaint and petition for writ of mandate seeking to set aside CLWA's certification of its EIR for the BV/RRB Water Acquisition Project was filed by California Water Impact Network in the Los Angeles County Superior Court (LASC Case No. BS106546.) The complaint/petition was later amended to add Friends of the Santa Clara River (Friends) as a plaintiff/petitioner. In November 2007, the trial court filed its Statement of Decision finding that in certifying the EIR and approving the project, CLWA proceeded in a manner required by law, and that its actions were supported by substantial evidence. Judgment was entered in favor of CLWA in December 2007. Petitioners filed a notice of appeal of the Judgment on January 31, 2008. This appeal is pending. In the meantime, the EIR is presumed to be legally adequate, unless and until it is set aside by a court of competent jurisdiction. (*Barthelemy v. Chino Basin Water Dist.* (1995) 38 Cal. App.4th 1607, 1609 [agency actions are presumed to comply with applicable law, until proof is presented to the contrary].)

- **Nickel Water:** The Newhall Ranch Specific Plan and Water Reclamation Plant Revised Draft Additional Analysis, November 2002 describes an additional source of water that has been acquired by the Newhall Ranch Specific Plan applicant for use. The Newhall Ranch Specific Plan applicant has secured 1,607 af of water under contract with Nickel Family LLC in Kern County. This water is 100 percent reliable on a year-to-year basis, and not subject to the annual fluctuations that can occur to the SWP in dry year conditions. (Newhall Ranch, 2002)

### 2.1.4 Additional Imported Water Supplies from Banking Programs

- **Flexible Storage Accounts:** One of CLWA's Flexible Storage Accounts described in its 2005 UWMP permits it to store up to 4,684 af in Castaic Lake. Any of this amount that CLWA withdraws must be replaced by CLWA within five years of its withdrawal. CLWA manages this storage by keeping the account full in normal and wet years and then delivering that stored amount (or portion of it) during dry periods. The account is refilled during the next year that adequate SWP supplies are available to CLWA to do so. CLWA has recently negotiated with Ventura County water agencies to obtain the use of its Flexible Storage Account. This will allow CLWA access to another 1,376 af of storage in Castaic Lake. CLWA's access to this additional storage is available on a year-to-year basis for ten years, beginning in 2006.
- **Semitropic Water Storage District Banking:** The 2005 UWMP (pg. 3-22) identifies two existing contracts with the Semitropic Water Storage District under which CLWA has stored 59,000 acre-feet of water. In accordance with the terms of CLWA's storage agreements with

Semitropic, 90 percent of the banked amount, or a total of 50,870 af, is recoverable through 2012/2013 to meet CLWA water demands when needed. CLWA's approval of one of the contracts (for the 2002 banking program) was challenged in *California Water Network v. Castaic Lake Water Agency*, Ventura Superior Court Case No. CIV 215327. The trial court entered judgment in favor of CLWA. This ruling was appealed. All issues regarding the 2002 banking program with Semitropic were conclusively resolved in favor of CLWA in June 2006.

- **Rosedale-Rio Bravo Water Storage District Water Banking:** The 2005 UWMP (pg. 3-23) identifies one existing contract with the Rosedale-Rio Bravo Water Storage District under which CLWA has 64,900 af of recoverable water as of December 31, 2007. This banking program currently offers storage and pump-back capacity of 20,000 afy, with up to 100,000 af of storage capacity. This stored water will be called upon to meet demands when required and is recoverable through 2035.

- **Newhall Land - Semitropic Water Storage District Banking:** The Newhall Ranch Specific Plan project applicant has entered into an agreement to reserve and purchase water storage capacity of up to 55,000 af in the Semitropic Water Storage District Groundwater Banking Project (Los Angeles County 2003). Sources of water that could be stored include, but are not limited to, the Nickel Water. The stored water could be extracted in dry years in amounts up to 4,950 afy (Los Angeles County 2003). As of December 31, 2007, there is 18,828 af of water stored in the Semitropic Groundwater Storage Bank by The Newhall Land and Farming Company for the Newhall Ranch Specific Plan. Newhall Ranch is located within the CLWA service area. Delivery of stored water from the Newhall Land Semitropic Groundwater Bank requires further agreements between CLWA and Newhall Land.

## 2.2 Groundwater

Water Code section 10910(f) requires a WSA to include specific information describing groundwater resources if the water supply for a proposed project includes groundwater. Over the last 25 years, the water purveyors have developed a groundwater operating plan that includes municipal, agricultural and other smaller uses while maintaining the local Basin in a sustainable condition (i.e., no long term depletion of groundwater or interrelated surface water). In 2003, CLWA in cooperation with the retail water purveyors completed and adopted a Groundwater Management Plan in accordance with Water Code section 10753. Among the elements of the adopted Plan is the preparation of annual groundwater management reports, such as the Santa Clarita Valley Water Report, that provide information about local groundwater conditions, SWP supplies, water conservation and recycled water. The following important studies have been prepared that serve to substantiate and ensure the sustainability of the local groundwater resources:

1. Slade (2002) updates prior reports and includes a detailed review of the hydrologic conditions and description of groundwater resources available to SCWD and other large municipal and agriculture groundwater producers including NCWD, Valencia Water Company, the Newhall Land and Farming Company and the Wayside Honor Ranch operating within the Santa Clara River Valley East Subbasin, one of several subbasins identified along the Santa Clara River in Los Angeles and Ventura counties by DWR's Updated Bulletin 118. The shallow aquifer system is designated the Alluvial Aquifer and the deeper aquifer is designated the Saugus Formation. Slade reported that both aquifer systems were in good operating condition and not in a condition of overdraft.

Also included are hundreds of other, small scale, water producers that account for less than 1 percent of total production from these aquifer systems (SCVWR, 2006).

2. In August 2005, work was completed in support of a Memorandum of Understanding (MOU) entered into by the SCWD, CLWA and the other water purveyors and United Water Conservation District (MOU, 2001). The MOU is a commitment by the water purveyors to expand on the previous knowledge of groundwater conditions and, using a regional groundwater flow model, evaluate the long term sustainability of the purveyors' groundwater operating plan under a range of existing and potential future hydrologic conditions. The primary conclusion of the modeling analysis is that the groundwater operating plan will not cause detrimental short term or long term effects to the groundwater and surface water resources in the Santa Clarita Valley and is therefore, sustainable (Basin Yield Study, 2005).

The following sub-parts respond to specific requirements of Water Code §10910(f):

#### 2.2.1 Water Code §10910(f)(1)

##### **Review of relevant information contained in the Urban Water Management Plan.**

Refer to Chapter 3, Water Resources and Appendix C, Groundwater Resources and Yield in the 2005 UWMP for an overview description of the local Alluvial and Saugus Formation aquifer systems, as well as historical and projected production consistent with the groundwater operating plan.

#### 2.2.2 Water Code §10910(f)(2)

##### **Description of any groundwater basin or basins from which the proposed project will be supplied including information concerning adjudication and overdraft.**

As described in the 2005 UWMP, the sole source of local groundwater for urban water supply in the Santa Clarita Valley is the groundwater Basin identified in the DWR Bulletin 118, 2003 Update as the Santa Clara River Valley Groundwater Basin, East Subbasin (Basin) (Basin No. 4-4.07). The Basin is comprised of two aquifer systems, the Alluvium and the Saugus Formation. The Alluvium generally underlies the Santa Clara River and its several tributaries, and the Saugus Formation underlies nearly the entire Upper Santa Clara River area. There are also some scattered outcrops of Terrace deposits in the Basin that likely contain limited amounts of groundwater. Since these deposits are located in limited areas situated at elevations above the regional water table and are also of limited thickness, they are of no practical significance as aquifers and consequently have not been developed for any significant water supply.

Neither aquifer system is in overdraft (Slade, 2002) (SCVWR, 2006) (Basin Yield Study, 2005). In 2003, CLWA with the cooperation of the retail water purveyors completed and adopted a Groundwater Management Plan in accordance with Water Code §10753. The management objectives of the Plan are to ensure the ongoing use of local groundwater by maintaining the Basin in good operating condition (no overdraft), protecting water quality and preventing adverse impacts to surface waters. The groundwater basin has not been adjudicated and has not been identified as overdrafted or projected to be overdrafted by DWR in the most current Bulletin that characterizes the groundwater Basin (DWR Bulletin 118, 2004).

### 2.2.3 Water Code §10910(f)(3)

**Description and analysis of the amount and location of groundwater pumped by the public water system for the past 5 years from any groundwater basin from which the proposed project will be supplied.**

During the 5-year period of 2003 to 2007, SCWD's production was approximately 9,964 afy from the Alluvial Aquifer. A summary of the past 28 years of total groundwater production from the Alluvial Aquifer and Saugus Formation is set forth in Section 4.0 of this WSA.

Total pumpage from the Alluvial Aquifer in 2007 was 38,773 af, a decrease of 4,288 af from the preceding year (SCVWR, 2008). Of the total Alluvial pumpage in 2007, 25,632 af was for municipal water supply, and the balance of 13,141 af was for agriculture and other (minor) miscellaneous uses (SCVWR, 2008).

Over the last two decades, since the inception of SWP deliveries in 1980, total pumpage from the Alluvial Aquifer has ranged from a low of about 20,200 afy (in 1983) to slightly more than 43,400 afy (in 1999) (SCVWR, 2008).

Total pumpage from the Saugus Formation in 2007 was 7,684 af, which is 372 af more than pumped in the prior year (SCVWR, 2008). Of the total Saugus Formation pumpage in 2007, most (6,057 af) was for municipal water supply, and the balance (1,627 af) was for agricultural and other (minor) uses (SCVWR, 2008). Saugus pumpage has remained stable, at an average of about 6,432 afy, since 2003 (SCVWR, 2008). On a long-term average basis since the importation of SWP water, total pumpage from the Saugus Formation has ranged from a low of about 3,700 afy (in 1999) to a high of nearly 14,917 afy in (1991); average pumpage from 1980 to present has been slightly less than 7,000 afy (SCVWR, 2008). These numbers are at the lower end of the estimated range of the operational yield of the Saugus Formation (2005 UWMP).

### 2.2.4 Water Code §10910(f)(4)

**Description and analysis of the amount and location of groundwater that is projected to be pumped by the public water system from any basin from which the proposed project will be supplied.**

See Table 3-8 in the 2005 UWMP for a summary of the range of groundwater production projected by the retail water purveyors. To ensure sustainability, the purveyors have committed to jointly ensuring that the annual total amount of groundwater pumped from the East Subbasin will not exceed the purveyors' operating plan as described in the Basin Yield Study (Basin Yield Study, 2005) and reported annually in the Santa Clarita Valley Water Report.

### 2.2.5 Water Code §10910(f)(5)

**Analysis of the sufficiency of the groundwater from the basin or basins from which the proposed project will be supplied to meet the projected water demand associated with the proposed project.**

SCWD has determined that the sufficiency of groundwater necessary to meet the initial and projected water demand associated with the Project was addressed in the 2005 UWMP. Therefore, as provided in Water Code §10910(f)(5), SCWD incorporates the following 2005 UWMP's conclusions regarding the adequacy of the groundwater supply.

For municipal water supply, with existing wells and pumps, the three retail water purveyors with Alluvial wells (SCWD, NCWD, and VWC) have a combined pumping capacity from active wells (not impacted by perchlorate) of 36,120 gallons per minute (gpm), which translates into a current full-time Alluvial source capacity of approximately 58,000 afy. These capacities do not include one Alluvial Aquifer well that has been temporarily inactivated due to perchlorate contamination: the SCWD Stadium well, which represents another 800 gpm of pumping capacity, or full-time source capacity of about 1,290 afy.

In terms of adequacy and availability, the combined active Alluvial groundwater source capacity of municipal wells is approximately 58,000 afy. This is more than sufficient to meet the municipal, or urban, component of groundwater supply from the Alluvium, which is currently 20,000 to 25,000 afy of the total planned Alluvial pumping of 30,000 to 40,000 afy. (The balance of Alluvial pumping in the operating plan is for agricultural and other, including small private, pumping.)

For municipal water supply with existing wells, the three retail water purveyors with Saugus wells (SCWD, NCWD, and VWC) have a combined pumping capacity from active wells (not impacted by perchlorate) of 14,900 gpm, which translates into a full-time Saugus source capacity of 24,000 afy. These capacities do not include the four Saugus wells impacted by perchlorate, although they indirectly reflect the capacity of one of the impacted wells, VWC's Well 157, which has been sealed and abandoned, and replaced by VWC's Well 206 in a non-impacted part of the Basin. The four impacted wells, one owned by NCWD and two owned by SCWD, in addition to the VWC well, represent a total of 7,900 gpm of pumping capacity (or full-time source capacity of about 12,700 afy) inactivated due to perchlorate contamination.

In terms of adequacy and availability, the combined active Saugus groundwater source capacity of municipal wells of 24,000 afy, is more than sufficient to meet the planned use of Saugus groundwater in normal years of 7,500 to 15,000 afy during the currently scheduled two-year time frame for restoration of impacted Saugus capacity (as discussed further in Chapter 5 of the 2005 UWMP). This currently active capacity is also more than sufficient to meet water demands, in combination with other sources, if both of the next two years are dry. At that time, the combination of currently active capacity and restored impacted capacity, through a combination of treatment at two of the impacted wells and replacement well construction, will provide sufficient total Saugus capacity to meet the planned use of Saugus groundwater during multiple dry-years of 35,000 af, if that third year is also a dry year.

#### 2.2.6 Perchlorate Contamination

Groundwater produced by SCWD consistently meets drinking water standards set by EPA and the California Department of Public Health. However, the 2005 UWMP further describes that ammonium perchlorate (perchlorate) has been a concern with respect to the groundwater quality since it was detected in four wells in the eastern part of the Saugus formation in 1997 and later in two wells in the Alluvial formation. Of the six wells that were initially removed from active water supply service upon the detection of perchlorate, four wells with a combined capacity of 7,200 gpm remain out of service. SCWD, CLWA and the other purveyors have developed an implementation plan that would restore this well capacity. The implementation plan includes a combination of treatment facilities and replacement wells. Treatment facilities and pipelines for several of the impacted wells are under construction, will be operational in early 2009 and the production restoration (replacement) wells will be operational by 2010. The treatment project will treat over 3,800 af per year, stop plume migration and put the water back to beneficial use.

In light of the preceding, with regard to the adequacy of groundwater as the local component of water supply in this WSA, the non-impacted groundwater supply will be sufficient to meet near-term water requirements as described in Section 2.2.5 above. Afterwards, the total groundwater capacity will be sufficient to meet the full range of normal and dry-year conditions as provided in the operating plan for groundwater supply. Additional information on the treatment technology and schedule for restoration of the impacted wells is provided in Chapters 5 and 6, and Appendices D and E of the 2005 UWMP.

### **2.3 Recycled Water**

CLWA currently has a contract with the Los Angeles County Sanitation District for 1,700 af per year of recycled water that became available in 2003 (Reference Table 4-2 in Section 4.0 of this WSA for historical recycled water deliveries). Currently, SCWD does not have any infrastructure in place to utilize recycled water. However, SCWD does indirectly benefit because any recycled water use will allow for an offset of potable water supplies (including groundwater and SWP water) to be used in other areas of the Santa Clarita Valley.

## **3.0 PLANNED WATER RESOURCES**

This WSA includes additional information related to obtaining planned additional water supplies. Potential future water sources discussed in the 2005 UWMP include acquisition of additional imported water supplies, recycled water, desalination, increased dry year Saugus pumping, and additional SWP reliability projects. Demand side management programs (conservation) is also considered an important component of water supply resulting from efforts by SCWD, CLWA and the other retailers to reduce water demands on a long term basis.

The 2005 UWMP specifically identifies the following projected future sources of supply consisting of water transfers, additional groundwater banking programs (pg. 3-20), increased dry year Saugus pumping and additional recycled water (pg. 4-1) as necessary to meet the total projected demands through 2030.

### **3.1 Water Transfers**

Though not identified in the 2005 UWMP, during March 2008 the Agency entered into an agreement to participate in the Yuba Accord Water Program. Approximately 850 acre-feet of non-SWP water supply is available to CLWA in critically dry years as a result of the DWR entering into agreements with Yuba County Water Agency (YCWA) and the Bureau of Reclamation relating to settlement of water rights issues on the Lower Yuba River (Yuba Accord). Additional supplies will be available in wetter years. The quantity of water will vary depending on hydrology, and the extent of participation by other SWP contractors.

### **3.2 Additional Banking Programs**

The 2005 UWMP discusses water banking storage and pumpback capacity both north and south of CLWA's service area, the latter of which would provide an emergency supply in case of catastrophic outage along the California Aqueduct. With short-term storage now existing in the Semitropic program and long-term storage now existing with Rosedale-Rio Bravo, CLWA is assessing southern water banking opportunities with a number of entities.

Groundwater banking and conjunctive-use programs enhance the reliability of both existing and future supplies. Table 3-1 summarizes CLWA's future reliability enhancement programs.

**Table 3-1  
Future Reliability Enhancement Programs**

Project Name	Year Available	Proposed Quantities (af)		
		Average/ Normal Year	Single Dry Year	Multiple Dry Years (1)
Additional Planned Banking Programs	2014	0	20,000	20,000

(1) Supplies shown are the recommended amount and maximum withdrawal capacity for each of four consecutive dry years from the CLWA Water Supply Reliability Plan Draft Report (2003).

### 3.3 Increased Dry-year Saugus Formation Pumping

The 2005 UWMP concludes (pg. 3-10) that pumping from the Saugus Formation in a given year is tied directly to the availability of other water supplies, particularly from the SWP. During average-year conditions within the SWP system, Saugus pumping ranges between 7,500 and 15,000 afy. Planned dry-year pumping from the Saugus Formation ranges between 15,000 and 25,000 afy during a drought year and can increase to between 21,000 and 25,000 afy if SWP deliveries are reduced for two consecutive years and between 21,000 and 35,000 afy if SWP deliveries are reduced for three consecutive years. Such high pumping would be followed by periods of reduced (average-year) pumping, at rates between 7,500 and 15,000 afy, to further enhance the effectiveness of natural recharge processes that would recover water levels and groundwater storage volumes after the higher pumping during dry years.

As mentioned in Section 2.2.5 of this WSA, the three retail water purveyors with Saugus wells (SCWD, NCWD, and VWC) have a combined pumping capacity from active wells (not impacted by perchlorate) of 14,900 gpm, which translates into a full-time Saugus source capacity of 24,000 afy. These capacities do not include the four Saugus wells impacted by perchlorate, although they indirectly reflect the capacity of one of the impacted wells, VWC's Well 157, which has been sealed and abandoned, and replaced by VWC's Well 206 in a non-impacted part of the Basin. The four impacted wells, one owned by NCWD and two owned by SCWD, in addition to the VWC well, represent a total of 7,900 gpm of pumping capacity (or full-time source capacity of about 12,700 afy) inactivated due to perchlorate contamination. Additional capacity to meet the dry-year operating plan will be met by the restoration of impacted wells and new well construction.

### 3.4 Additional Recycled Water

Wastewater that has been highly treated and disinfected can be reused for landscape irrigation and other non-potable purposes. It is not suitable for use as potable water. In 1993, CLWA completed a *Reclaimed Water System Master Plan* to use recycled water as a reliable water source to meet some non-potable demand within the Santa Clarita Valley. In March 2007 CLWA certified a Program Environmental Impact Report (PEIR) for the Recycled Water System Master Plan (Master Plan). The Master Plan is a proposed expansion of the existing recycled water system that would ultimately allow for the use of up to 17,400 afy of recycled water within the CLWA service area with full build out in the year 2030. The Master Plan includes facilities that would deliver recycled water to the SCWD service area. The delivery of the recycled water to the remainder of the CLWA service area would free up additional potable supplies for the SCWD. Though not described in the 2005 UWMP, and in addition to the CLWA Master Plan, the

Newhall Ranch Specific Plan and Water Reclamation Plant Revised Draft Additional Analysis, (November 2002) includes an additional 5,400 af of water that will be delivered to the Newhall Ranch development once fully constructed (Newhall Ranch, 2002). Table 4-2 in Section 4.0 of this WSA may be referenced for historical recycled water deliveries.

### **3.5 Water Conservation**

One of the assumptions in the 2005 UWMP is that future potable water demand will be reduced by no less than ten percent through the implementation of water conservation measures. Therefore, the Project can only be consistent with the 2005 UWMP if it incorporates, at a minimum, those conservation measures discussed in the 2005 UWMP. As an example, this includes the use of xeriscaping and drought tolerant/native plantings to ensure all landscaping conserves water.

It is extremely important that water conservation mitigation measures are included in the mitigation and monitoring plan as part of the environmental documentation for the Project and made conditions of Project approval. Until such time as CLWA and its water purveyors formally adopt a set of specific water conservation requirements for application to all development projects, the Project should include (1) water savings fixtures in all interiors and (2) the use of drought tolerant plant materials and design in common areas. In addition, all common area manufactured slopes/newly landscaped areas should include:

- Automatic Weather Based Irrigation Controllers that will control the run times based on evapotranspiration for the time of year of watering
- Irrigation controllers with a rain sensing automatic shutoff

## 4.0 WATER USE

### 4.1 Historical Water Use

SCWD's water use for the last 26 years is shown in Table 4-1. Table 4-2 illustrates the region's water use for the same period.

**Table 4-1**  
**Historical Water Use for Santa Clarita Water Division**  
**(acre-feet) (SCVWR, 2008)**

Year	State Water		Saugus	Total
	Project	Alluvium	Formation	
1980	1,125	9,460	0	<b>10,585</b>
1981	4,602	7,109	0	<b>11,711</b>
1982	6,454	4,091	0	<b>10,545</b>
1983	5,214	4,269	0	<b>9,483</b>
1984	6,616	6,057	0	<b>12,673</b>
1985	6,910	6,242	0	<b>13,152</b>
1986	8,366	5,409	0	<b>13,775</b>
1987	9,712	5,582	0	<b>15,294</b>
1988	11,430	5,079	63	<b>16,572</b>
1989	12,790	5,785	0	<b>18,575</b>
1990	12,480	5,983	40	<b>18,503</b>
1991	6,158	5,593	4,781	<b>16,532</b>
1992	6,350	8,288	2,913	<b>17,551</b>
1993	3,429	12,016	2,901	<b>18,346</b>
1994	5,052	10,996	3,863	<b>19,911</b>
1995	7,955	10,217	1,726	<b>19,898</b>
1996	9,385	10,445	2,176	<b>22,006</b>
1997	10,120	11,268	1,068	<b>22,456</b>
1998	8,893	11,426	0	<b>20,319</b>
1999	10,772	13,741	0	<b>24,513</b>
2000	13,751	11,529	0	<b>25,280</b>
2001	15,648	9,896	0	<b>25,544</b>
2002	18,921	9,513	0	<b>28,434</b>
2003	20,668	6,424	0	<b>27,092</b>
2004	22,045	7,146	0	<b>29,191</b>
2005	16,513	12,408	0	<b>28,921</b>
2006	17,146	13,156	0	<b>30,302</b>
2007	20,669	10,686	0	<b>31,355</b>

**Table 4-2**  
**Historical Total Water Use for the Santa Clarita Valley Region**  
**(acre-feet) (SCVWR, 2008)**

Year	State Water		Saugus	Recycled	Total
	Project	Alluvium	Formation	Water	
1980	1,125	31,456	4,589	-	<b>37,170</b>
1981	5,816	30,793	4,970	-	<b>41,579</b>
1982	9,659	21,868	4,090	-	<b>35,617</b>
1983	9,185	20,286	3,852	-	<b>33,323</b>
1984	10,996	27,318	4,449	-	<b>42,763</b>
1985	11,823	25,347	4,715	-	<b>41,885</b>
1986	13,759	24,205	5,485	-	<b>43,449</b>
1987	16,285	22,642	5,561	-	<b>44,488</b>
1988	19,033	21,648	6,928	-	<b>47,609</b>
1989	21,618	23,721	7,759	-	<b>53,098</b>
1990	21,613	23,876	8,861	-	<b>54,350</b>
1991	7,968	27,187	14,917	-	<b>50,072</b>
1992	14,898	27,591	10,924	-	<b>53,413</b>
1993	13,836	30,126	10,610	-	<b>54,572</b>
1994	14,700	33,133	12,025	-	<b>59,858</b>
1995	17,002	34,464	8,560	-	<b>60,026</b>
1996	18,873	38,438	8,186	-	<b>65,497</b>
1997	23,215	39,599	7,745	-	<b>70,559</b>
1998	20,266	36,648	5,555	-	<b>62,469</b>
1999	27,302	43,406	3,716	-	<b>74,424</b>
2000	32,582	39,649	4,080	-	<b>76,311</b>
2001	35,369	37,273	4,140	-	<b>76,782</b>
2002	41,768	38,103	5,160	-	<b>85,031</b>
2003	44,419	33,577	4,207	700	<b>82,904</b>
2004	47,205	33,757	6,503	448	<b>87,914</b>
2005	38,034	38,648	6,453	438	<b>83,573</b>
2006	40,646	43,061	7,312	419	<b>91,438</b>
2007	45,332	38,773	7,684	470	<b>*92,260</b>

\*For 2007, this amount includes 11,000 af of water acquired pursuant to the terms of CLWA' BV/RRB Water Acquisition Project.

## 4.2 Water Use of Project

### Projected Demand – Skyline Ranch:

In 2007, SCWD's service area-wide demands were 31,355 af (SCVWR, 2008). The Project will require approximately 1,818 afy at build-out (See Table 4.3 below).

**Table 4-3**  
Water Use Estimate for the Skyline Ranch Project  
(acre-feet)

<i>Land Use Categories</i>	<i>Water Use Factor (afy)</i>	<i>Size of Proposed Project (rounded) <sup>(1)</sup></i>	<i>Estimated Water Use (afy)</i>
Single-Family Residential	0.82 per unit	1,270	1,041
Parks	3 per acre	15	45
Elementary School	3 per acre	11	33
Manufactured Slopes	3 per acre	207 <sup>(2)</sup>	621
Road Parkways	3 per acre	26	78
<b>Total</b>			<b>1,818</b>

<sup>(1)</sup> Project details provided by CH2M HILL and PCR.

<sup>(2)</sup> Acreage includes off-site landscaped slope areas of 7.92 acres (VTTM 46018) and 1.96 acres (BLM property).

### 4.3 Future Water Use

The amount of water delivered by SCWD in the recent past, and future projections by customer are summarized in Table 4-4 below. Table 4-5 summarizes the region's projected water demand as discussed in the 2005 UWMP.

**Table 4-4**  
Past, Current, and Projected Water Demands (by customer type)  
Santa Clarita Water Division (2005 UWMP)

Year	Water Use Sectors	Single Family	Multi-Family	Commercial	Construction/Industrial	Institutional/Government	Landscape	Total	
2000	metered	No. of accounts	16,906	3,784	537	48	83	612	21,970
		Deliveries (af)	15,966	2,669	930	1,096	893	3,726	25,280
2005	metered	No. of accounts	20,550	4,800	650	50	125	700	26,875
		Deliveries (af)	19,139	3,386	1,126	1,142	1,345	4,262	30,400
2010	metered	No. of accounts	23,575	5,800	750	60	175	800	31,160
		Deliveries (af)	21,486	4,091	1,299	1,370	1,883	4,871	35,000
2015	metered	No. of accounts	25,715	6,800	850	70	225	900	34,560
		Deliveries (af)	23,333	4,796	1,472	1,598	2,421	5,480	39,100
2020	metered	No. of accounts	27,855	7,800	950	80	275	1,000	37,960
		Deliveries (af)	25,080	5,501	1,645	1,826	2,959	6,089	43,100
2025	metered	No. of accounts	29,995	8,800	1,050	90	325	1,100	41,360
		Deliveries (af)	26,827	6,206	1,818	2,054	3,497	6,698	47,100
2030	metered	No. of accounts	32,135	9,800	1,150	100	375	1,200	44,760
		Deliveries (af)	28,574	6,911	1,991	2,282	4,035	7,307	51,100

**Table 4-5**  
Regional Projected Water Demands (2005 UWMP)

Purveyor	Demand (af)						Annual Increase
	2005	2010	2015	2020	2025	2030	
CLWA SCWD	30,400	35,000	39,100	43,100	47,100	51,100	2.1%
LACWWD #36	1,300	1,600	1,800	2,000	2,400	2,800	3.1%
NCWD	11,800	14,400	16,000	17,700	19,300	21,000	2.4%
VWC	30,200	35,100	40,200	43,700	50,600	54,400	2.4%
Total Purveyor	73,700	86,100	97,100	106,500	119,400	129,300	2.2%
Agricultural/Private Uses	15,600	13,950	12,300	10,650	9,000	9,000	--
Total (w/o conservation)	89,300	100,050	109,400	117,150	128,400	138,300	--
Conservation (1)	(7,370)	(8,610)	(9,710)	(10,650)	(11,940)	(12,930)	--
Total (w/conservation)	81,930	91,440	99,690	106,500	116,460	125,370	1.3%

(1) UWMP 2005

## **5.0 NORMAL, SINGLE-DRY, AND MULTIPLE-DRY YEAR PLANNING**

The following sections summarize the existing and planned supplies and how they will be utilized during Normal, Single-Dry, and Multiple-Dry Years. The text and tables were taken from the 2005 UWMP, and updated by including the most recent reliability numbers from the State Water Project Delivery Reliability Report 2007, moving the 11,000 af of Buena Vista-Rosedale water from “Planned Supplies” to “Existing Supplies”, adding 1,607 af of Nickel Water to “Existing Supplies”, moving 20,000 af of Rosedale-Rio Bravo banked water from “Planned Banking” to “Existing Banking”, adding the Newhall Land – Semitropic Water Bank, and adding 5,400 af of Recycled Water for Newhall Ranch to “Planned Supplies” (see sections 2.1.1, 2.1.3 and 3.4 above). Updates to the table footnotes were also made as needed to reflect current information.

### **5.1 Summary of Existing and Planned Supplies**

A summary of existing and planned water supplies is presented in Table 5-1 on the following page. Table 5-1 is not intended to be an operational plan for how supplies would be used in a particular year, but rather identifies the complete range of water supplies available under a range of hydrologic conditions. Diversity of supply allows CLWA and the purveyors the option of drawing on multiple sources of supply in response to changing conditions such as varying weather patterns (average/normal years, single dry years, multiple dry years), fluctuations in delivery amounts of SWP water, natural disasters, and contamination with substances such as perchlorate. It is the stated goal of CLWA and the retail water purveyors to deliver a reliable and high quality water supply for their customers, even during dry periods. Based on conservative water supply and demand assumptions over the next 25 years (i.e., through 2030 as described in the 2005 UWMP) in combination with conservation of non-essential demand during certain dry years, the water supply plan described in the 2005 UWMP successfully achieves this goal.

**Table 5-1 Summary of Current and Planned Water Supplies and Banking Programs(1)**

Water Supply Sources	Supply (af)					
	2007	2010	2015	2020	2025	2030
<b>Existing Supplies (1)</b>						
Wholesale (Imported)	64,680	78,667	79,667	79,287	80,287	80,287
SWP Table A Supply (2)	60,000	60,000	61,000	62,000	63,000	63,000
Buena Vista-Rosedale	0	11,000	11,000	11,000	11,000	11,000
Nickel Water - Newhall Land	0	1,607	1,607	1,607	1,607	1,607
Flexible Storage Account (CLWA) (3)	4,680	4,680	4,680	4,680	4,680	4,680
Flexible Storage Account (Ventura County) (3) (4)	0	1,380	1,380	0	0	0
<b>Local Supplies</b>						
Groundwater	40,000	46,000	46,000	46,000	46,000	46,000
Alluvial Aquifer	35,000	35,000	35,000	35,000	35,000	35,000
Saugus Formation	5,000	11,000	11,000	11,000	11,000	11,000
Recycled Water	1,700	1,700	1,700	1,700	1,700	1,700
<b>Total Existing Supplies</b>	<b>106,380</b>	<b>126,367</b>	<b>127,367</b>	<b>126,987</b>	<b>127,987</b>	<b>127,987</b>
<b>Existing Banking Programs (3)</b>						
Semitropic Water Bank (5)	50,870	50,870	0	0	0	0
Rosedale-Rio Bravo (7)	20,000	20,000	20,000	20,000	20,000	20,000
Semitropic Water Bank – Newhall Land (8)	0	18,828	18,828	18,828	18,828	18,828
<b>Total Existing Banking Programs</b>	<b>70,870</b>	<b>89,698</b>	<b>38,828</b>	<b>38,828</b>	<b>38,828</b>	<b>38,828</b>
<b>Planned Supplies (1)</b>						
<b>Local Supplies</b>						
Groundwater	0	10,000	10,000	20,000	20,000	20,000
Restored wells (Saugus Formation)	0	10,000	10,000	10,000	10,000	10,000
New Wells (Saugus Formation)	0	0	0	10,000	10,000	10,000
Recycled Water - CLWA (6)	0	0	1,600	6,300	11,000	15,700
Recycled Water - Newhall Ranch	0	0	1,500	2,500	3,500	5,400
<b>Total Planned Supplies</b>	<b>0</b>	<b>10,000</b>	<b>13,100</b>	<b>28,800</b>	<b>34,500</b>	<b>41,100</b>
<b>Planned Banking Programs (3)</b>						
Additional Planned Banking	0	0	20,000	20,000	20,000	20,000
<b>Total Planned Banking Programs</b>	<b>0</b>	<b>0</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>

1. The values shown under "Existing Supplies" and "Planned Supplies" are supplies projected to be available in average/normal years. The values shown under "Existing Banking Programs" and "Planned Banking Programs" are either total amounts currently in storage, or the maximum capacity of program withdrawals.

2. SWP supplies are calculated by multiplying CLWA's Table A Amount of 95,200 af by percentages of average deliveries projected to be available, based on Tables 6-5 and 6-14 of DWR's "State Water Project Delivery Reliability Report 2007". Year 2030 figure is calculated by multiplying by DWR's 2027 percentage of 66%.

3. Supplies shown are total amounts that can be withdrawn, and would typically be used only during dry years.

4. Initial term of the Ventura County entities' flexible storage account is ten years (from 2006 to 2015).

5. Supplies shown are the total amount currently in storage, and would typically be used only during dry years. Once the current storage amount is withdrawn, this supply would no longer be available and in any event, is not available after 2013.

6. Recycled water supplies based on projections provided in CLWA's 2005 UWMP Chapter 4, Recycled Water.

7. CLWA has 64,900 af of recoverable water as of 12/31/07 in the Rosedale-Rio Bravo Water Banking and Recovery Program.

8. Supplies shown are the total amount currently in storage. As of December 31, 2007, there is 18,828 af of water stored in the Semitropic Groundwater Storage Bank by The Newhall Land and Farming Company for the Newhall Ranch Specific Plan. The stored water can be extracted from the bank in dry years in amounts up to 4,950 afy. Newhall Ranch is located within the CLWA service area.

## **5.2 Normal Water Year**

Table 5-2 summarizes water supplies available to meet demands over the 20-year planning period during an average/normal year. As presented in the table, water supply is broken down into existing and planned water supply sources, including wholesale (imported) water, local supplies, and banking programs. Demands are shown with and without the effects of an assumed 10 percent urban reduction resulting from conservation best management practices.

**Table 5-2 Projected Average/Normal Year Supplies and Demands**

Water Supply Sources	Supply (af)				
	2010	2015	2020	2025	2030
<b>Existing Supplies</b>					
Wholesale (Imported)	73,007	73,707	74,407	75,107	75,407
SWP Table A Supply (1)	60,400	61,100	61,800	62,500	62,800
Buena Vista-Rosedale	11,000	11,000	11,000	11,000	11,000
Nickel Water - Newhall Land	1,607	1,607	1,607	1,607	1,607
Flexible Storage Account (CLWA) (2)	0	0	0	0	0
Flexible Storage Account (Ventura County) (2)	0	0	0	0	0
Local Supplies					
Groundwater	46,000	46,000	46,000	46,000	46,000
Alluvial Aquifer	35,000	35,000	35,000	35,000	35,000
Saugus Formation	11,000	11,000	11,000	11,000	11,000
Recycled Water	1,700	1,700	1,700	1,700	1,700
<b>Total Existing Supplies</b>	120,707	121,407	122,107	122,807	123,107
<b>Existing Banking Programs</b>					
Semitropic Water Bank (2)	0	0	0	0	0
Rosedale-Rio Bravo (2)	0	0	0	0	0
Semitropic Water Bank – Newhall Land (2)	0	0	0	0	0
<b>Total Existing Banking Programs</b>	0	0	0	0	0
<b>Planned Supplies</b>					
Local Supplies					
Groundwater	0	0	0	0	0
Restored wells (Saugus Formation) (2)	0	0	0	0	0
New Wells (Saugus Formation) (2)	0	0	0	0	0
Recycled Water - CLWA (3)	0	1,600	6,300	11,000	15,700
Recycled Water - Newhall Ranch	0	1,500	2,500	3,500	5,400
<b>Total Planned Supplies</b>	0	3,100	8,800	14,500	21,100
<b>Planned Banking Programs</b>					
Additional Planned Banking (2)	0	0	0	0	0
<b>Total Planned Banking Programs</b>	0	0	0	0	0
<b>Total Existing and Planned Supplies and Banking</b>	120,707	124,507	130,907	137,307	144,207
<b>Total Estimated Demand (w/o conservation) (4)</b>	100,050	109,400	117,150	128,400	138,300
<b>Conservation (5)</b>	(8,600)	(9,700)	(10,700)	(11,900)	(12,900)
<b>Total Adjusted Demand</b>	91,450	99,700	106,450	116,500	125,400

1. SWP supplies are calculated by multiplying CLWA's Table A Amount of 95,200 af by percentages of average deliveries projected to be available on Tables 6-5 and 6-14 of DWR's "State Water Project Delivery Reliability Report 2007". Year 2030 figure is calculated by multiplying by DWR's 2027 percentage of 66%.

2. Not needed during average/normal years.

3. Recycled water supplies based on projections provided in CLWA's 2005 UWMP Chapter 4, Recycled Water.

4. Demands are for uses within the existing CLWA service area. Demands for any annexations to the CLWA service area are not included.

5. Assumes 10 percent reduction on urban portion of total demand resulting from conservation best management practices, as discussed in CLWA's 2005 UWMP, Chapter 7.

### **5.3 Single-Dry Year**

The water supplies and demands for CLWA's service area over the 20-year planning period were analyzed in the event that a single-dry year occurs, similar to the drought that occurred in California in 1977. Table 5-3 summarizes the existing and planned supplies available to meet demands during a single-dry year. Demand during dry years was assumed to increase by 10 percent.

**Table 5-3 Projected Single-Dry Year Supplies and Demands**

Water Supply Sources	Supply (af)				
	2010	2015	2020	2025	2030
<b>Existing Supplies</b>					
Wholesale (Imported)	24,567	24,767	23,587	23,887	23,987
SWP Table A Supply (1)	5,900	6,100	6,300	6,600	6,700
Buena Vista-Rosedale	11,000	11,000	11,000	11,000	11,000
Nickel Water - Newhall Land	1,607	1,607	1,607	1,607	1,607
Flexible Storage Account (CLWA)	4,680	4,680	4,680	4,680	4,680
Flexible Storage Account (Ventura County)(2)	1,380	1,380	0	0	0
<b>Local Supplies</b>					
Groundwater	47,500	47,500	47,500	47,500	47,500
Alluvial Aquifer	32,500	32,500	32,500	32,500	32,500
Saugus Formation	15,000	15,000	15,000	15,000	15,000
Recycled Water	1,700	1,700	1,700	1,700	1,700
<b>Total Existing Supplies</b>	<b>73,767</b>	<b>73,967</b>	<b>72,787</b>	<b>73,087</b>	<b>73,187</b>
<b>Existing Banking Programs</b>					
Semitropic Water Bank (3)	17,000	0	0	0	0
Rosedale-Rio Bravo (5)	20,000	20,000	20,000	20,000	20,000
Semitropic Water Bank – Newhall Land (10)	4,950	4,950	4,950	4,950	4,950
<b>Total Existing Banking Programs</b>	<b>41,950</b>	<b>24,950</b>	<b>24,950</b>	<b>24,950</b>	<b>24,950</b>
<b>Planned Supplies</b>					
<b>Local Supplies</b>					
Groundwater	10,000	10,000	20,000	20,000	20,000
Restored wells (Saugus Formation)	10,000	10,000	10,000	10,000	10,000
New Wells (Saugus Formation)	0	0	10,000	10,000	10,000
Recycled Water - CLWA (4)	0	1,600	6,300	11,000	15,700
Recycled Water - Newhall Ranch	0	1,500	2,500	3,500	5,400
<b>Total Planned Supplies</b>	<b>10,000</b>	<b>13,100</b>	<b>28,800</b>	<b>34,500</b>	<b>41,100</b>
<b>Planned Banking Programs</b>					
Additional Planned Banking (6)	0	20,000	20,000	20,000	20,000
<b>Total Planned Banking Programs</b>	<b>0</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>
<b>Total Existing and Planned Supplies and Banking</b>	<b>125,717</b>	<b>132,017</b>	<b>146,537</b>	<b>152,537</b>	<b>159,237</b>
<b>Total Estimated Demand (w/o conservation) (7) (8)</b>	<b>110,100</b>	<b>120,300</b>	<b>128,900</b>	<b>141,200</b>	<b>152,100</b>
<b>Conservation (9)</b>	<b>(9,500)</b>	<b>(10,700)</b>	<b>(11,700)</b>	<b>(13,100)</b>	<b>(14,200)</b>
<b>Total Adjusted Demand</b>	<b>100,600</b>	<b>109,600</b>	<b>117,200</b>	<b>128,100</b>	<b>137,900</b>

1. SWP supplies are calculated by multiplying CLWA's Table A Amount of 95,200 af by percentages of single dry year deliveries projected to be available on Tables 6-5 and 6-14 of DWR's "State Water Project Delivery Reliability Report 2007". Year 2030 figure is calculated by multiplying by DWR's 2027 percentage of 7%.

2. Initial term of the Ventura County entities' flexible storage account is ten years (from 2006 to 2015).

3. The total amount of water currently in storage is 50,870 af, available through 2013. Withdrawals of up to this amount are potentially available in a dry year, but given possible competition for withdrawal capacity with other Semitropic banking partners in extremely dry years, it is assumed here that about one third of the total amount stored could be withdrawn.

4. Recycled water supplies based on projections provided in CLWA's 2005 UWMP Chapter 4, Recycled Water.

5. CLWA has 64,900 af of recoverable water as of 12/31/07 in the Rosedale-Rio Bravo Water Banking and Recovery Program.

6. Assumes additional planned banking supplies available by 2014.

7. Assumes increase in total demand of 10 percent during dry years.

8. Demands are for uses within the existing CLWA service area. Demands for any annexations to the CLWA service area are not included.

9. Assumes 10 percent reduction on urban portion of total normal year demand resulting from conservation best management practices ([urban portion of total normal year demand x 1.10] \* 0.10), as discussed in CLWA's 2005 UWMP, Chapter 7.

10. Delivery of stored water from the Newhall Land Semitropic Groundwater Bank requires further agreements between CLWA and Newhall Land.

#### **5.4 Multiple-Dry Year**

The water supplies and demands for CLWA's service area over the 20-year planning period were analyzed in the event that a four-year multiple-dry year event occurs, similar to the drought that occurred during the years 1931 to 1934. Table 5-4 summarizes the existing and planned supplies available to meet demands during multiple-dry years. Demand during dry years was assumed to increase by 10 percent.

**Table 5-4 Projected Multiple-Dry Year Supplies and Demands(1)**

Water Supply Sources	Supply (af)				
	2010	2015	2020	2025	2030
<b>Existing Supplies</b>					
Wholesale (Imported)	47,017	46,317	45,277	44,477	44,277
SWP Table A Supply (2)	32,900	32,200	31,500	30,700	30,500
Buena Vista-Rosedale	11,000	11,000	11,000	11,000	11,000
Nickel Water - Newhall Land	1,607	1,607	1,607	1,607	1,607
Flexible Storage Account (CLWA) (3)	1,170	1,170	1,170	1,170	1,170
Flexible Storage Account (Ventura County) (3)	340	340	0	0	0
<b>Local Supplies</b>					
Groundwater	47,500	47,500	47,500	47,500	47,500
Alluvial Aquifer	32,500	32,500	32,500	32,500	32,500
Saugus Formation (4)	15,000	15,000	15,000	15,000	15,000
Recycled Water	1,700	1,700	1,700	1,700	1,700
<b>Total Existing Supplies</b>	96,217	95,517	94,477	93,677	93,477
<b>Existing Banking Programs</b>					
Semitropic Water Bank (3)	12,700	0	0	0	0
Rosedale-Rio Bravo (6) (7)	5,000	15,000	15,000	15,000	15,000
Semitropic Water Bank – Newhall Land(12)	4,950	4,950	4,950	4,950	4,950
<b>Total Existing Banking Programs</b>	22,650	19,950	19,950	19,950	19,950
<b>Planned Supplies</b>					
<b>Local Supplies</b>					
Groundwater	6,500	6,500	6,500	6,500	6,500
Restored wells (Saugus Formation) (4)	6,500	6,500	5,000	5,000	5,000
New Wells (Saugus Formation) (4)	0	0	1,500	1,500	1,500
Recycled Water (5)	0	1,600	6,300	11,000	15,700
Recycled Water - Newhall Ranch	0	1,500	2,500	3,500	5,400
<b>Total Planned Supplies</b>	6,500	9,600	15,300	21,000	27,600
<b>Planned Banking Programs</b>					
Additional Planned Banking (7) (8)	0	5,000	15,000	15,000	15,000
<b>Total Planned Banking Programs</b>	0	5,000	15,000	15,000	15,000
<b>Total Existing and Planned Supplies and Banking</b>	125,367	130,067	144,727	149,627	156,027
<b>Total Estimated Demand (w/o conservation) (9) (10)</b>	110,100	120,300	128,900	141,200	152,100
<b>Conservation (11)</b>	(9,500)	(10,700)	(11,700)	(13,100)	(14,200)
<b>Total Adjusted Demand</b>	100,600	109,600	117,200	128,100	137,900

1. Supplies shown are annual averages over four consecutive dry years (unless otherwise noted).
2. SWP supplies are calculated by multiplying CLWA's Table A Amount of 95,200 af by percentages of average deliveries projected to be available during the worst case four-year drought of 1931-1934 as provided in Tables 6-5 and 6-14 of DWR's "State Water Project Delivery Reliability Report 2007." Year 2030 figure is calculated by multiplying by DWR's 2027 percentage of 32%.
3. Based on total amount of storage available divided by 4 (4-year dry period). Initial term of the Ventura County entities' flexible storage account is ten years (from 2006 to 2015).
4. Total Saugus pumping is the average annual amount that would be pumped under the groundwater operating plan, as summarized in Table 3-6 of the 2005 UWMP  $[(11,000+15,000+25,000+35,000)/4]$ .
5. Recycled water supplies based on projections provided in CLWA's 2005 UWMP Chapter 4, Recycled Water.
6. CLWA has 64,900 af of recoverable water as of 12/31/07 in the Rosedale-Rio Bravo Water Banking and Recovery Program.
7. Average dry year period supplies could be up to 20,000 af for each program depending on storage amounts at the beginning of the dry period.
8. Assumes additional planned banking supplies available by 2014.
9. Assumes increase in total demand of 10 percent during dry years.
10. Demands are for uses within the existing CLWA service area. Demands for any annexations to the CLWA service area are not included.
11. Assumes 10 percent reduction on urban portion of total normal year demand resulting from conservation best management practices (urban portion of total normal year demand x 1.10] \* 0.10), as discussed in CLWA's 2005 UWMP, Chapter 7.
12. Delivery of stored water from the Newhall Land Semitropic Groundwater Bank requires further agreements between CLWA and Newhall Land.

## **6.0 CONCLUSION**

Based on the analysis set forth in this WSA and as supported by the documents relied on for its preparation, SCWD's total projected water supplies available during the ensuing twenty years will meet the projected water demands associated with the Skyline Ranch Project in combination with existing and other planned uses within SCWD's service area. This determination is consistent with current information and CLWA's 2005 UWMP.

## **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



8-28-08

Los Angeles County Regional Planning Dept.  
320 W. Temple St.  
Los Angeles, CA 90012

Re: Skyline Ranch Water Supply Assessment, 1270 Units, LA County Project #04-075

Dear Sirs:

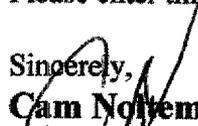
Please find attached our objections to the Castaic Lake Water Agency Approval of the SB610 Water Supply Assessment (WSA) for the Skyline Ranch Project referenced above.

Since the Court has ruled that the County is ultimately the responsible party to verify the information provided in the WSA to your agency, we hope that you will address the inaccuracies in this assessment during the EIR process.

We request that you not approve any further projects in the Santa Clarita Valley until an amendment to the Urban Water Management Plan is completed for the reasons outlined in the attached correspondence.

Further, we believe that it is time for strict water conservation measures to be placed on any future approvals as outlined in our attached correspondence.

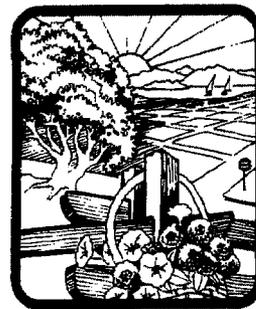
Please enter this letter into the administrative record for this project.

Sincerely,  
  
**Cam Nottemeyer**  
Board Member

SEP - 2 2008

## 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



8-4-09

Susan Tae /  
Michele Bush, Impact Analysis Section  
LA County Dept. of Regional Planning  
320 W. Temple St.  
Los Angeles, CA 90012

Re: Skyline Ranch DEIR and associated permits Project #04-075

Dear Ms Tae and Ms. Bush:

We are in receipt of your Notice of Public Review Period Time Extension for this project.

To our knowledge, we did not receive a CD or a hard copy of the DEIR. We would greatly appreciate it if you would make these documents available to us for review as you have always done in the past.

Thank you in advance for providing this document to us so that we may more easily participate in the public process by providing a review of the DEIR.

Sincerely,

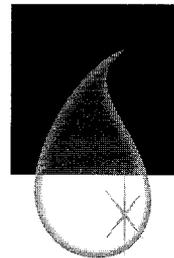
*David Lutness*

Corresponding Secretary

Sent via email, hard copy to follow by US Mail

RECEIVED  
FEB 01 2007

CASTAIC  
LAKE



WATER  
AGENCY

January 30, 2007

Mr. Bruce W. McClendon, FAICP  
Director of Regional Planning  
Los Angeles County Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

Re: Water Supply Assessment for the Skyline Ranch Project (Tract Map No. 060922)

Dear Mr. McClendon:

As requested by your letter received on October 16, 2006, enclosed is a Water Supply Assessment (WSA) prepared for the Skyline Ranch Project. The WSA was approved by the Castaic Lake Water Agency Board of Directors on January 24, 2007.

During the meeting, staff provided the Board copies of two letters (enclosed) that were faxed to the Agency earlier in the day. The letter from the California Water Impact Network (C-WIN) erroneously states that CLWA is indicating that water stored in its banking programs will be used to support new development. In fact, the WSA does not state this. However, we have added clarifying language to Section 3.6 at the conclusion of the discussion of each of our banking programs stating "This banking program improves the reliability of the Castaic Lake Water Agency's supplies" to clarify the purpose of the banking programs.

Another issue raised in both the C-WIN letter and the letter from the Sierra Club is that the WSA relies in part on the Saugus Formation for a supply which they claim "...is currently polluted with ammonium perchlorate and other VOCs...". In fact, the WSA relies on the analysis of the water quality in the Saugus Formation in both the 2005 Urban Water Management Plan and in the 2005 Santa Clarita Valley Water Report, both of which conclude that the Saugus Formation has and will continue to be managed in a manner that provides drinking water which meets all drinking water standards. Therefore, the use of the Saugus Formation as one of the possible sources of water supply for the proposed project is not problematic.

**DIRECTORS**

E.G. "JERRY" GLADBACH  
DEAN D. EFSTATHIOU  
WILLIAM C. COOPER  
ROBERT J. DIPRIMIO  
WILLIAM PECSI  
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**GENERAL MANAGER**

DAN MASNADA

**GENERAL COUNSEL**

MCCORMICK, KIDMAN &  
BEHRENS, LLP

**SECRETARY**

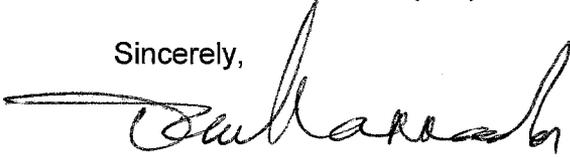
APRIL JACOBS

"A PUBLIC AGENCY PROVIDING RELIABLE, QUALITY WATER AT A REASONABLE COST TO THE SANTA CLARITA VALLEY"

January 30, 2007  
Page 2 of 2

If you have any questions or need further assistance, please call Jeff Ford, Water Resources Planner at (661) 513-1281.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Masnada". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Dan Masnada  
General Manager

cc: Ms. Monica Hood, CH2MHill

Enclosures

**WATER SUPPLY ASSESSMENT  
FOR THE SKYLINE RANCH PROJECT**

---

**January 2007**

*Prepared by:*  
**The Santa Clarita Water Division of Castaic Lake Water Agency**

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## 1.0 INTRODUCTION

This report is a Water Supply Assessment (WSA) addressing the Skyline Ranch project (project). The WSA has been prepared pursuant to the requirements of applicable sections of the California Water Code and California Public Resources Code<sup>1</sup> as contemplated by Senate Bill 610 (Costa; Chapter 643, Stats. 2001) (SB 610). These regulations require public water agencies, parties, or purveyors that may supply water to certain proposed development projects to prepare a WSA for use by the planning agency in compliance with the California Environmental Quality Act (CEQA).

The Skyline Ranch project site is located both in the area served by the Santa Clarita Water Division (SCWD)<sup>2</sup> of the Castaic Lake Water Agency (CLWA) and the Newhall County Water District (NCWD) (refer to Figure 1). This WSA has been prepared by the SCWD since it is expected that the SCWD would serve the project since it was noted in a Memorandum of Understanding (2005)(MOU) between CLWA and NCWD related to this issue that SCWD water supply infrastructure is the closest to the project site and SCWD has the ability to more readily serve the proposed project. SCWD is authorized to serve the project pursuant to section 15.1 of the Castaic Lake Water Agency law, Water Code section 12944.7, and the MOU. The MOU relates to a geographic area that NCWD and SCWD have agreed will be served by SCWD and the Skyline Ranch project is within the aforementioned area. Therefore, NCWD has consented to having SCWD serve the Skyline Ranch project site. As the operator of the public water system that may provide water to the proposed Skyline Ranch development, SCWD is responsible for preparing a WSA.<sup>3</sup>

A WSA is required for any "project" that is subject to CEQA<sup>4</sup> guidelines and proposes, among other things, residential development of more than 500 dwelling units.<sup>5</sup> The Skyline Ranch project is a qualifying project under this definition.<sup>6</sup> This WSA will provide information to the County of Los Angeles for its consideration in making a determination as to whether there is a sufficient water supply available to serve the Skyline Ranch project. The WSA must be submitted to the County within 90 days of its request to the public water system. The County of Los Angeles requested this WSA from SCWD on October 16, 2006. SCWD requested a 30-day extension on December 12, 2006.

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1 SB 610 amended section 21151.9 of the California Public Resources Code, and amended sections 10631, 10656, 10910, 10911, 10912, and 10915 of, repealed section 10913 of, and added and amended section 10657 of, the California Water Code.

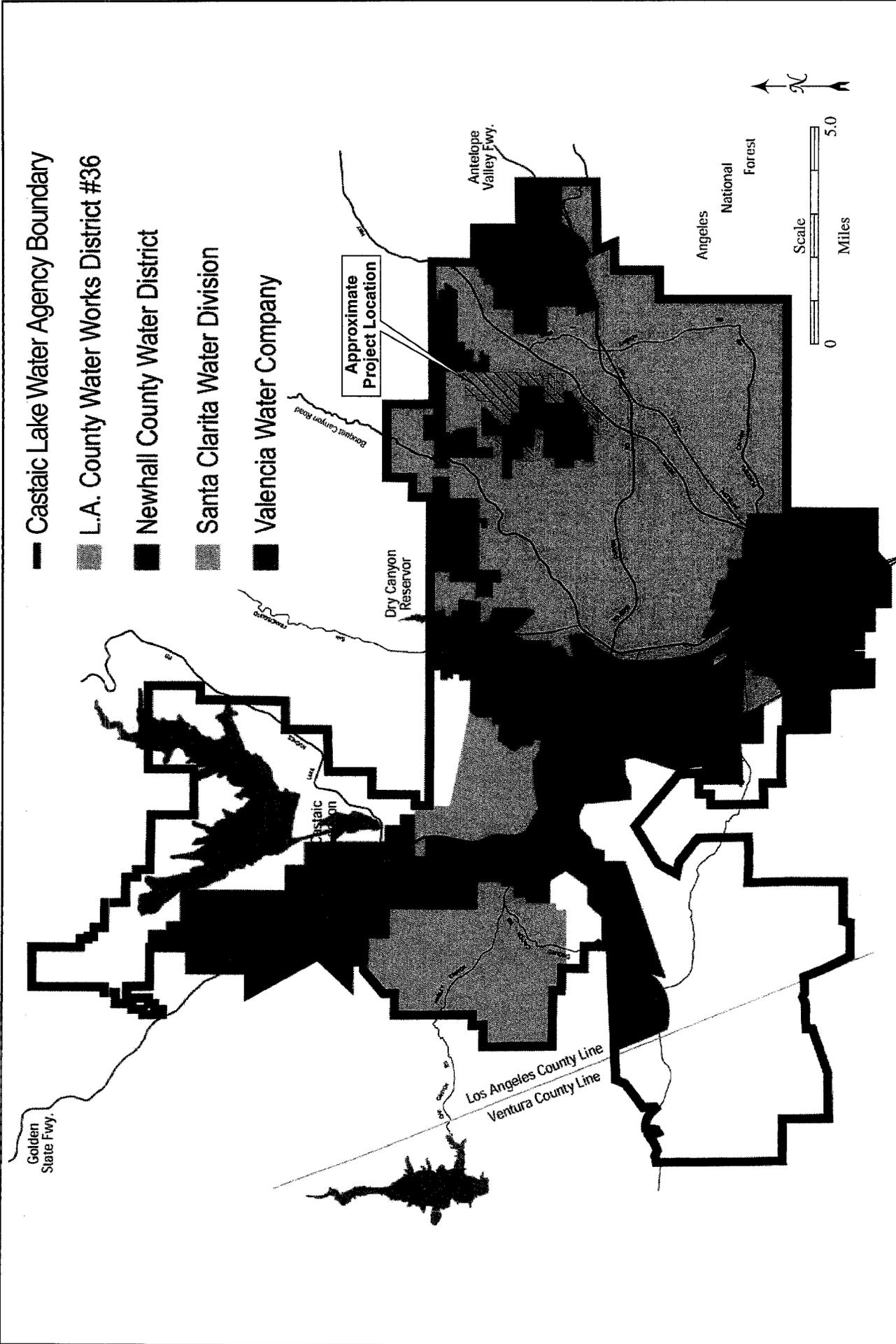
2 SCWD is the "public water system" for purposes of this WSA as defined by Water Code § 10912 (b), (c). A public water system has 3,000 or more service connections and provides piped water to the public for human consumption.

3 Water Code 10910(b).

4 Public Resources Code § 21080.

5 Water Code § 10912(a)(1). This section also includes other types of development that are defined as a "project" by this section of the code.

6 Water Code § 10912(a)(1). This section also includes other types of development that are defined as a "project" by this section of the code.



**FIGURE 1**  
**CLWA AND PURVEYORS' SERVICE AREAS**  
 SKYLINE RANCH PROJECT

Source: Luhdorff & Scalmani Consulting Engineers  
 Corrections based on Sikand Engineering 2004

ES08200606SAC figure\_4.1.1.ai 10-17-06 som

### 1.1 Skyline Ranch Project

The proposed Skyline Ranch project is a primarily residential development consisting of 1,270 single-family residences, an elementary school, and park/recreational areas. The project site is composed of approximately 2,173 acres (excluding a small amount of off-site area acreage associated with the project), of which approximately 620 acres would be developed. Regionally, the project site is located in an unincorporated area of northern Los Angeles County. Specifically, the project is located northeast of the City of Santa Clarita and immediately northwest of Sierra Highway in an upland area that separates Whites Canyon and Mint Canyon. The Santa Clara River is located to the south of the project site.

Build-out of the project is expected to be complete in 2015. At build-out, total water demand for the project is estimated to be approximately 1,793 acre-feet per year (AFY) with approximately 1,016 AFY for residential requirements and the balance for the elementary school and irrigation of the park and manufactured slopes landscaping.

### 1.2 Purpose of the WSA

The legislative purpose of a WSA was to strengthen the process pursuant to which local agencies determine the adequacy of existing and planned future water supplies to meet existing and planned future demands on those water supplies. The intent of this WSA is to provide an analysis of whether the SCWD water system has sufficient projected water supplies to meet the projected demands of the project.<sup>7</sup> Specifically, this WSA evaluates whether the total projected water *supply* determined to be available for the project during normal, single dry, and multiple dry water years over the next 20 years, will meet the projected water *demand* associated with the proposed project, in addition to existing and planned future water uses, including agriculture and manufacturing uses.<sup>8</sup> If the water supply is anticipated to be insufficient, the WSA must describe measures being taken to obtain an adequate supply.<sup>9</sup> Water Code §10911(b), (c) requires this WSA to be included in the Environmental Impact Report prepared for the Skyline Ranch project pursuant to CEQA.<sup>10</sup>

### 1.3 Castaic Lake Water Agency

CLWA is a public water agency that serves an area of 195 square miles in Los Angeles and Ventura counties. CLWA is a water wholesaler that provides about half of the water that Santa Clarita households and businesses use. CLWA, through the SCWD, also provides retail water service to the area previously served by the Santa Clarita Water Company. CLWA operates two potable water treatment plants, storage facilities, and over 17 miles of transmission pipelines. CLWA supplements local groundwater supplies with State Water Project (SWP) water from Northern California. This water is treated and delivered to the local water retailers, including

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7 Water Code § 10910(c).

8 Water Code § 10910 (c) (4).

9 Water Code § 10911(a).

10 Water Code § 10911(b), (c).

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the SCWD. The other three retail purveyors served by CLWA are Los Angeles County Waterworks District #36, NCWD, and Valencia Water Company.

CLWA also delivers highly treated recycled water from one of the two water reclamation plants in the Santa Clarita Valley owned by the Sanitation Districts of Los Angeles County, in order to meet non-potable water demands (golf course and landscape irrigation).

#### 1.4 Santa Clarita Water Division

In September 1999, CLWA acquired the Santa Clarita Water Company, an investor-owned retail water company serving the eastern part of the Santa Clarita Valley.<sup>11</sup> The former Santa Clarita Water Company was incorporated into CLWA's Santa Clarita Water Division, which continues to serve the same area with Santa Clarita Water Company's facilities. SCWD's service area includes portions of the City of Santa Clarita and unincorporated portions of Los Angeles County in the communities of Saugus, Canyon Country, and Newhall. SCWD supplies water from both groundwater wells and CLWA imported water. As stated, the SCWD is assumed to be the retailer that will serve the Skyline Ranch project.

#### 1.5 2005 UWMP

The projected water demand associated with the proposed Skyline Ranch project was accounted for in the 2005 Urban Water Management Plan (UWMP). The timing of the project places it within the timeframe for calculating "planned future uses" within the 2030 water supply projection included in the 2005 UWMP (see Section 4.0 for a discussion of the legal challenge to the 2005 UWMP). The supply and demand figures in the 2005 UWMP represent a summary of the findings of a number of other water studies compiled for area-wide planning purposes. Information regarding the projected demand of the Skyline Ranch project included in the 2005 UWMP has been used in the preparation of this WSA. A WSA is required to document the water demand for existing uses, planned future uses, and the proposed development. Water Code §10910(c)(2) states that if the proposed project was accounted for in the most recently adopted urban water management plan, the public water system may incorporate the requested information from the urban water management plan in preparing the WSA. While this WSA does not incorporate the 2005 UWMP, information contained in the 2005 UWMP has been reviewed in order to prepare this WSA and some of the information contained in the 2005 UWMP also appears in this WSA. The 2005 UWMP concluded that sufficient water supplies would continue to be available to meet projected demand, which includes the proposed project. The Skyline Ranch project is identified as a pending project in Los Angeles County<sup>12</sup> and as part

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11 Following the acquisition of Santa Clarita Water Company (SCWC) by CLWA, a lawsuit was filed challenging the authority of CLWA to purchase SCWC and to sell water at retail. The lawsuit was ultimately resolved in 2004 when the Court of Appeals upheld the authority of the CLWA to sell water at retail. The Court of Appeals decision is final. A second lawsuit was filed in 2001 which also challenged the financing of the acquisition of the SCWC by CLWA. The Court in the second lawsuit ruled in favor of the Agency on the basis that the first lawsuit resolved the issue. The second lawsuit is currently on appeal.

12 City of Santa Clarita and County of Los Angeles. 2005/2004. Santa Clarita Valley Subdivision Activity Map. Retrieved on October 19, 2006 from: [http://www.santa-clarita.com/cityhall/admin/technology/gis/maps\\_av\\_pics/growth.pdf](http://www.santa-clarita.com/cityhall/admin/technology/gis/maps_av_pics/growth.pdf). Last Updated by City March 2005, by County June 2004.

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of the analysis in the 2005 UWMP, existing land use data and new housing construction information were compiled from each of the retail water purveyors and projections prepared by "One Valley One Vision," a joint planning effort by the City of Santa Clarita and Los Angeles County Department of Regional Planning. This information was compared to historical trends for new water service connections and customer water usage. The 2005 UWMP is available for review at CLWA, on its website ([www.clwa.org](http://www.clwa.org)) and copies can be obtained upon the payment of a fee to cover the cost of reproduction.

The following list identifies additional documentation that has been relied upon in the preparation of this WSA. The referenced documents are incorporated into this WSA as if fully set forth herein. Copies of the referenced documents are available for review at CLWA.

- Santa Clarita Valley Water Report 2005, April 2006, CLWA, Santa Clarita Water Division of CLWA, Los Angeles County Waterworks District #36, Newhall County Water District, and Valencia Water Company (CLWA 2006)
- 2001 Update Report, Hydrogeologic Conditions in the Alluvial and Saugus Formation Aquifer Systems, Richard C. Slade & Associates LLC, July 2002 (Slade 2002)
- Castaic Lake Water Agency, Capital Improvement Program, Kennedy-Jenks Consultants, 2003
- The 2005 State Water Project Delivery Reliability Report, Final, California Department of Water Resources, 2006
- Water Supply Contract Between the State of California Department of Water Resources and the Castaic Lake Water Agency, 1963 (plus amendments, including the "Monterey Amendment," 1995, and Amendment No. 18, 1999, the transfer of 41,000 acre-feet of entitlement from Kern County Water Agency to Castaic Lake Water Agency)<sup>13</sup>

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<sup>13</sup> CLWA's contract rights to SWP water total 95,200 acre-feet per year ("AFY"), including a water transfer of 41,000 AFY approved in 1999 from Wheeler Ridge-Maricopa Water Storage District, a member unit of the Kern County Water Agency. CLWA's Environmental Impact Report prepared in connection with the 41,000 water transfer was challenged in *Friends of the Santa Clara River v. Castaic Lake Water Agency* (Los Angeles Superior Court, Case Number PC018110). On appeal, the Court of Appeal, Second Appellate District, held that since the 41,000 AFY EIR tiered off the Monterey Agreement EIR that was later decertified, CLWA would also have to decertify its EIR as well and prepare a new EIR (*Friends v. Castaic Lake Water Agency* (2002) 95 Cal. App. 4th 1373). CLWA has not been enjoined from using any water that is part of the 41,000 AFY transfer. CLWA has since prepared and circulated a new draft EIR for the transfer. The public comment period ended for the draft EIR and two separate hearings were held by CLWA regarding public comments. CLWA approved and certified a new EIR for the transfer on December 22, 2004. Two challenges to the new EIR were filed on January 24, 2005 in the Ventura County Superior Court (*Planning and Conservation League v. CLWA and California Water Impact Network v. CLWA*). The new certified EIR remains valid unless affected by a future judgment or order of the court.

- 2002<sup>14</sup> and 2004 Point of Delivery Agreements Among the Department of Water Resources of the State of California, Castaic Lake Water Agency and Kern County Water Agency (Semitropic Groundwater Storage Program)
- Castaic Lake Water Agency Groundwater Management Plan - Santa Clara River Valley Groundwater Basin, East Subbasin, December 2003, prepared by Luhdorff & Scalmanini Consulting Engineers.
- 2005 Point of Delivery Agreement among the Department of Water Resources of the State of California, Castaic Lake Water Agency, and Kern County Water Agency for the Castaic Lake Water Agency/Rosedale-Rio Bravo Water Storage District Water Banking and Exchange Program
- Regional Groundwater Flow Model for the Santa Clarita Valley: Model Development and Calibration, prepared for the Upper Basin Water Purveyors, April 2004, prepared by CH2M HILL.
- Analysis of Groundwater Basin Yield, Upper Santa Clara River Groundwater Basin, East Subbasin, Los Angeles County, California, prepared for Upper Basin Water Purveyors, August 2005, prepared by CH2M HILL and Luhdorff & Scalmanini Consulting Engineers.
- California Department of Water Resources, California's Groundwater, Bulletin 118, Santa Clara River Valley Groundwater Basin, Santa Clara River Valley East Subbasin, February 2004.

## 2.0 WATER SUPPLY ASSESSMENT

Based on the information contained in the 2005 UWMP and other supporting information relied upon in the preparation of this report, SCWD concludes that there will be a sufficient water supply available when the Skyline Ranch project is ready for occupancy, in addition to existing and other planned future uses.

SCWD has existing water entitlements, rights, and contracts to meet future demand as needed over time, and has committed sufficient capital resources and planned investments in various water programs and facilities to serve all of its existing and planned customers, including SCWD's customers. SCWD has also identified an operational strategy combined with a prudent and flexible management approach to ensuring water reliability.

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14 Due to availability of SWP water during 2002, CLWA entered into a groundwater banking agreement in 2002. 24,000 acre-feet of SWP water, contracted by CLWA, was stored within the Semitropic Groundwater Storage Program in Kern County so that CLWA may withdraw the water in future years of shortage. The Negative Declaration prepared by CLWA was challenged in *California Water Network v. Castaic Lake Water Agency* (Ventura County Superior Court Case Number CIV 215327), which held in favor of CLWA. That case was on appeal in the Second District Court of Appeal, Sixth Division, Case Number B177978. CLWA has subsequently received a favorable ruling.

In 2005, SCWD's service area-wide demands were approximately 28,921 AFY and total municipal demand in the CLWA service area was approximately 70,788 AFY (CLWA 2006). As shown below in Table 1, the Skyline Ranch project will require approximately 1,793 AFY at build-out.

The conclusions of the SCWD related to the requirements of the WSA for Skyline Ranch are provided below.

## 2.1 Average/Normal Year, Single Dry Year and Multiple Dry Year Water Assessment

Table 2 below provides a summary of the current and planned water supplies and banking programs. Table 3 provides the projected regional average/normal water year water supplies and demands, and Tables 4 and 5 provide the projected single and multiple dry year water supplies and demands. The analysis provided in the 2005 UWMP takes into account the available water supplies and water demands for CLWA's service area to assess the region's ability to satisfy demands through the year 2030. The analysis was based on a number of independent studies and sources and those conclusions were used in the 2005 UWMP and in this WSA. Diversity of supply allows CLWA and the purveyors the option of drawing on multiple sources of supply in response to changing conditions, such as varying climatic conditions (average/normal years, single dry years, multiple dry years), natural disasters, and contamination, such as perchlorate.

**Table 1**  
**WATER USE ESTIMATE**

<b>Land Use Categories</b>	<b>Water Use Factor<sup>1</sup> AFY</b>	<b>Size of Proposed Project (rounded)</b>	<b>Estimated Water Use (AFY)</b>
Single-Family Residential	0.80 per unit	1,270	1,016
Parks	3 per acre	15	45
Elementary School	3 per acre	11	33
Manufactured Slopes	3 per acre	207 <sup>2</sup>	621
Road Parkways	3 per acre	26	78
Total			1,793

<sup>1</sup> Factors provided by SCWD.

<sup>2</sup> Acreage includes off-site landscaped slope areas of 7.92 acres (VTTM 46018) and 1.96 acres (BLM property).

**Table 2  
CURRENT AND PLANNED WATER SUPPLIES AND BANKING PROGRAMS<sup>1</sup>  
(ACRE-FEET)**

	2005	2010	2015	2020	2025	2030
<b>EXISTING SUPPLIES</b>						
Wholesale (Imported)	70,380	73,660	75,560	76,080	77,980	77,980
SWP Table A Supply <sup>2</sup>	65,700	67,600	69,500	71,400	73,300	73,300
Flexible Storage Account <sup>3</sup> (CLWA)	4,680	4,680	4,680	4,680	4,680	4,680
Flexible Storage Account <sup>3,4</sup> (Ventura County)	0	1,380	1,380	0	0	0
<b>Local Supplies</b>						
Groundwater	40,000	46,000	46,000	46,000	46,000	46,000
Alluvial Aquifer	35,000	35,000	35,000	35,000	35,000	35,000
Saugus Formation	5,000	11,000	11,000	11,000	11,000	11,000
Recycled Water	1,700	1,700	1,700	1,700	1,700	1,700
<b>Total Existing Supplies</b>	<b>112,080</b>	<b>121,360</b>	<b>123,260</b>	<b>123,780</b>	<b>125,680</b>	<b>125,680</b>
<b>EXISTING BANKING PROGRAMS<sup>3</sup></b>						
Semitropic Water Bank <sup>5</sup>	50,870	50,870	0	0	0	0
Rosedale-Rio Bravo	0	20,000	20,000	20,000	20,000	20,000
<b>Total Existing Banking Programs</b>	<b>50,870</b>	<b>70,870</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>
<b>PLANNED SUPPLIES</b>						
<b>Local Supplies</b>						
Groundwater	0	10,000	10,000	20,000	20,000	20,000
Restored Wells (Saugus Formation)	0	10,000	10,000	10,000	10,000	10,000
New Wells (Saugus Formation)	0	0	0	10,000	10,000	10,000
Recycled Water <sup>6</sup>	0	0	1,600	6,300	11,000	15,700
<b>Transfers</b>						
Buena Vista-Rosedale <sup>7</sup>	0	11,000	11,000	11,000	11,000	11,000
<b>Total Planned Supplies</b>	<b>0</b>	<b>21,000</b>	<b>22,600</b>	<b>37,300</b>	<b>42,000</b>	<b>46,700</b>
<b>Planned Banking Programs<sup>3</sup></b>						
Additional Planned Banking	0	0	20,000	20,000	20,000	20,000

**Table 2  
CURRENT AND PLANNED WATER SUPPLIES AND BANKING PROGRAMS<sup>1</sup>  
(ACRE-FEET)**

	2005	2010	2015	2020	2025	2030
<b>Total Planned Banking Programs</b>	0	0	20,000	20,000	20,000	20,000

Notes:

1. The values shown under "Existing Supplies" and "Planned Supplies" are supplies projected to be available in average/normal years. The values shown under "Existing Banking Programs" and "Planned Banking Programs" are either total amounts currently in storage, or the maximum capacity of program withdrawals.
2. SWP supplies are calculated by multiplying CLWA's Table A Amount of 95,200 AF by percentages of average deliveries projected to be available, taken from Table 6-5 of DWR's "Excerpts from Working Draft of 2005 State Water Project Delivery Reliability Report" (May 2005). The factors were not changed in the final version of the 2005 State Water Project Delivery Reliability Report (2006).
3. Supplies shown are total amounts that can be withdrawn, and would typically be used only during dry years.
4. Initial term of the Ventura County entities' flexible storage account is ten years (from 2006 to 2015).
5. Supplies shown are the total amount currently in storage, and would typically be used only during dry years. Once the current storage amount is withdrawn, this supply would no longer be available and in any event, is not available after 2013.
6. Recycled water supplies based on projections provided in Chapter 4, Recycled Water of the 2005 UWMP.
7. CLWA is in the process of acquiring this supply, primarily to meet the potential demands of future annexations to the CLWA service area. This acquisition is consistent with CLWA's annexation policy under which it will not approve potential annexations unless additional water supplies are acquired. Currently proposed annexations have a demand for about 4,375 AFY of this supply which, if approved, would leave the remaining 6,625 AFY available for potential future annexations. Unless and until any such annexations are actually approved, this supply will be available to meet demands within the existing CLWA service area.

Source: CLWA 2005, Table 3-1.

**Table 3**  
**PROJECTED AVERAGE/NORMAL YEAR SUPPLIES AND DEMANDS (ACRE-FEET)**

	2010	2015	2020	2025	2030
<b>EXISTING SUPPLIES</b>					
Wholesale (Imported)	67,600	69,500	71,400	73,300	73,300
SWP Table A Supply <sup>1</sup>	67,600	69,500	71,400	73,300	73,300
Flexible Storage Account (CLWA) <sup>2</sup>	0	0	0	0	0
Flexible Storage Account (Ventura County) <sup>2</sup>	0	0	0	0	0
<b>Local Supplies</b>					
Groundwater	46,000	46,000	46,000	46,000	46,000
Alluvial Aquifer	35,000	35,000	35,000	35,000	35,000
Saugus Formation	11,000	11,000	11,000	11,000	11,000
Recycled Water	1,700	1,700	1,700	1,700	1,700
<b>Total Existing Supplies</b>	<b>115,300</b>	<b>117,200</b>	<b>119,100</b>	<b>121,000</b>	<b>121,000</b>
<b>EXISTING BANKING PROGRAMS</b>					
Semitropic Water Bank <sup>2</sup>	0	0	0	0	0
Rosedale-Rio Bravo <sup>2</sup>	0	0	0	0	0
<b>Total Existing Banking Programs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>PLANNED SUPPLIES</b>					
<b>Local Supplies</b>					
Groundwater	0	0	0	0	0
Restored Wells (Saugus Formation) <sup>2</sup>	0	0	0	0	0
New Wells (Saugus Formation) <sup>2</sup>	0	0	0	0	0
Recycled Water <sup>3</sup>	0	1,600	6,300	11,000	15,700
<b>Transfers</b>					
Buena Vista-Rosedale <sup>4</sup>	11,000	11,000	11,000	11,000	11,000
<b>Total Planned Supplies</b>	<b>11,000</b>	<b>12,600</b>	<b>17,300</b>	<b>22,000</b>	<b>26,700</b>
<b>PLANNED BANKING PROGRAMS</b>					
Additional Planned Banking <sup>2</sup>	0	0	0	0	0
<b>Total Planned Banking Programs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Existing and Planned Supplies and Banking</b>	<b>126,300</b>	<b>129,800</b>	<b>136,400</b>	<b>143,000</b>	<b>147,700</b>
<b>Total Estimated Demand (w/o conservation)<sup>5</sup></b>	<b>100,050</b>	<b>109,400</b>	<b>117,150</b>	<b>128,400</b>	<b>138,300</b>
<b>Conservation<sup>6</sup></b>	<b>(8,600)</b>	<b>(9,700)</b>	<b>(10,700)</b>	<b>(11,900)</b>	<b>(12,900)</b>
<b>Total Adjusted Demand</b>	<b>91,450</b>	<b>99,700</b>	<b>106,450</b>	<b>116,500</b>	<b>125,400</b>

**Table 3**  
**PROJECTED AVERAGE/NORMAL YEAR SUPPLIES AND DEMANDS (ACRE-FEET)**

## Notes:

1. SWP supplies are calculated by multiplying CLWA's Table A Amount of 95,200 AF by percentages of average deliveries projected to be available (71% in 2010 and 77% in 2025/2030), taken from Table 6-5 of DWR's "Excerpts from Working Draft of 2005 State Water Project Delivery Reliability Report" (May 2005).
2. Not needed during average/normal years.
3. Recycled water supplies based on projections provided in Chapter 4, Recycled Water of the 2005 UWMP.
4. CLWA is in the process of acquiring this supply, primarily to meet the potential demands of future annexations to the CLWA service area. This acquisition is consistent with CLWA's annexation policy under which it will not approve potential annexations unless additional water supplies are acquired. Currently proposed annexations have a demand for about 4,375 AFY of this supply which, if approved, would leave the remaining 6,625 AFY available for potential future annexations. Unless and until any such annexations are actually approved, this supply will be available to meet demands within the existing CLWA service area. CLWA has certified the EIR (which has been legally challenged-see Section 4.0) for this acquisition, and is in the process of completing agreements for the transfer of the water.
5. Demands are for uses within the existing CLWA service area. Demands for any annexations to the CLWA service area will be added if and when such annexations are approved. Currently proposed annexations have a demand for about 4,375 AFY and, given supplies CLWA is in the process of acquiring, potential future annexations with demands up to an additional 6,625 AFY could eventually be approved (see Footnote 4).
6. Assumes 10 percent reduction on urban portion of total demand resulting from conservation best management practices, as discussed in Chapter 7 of the 2005 UWMP.

Source: CLWA 2005. Table 6-2.

**Table 4**  
**PROJECTED SINGLE DRY YEAR SUPPLIES AND DEMANDS (ACRE-FEET)**

	2010	2015	2020	2025	2030
<b>EXISTING SUPPLIES</b>					
Wholesale (Imported)	9,860	9,860	8,480	9,480	9,480
SWP Table A Supply <sup>1</sup>	3,800	3,800	3,800	4,800	4,800
Flexible Storage Account (CLWA)	4,680	4,680	4,680	4,680	4,680
Flexible Storage Account (Ventura County) <sup>2</sup>	1,380	1,380	0	0	0
<b>Local Supplies</b>					
Groundwater	47,500	47,500	47,500	47,500	47,500
Alluvial Aquifer	32,500	32,500	32,500	32,500	32,500
Saugus Formation	15,000	15,000	15,000	15,000	15,000
Recycled Water	1,700	1,700	1,700	1,700	1,700
<b>Total Existing Supplies</b>	<b>59,060</b>	<b>59,060</b>	<b>57,680</b>	<b>58,680</b>	<b>58,680</b>
<b>EXISTING BANKING PROGRAMS</b>					
Semitropic Water Bank <sup>3</sup>	17,000	0	0	0	0
Rosedale-Rio Bravo <sup>6</sup>	20,000	20,000	20,000	20,000	20,000
<b>Total Existing Banking Programs</b>	<b>37,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>
<b>PLANNED SUPPLIES</b>					
<b>Local Supplies</b>					
Groundwater	10,000	10,000	20,000	20,000	20,000
Restored Wells (Saugus Formation)	10,000	10,000	10,000	10,000	10,000

**Table 4**  
**PROJECTED SINGLE DRY YEAR SUPPLIES AND DEMANDS (ACRE-FEET)**

	2010	2015	2020	2025	2030
New Wells (Saugus Formation)	0	0	10,000	10,000	10,000
Recycled Water <sup>4</sup>	0	1,600	6,300	11,000	15,700
Transfers					
Buena Vista-Rosedale <sup>5</sup>	11,000	11,000	11,000	11,000	11,000
<b>Total Planned Supplies</b>	<b>21,000</b>	<b>22,600</b>	<b>37,300</b>	<b>42,000</b>	<b>46,700</b>
<b>PLANNED BANKING PROGRAMS</b>					
Additional Planned Banking <sup>7</sup>	0	20,000	20,000	20,000	20,000
<b>Total Planned Banking Programs</b>	<b>0</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>
<b>Total Existing and Planned Supplies and Banking</b>	<b>117,060</b>	<b>121,660</b>	<b>134,980</b>	<b>140,680</b>	<b>145,380</b>
<b>Total Estimated Demand (w/o conservation)<sup>8,9</sup></b>	<b>110,100</b>	<b>120,300</b>	<b>128,900</b>	<b>141,200</b>	<b>152,100</b>
<b>Conservation<sup>10</sup></b>	<b>(9,500)</b>	<b>(10,700)</b>	<b>(11,700)</b>	<b>(13,100)</b>	<b>(14,200)</b>
<b>Total Adjusted Demand</b>	<b>100,600</b>	<b>109,600</b>	<b>117,200</b>	<b>128,100</b>	<b>137,900</b>

## Notes:

- SWP supplies are calculated by multiplying CLWA's Table A Amount of 95,200 AF by percentages of single dry deliveries projected to be available for the worst case single dry year of 1977 (4% in 2010 and 5% in 2025/2030), taken from Table 6-5 of DWR's "Excerpts from Working Draft of 2005 State Water Project Delivery Reliability Report" (May 2005).
- Initial term of the Ventura County entities' flexible storage account is ten years (from 2006 to 2015).
- The total amount of water currently in storage is 50,870 AF, available through 2013. Withdrawals of up to this amount are potentially available in a dry year, but given possible competition for withdrawal capacity with other Semitropic banking partners in extremely dry years, it is assumed here that about one third of the total amount stored could be withdrawn.
- Recycled water supplies based on projections provided in Chapter 4, Recycled Water of the 2005 UIWMP.
- CLWA is in the process of acquiring this supply, primarily to meet the potential demands of future annexations to the CLWA service area. This acquisition is consistent with CLWA's annexation policy under which it will not approve potential annexations unless additional water supplies are acquired. Currently proposed annexations have a demand for about 4,375 AFY of this supply which, if approved, would leave the remaining 6,625 AFY available for potential future annexations. Unless and until any such annexations are actually approved, this supply will be available to meet demands within the existing CLWA service area. CLWA has certified the EIR (which has been legally challenged-see Section 4.0) for this acquisition, and is in the process of completing agreements for the transfer of the water.
- Rosedale-Rio Bravo Water Banking and Recovery Program went online in 2005.
- Assumes additional planned banking supplies available by 2014.
- Assumes increase in total demand of 10 percent during dry years.
- Demands are for uses within the existing CLWA service area. Demands for any annexations to the CLWA service area will be added if and when such annexations are approved. Currently proposed annexations have a demand for about 4,375 AFY and, given supplies CLWA is in the process of acquiring, potential future annexations with demands up to an additional 6,625 AFY could eventually be approved (see Footnote 5).
- Assumes 10 percent reduction on urban portion of total normal year demand resulting from conservation best management practices ([urban portion of total normal year demand x 1.10] \* 0.10), as discussed in Chapter 7 of the 2005 UIWMP.

Source: CLWA 2005. Table 6-3.

**Table 5**  
**PROJECTED MULTIPLE DRY YEAR SUPPLIES AND DEMANDS<sup>1</sup> (ACRE-FEET)**

	2010	2015	2020	2025	2030
<b>EXISTING SUPPLIES</b>					
Wholesale (Imported)	32,010	32,910	32,570	32,570	32,570
SWP Table A Supply <sup>2</sup>	30,500	31,400	31,400	31,400	31,400
Flexible Storage Account (CLWA) <sup>3</sup>	1,170	1,170	1,170	1,170	1,170
Flexible Storage Account (Ventura County) <sup>3</sup>	340	340	0	0	0
<b>Local Supplies</b>					
Groundwater	47,500	47,500	47,500	47,500	47,500
Alluvial Aquifer	32,500	32,500	32,500	32,500	32,500
Saugus Formation <sup>4</sup>	15,000	15,000	15,000	15,000	15,000
Recycled Water	1,700	1,700	1,700	1,700	1,700
<b>Total Existing Supplies</b>	<b>81,210</b>	<b>82,110</b>	<b>81,770</b>	<b>81,770</b>	<b>81,770</b>
<b>EXISTING BANKING PROGRAMS</b>					
Semitropic Water Bank <sup>3</sup>	12,700	0	0	0	0
Rosedale-Rio Bravo <sup>7,8</sup>	5,000	15,000	15,000	15,000	15,000
<b>Total Existing Banking Programs</b>	<b>17,700</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>
<b>PLANNED SUPPLIES</b>					
<b>Local Supplies</b>					
Groundwater	6,500	6,500	6,500	6,500	6,500
Restored Wells (Saugus Formation) <sup>4</sup>	6,500	6,500	5,000	5,000	5,000
New Wells (Saugus Formation) <sup>4</sup>	0	0	1,500	1,500	1,500
Recycled Water <sup>5</sup>	0	1,600	6,300	11,000	15,700
<b>Transfers</b>					
Buena Vista-Rosedale <sup>6</sup>	11,000	11,000	11,000	11,000	11,000
<b>Total Planned Supplies</b>	<b>17,500</b>	<b>19,100</b>	<b>23,800</b>	<b>28,500</b>	<b>33,200</b>
<b>PLANNED BANKING PROGRAMS</b>					
Additional Banking Programs <sup>8,9</sup>	0	5,000	15,000	15,000	15,000
<b>Total Planned Banking Programs</b>	<b>0</b>	<b>5,000</b>	<b>15,000</b>	<b>15,000</b>	<b>15,000</b>
<b>Total Existing and Planned Supplies and Banking</b>	<b>116,410</b>	<b>121,210</b>	<b>135,570</b>	<b>140,270</b>	<b>144,970</b>
<b>Total Estimated Demand (w/o conservation)<sup>10,11</sup></b>	<b>110,100</b>	<b>120,300</b>	<b>128,900</b>	<b>141,200</b>	<b>152,100</b>
<b>Conservation<sup>12</sup></b>	<b>(9,500)</b>	<b>(10,700)</b>	<b>(11,700)</b>	<b>(13,100)</b>	<b>(14,200)</b>
<b>Total Adjusted Demand</b>	<b>100,600</b>	<b>106,900</b>	<b>117,200</b>	<b>128,100</b>	<b>137,900</b>

**Table 5**  
**PROJECTED MULTIPLE DRY YEAR SUPPLIES AND DEMANDS<sup>1</sup> (ACRE-FEET)**

## Notes:

1. *Supplies shown are annual averages over four consecutive dry years (unless otherwise noted).*
2. *SWP supplies are calculated by multiplying CLWA's Table A Amount of 95,200 AF by percentages of deliveries projected to be available for the worst case four-year drought of 1931-1934 (32% in 2010 and 33% in 2025/2030), taken from Table 6-5 of DWR's "Excerpts from Working Draft of 2005 State Water Project Delivery Reliability Report" (May 2005).*
3. *Based on total amount of storage available divided by 4 (4-year dry period). Initial term of the Ventura County entities' flexible storage account is ten years (from 2006 to 2015).*
4. *Total Saugus pumping is the average annual amount that would be pumped under the groundwater operating plan, as summarized in Table 3-6 of the 2005 UWMP ((11,000 + 15,000 + 25,000 + 35,000)/4).*
5. *Recycled water supplies based on projections provided in Chapter 4, Recycled Water of the 2005 UWMP.*
6. *CLWA is in the process of acquiring this supply, primarily to meet the potential demands of future annexations to the CLWA service area. This acquisition is consistent with CLWA's annexation policy under which it will not approve potential annexations unless additional water supplies are acquired. Currently proposed annexations have a demand for about 4,375 AFY of this supply which, if approved, would leave the remaining 6,625 AFY available for potential future annexations. CLWA has certified the EIR (which has been legally challenged-see Section 4.0) for this acquisition, and is in the process of completing agreements for the transfer of the water.*
7. *Rosedale-Rio Bravo Water Banking and Recovery Program went online in 2005.*
8. *Average dry year period supplies could be up to 20,000 AF for each program depending on storage amounts at the beginning of the dry period.*
9. *Assumes additional planned banking supplies available by 2014.*
10. *Assumes increase in total demand of 10 percent during dry years.*
11. *Demands are for uses within the existing CLWA service area. Demands for any annexations to the CLWA service area will be added if and when such annexations are approved. Currently proposed annexations have a demand for about 4,375 AFY and, given supplies CLWA is in the process of acquiring, potential future annexations with demands up to an additional 6,625 AFY could eventually be approved (see Footnote 6).*
12. *Assumes 10 percent reduction on urban portion of total normal year demand resulting from conservation best management practices (urban portion of total normal year demand x 1.10] \* 0.10), as discussed in Chapter 7 of the 2005 UWMP.*

Source: CLWA 2005. Table 6-4.

CLWA's demands vary from year to year depending on local hydrologic and meteorologic conditions, with demands generally increasing in years of below-average local precipitation and decreasing in years of above-average local precipitation. As shown in Table 3, CLWA's 2010 average year demand (without conservation) is estimated to be 100,050 acre-feet (AF) and 138,300 AF by 2030 (without conservation) (CLWA 2005). In 2001, CLWA signed the Memorandum of Understanding Regarding Urban Water Conservation in California (MOU). By signing the MOU, CLWA became a member of the California Urban Water Conservation Council (CUWCC) and pledged to implement all cost-effective Best Management Practices (BMPs) for water conservation. CLWA has estimated that conservation measures within the service area can reduce total water demands by about 10 percent of the urban portion of total demand. As shown in the tables and stated in the 2005 UWMP, based on conservative water supply and demand assumptions over the next 25 years in combination with conservation of non-essential demand during certain dry years, CLWA and the retail water purveyors will be able to deliver a reliable water supply to its customers.

Of CLWA's 95,200 AF of annual Table A Amount discussed in the tables above, 41,000 AFY was permanently transferred to CLWA in 1999 by Wheeler Ridge-Maricopa Water Storage District, a member unit of the Kern County Water Agency. With regard to availability, the 2005 UWMP

provides a discussion of the appropriateness of relying on the 41,000 AFY, which includes: 1) the transfer was completed in 1999 and the Department of Water Resources has allocated and annually delivered water in accordance with the completed transfer; (2) the revised EIR for the transfer corrects the sole defect identified by the Court of Appeal (i.e., tiering off the Monterey Agreement EIR)<sup>15</sup>; (3) the Monterey Amendments settlement agreement expressly authorizes the operation of the SWP in accordance with the Monterey Amendments, which authorize the transfer; (4) the Court of Appeal refused to enjoin the transfer, and instead required preparation of a revised EIR; and (5) the transfer contract remains in full force and effect, and no court has ever questioned their validity or enjoined the use of this portion of CLWA's Table A amount.

In October 2006, CLWA certified an Environmental Impact Report for the Water Acquisition from the Buena Vista Water Storage District and Rosedale-Rio Bravo Water Storage District Water Banking and Recovery Program (BV/RRB Water Acquisition Project). The BV/RRB Water Acquisition Project would allow CLWA to purchase 11,000 AF annually and up to an additional 9,000 AFY of water that may be available from time to time depending on hydrologic and operational conditions affecting the Banking and Recovery Program. The BV/RRB Water Acquisition Project is expected to be operational in 2007 and the 11,000 AFY will be added to the supply for CLWA and would be available to serve the project.

### **3.0 IDENTIFICATION OF EXISTING WATER SUPPLY SOURCES**

#### **3.1 Annual Existing Water Supply Entitlements, Water Rights, or Water Service Contracts**

The first substantive requirement of the WSA is the identification and description of the existing water supply sources in the public water system that will serve the project. Water Code §10910(d) requires the WSA to include an identification of any existing water supply entitlements, water rights, or water service contracts relevant to the identified water supply for the proposed project, and a description of the quantities of water received in prior years by the public water system. The identification of existing water supplies shall be demonstrated by providing information related to the following:

- written contracts or other proof of entitlement to an identified water supply;
- copies of a capital outlay program for financing the delivery of a water supply that has been adopted by the public water system;
- federal, state, and local permits for construction of necessary infrastructure associated with delivering the water supply; and,

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<sup>15</sup> CLWA's EIR prepared in connection with the 41,000 AFY water transfer was challenged in *Friends of the Santa Clara River v. Castaic Lake Water Agency* (Los Angeles County Superior Court, Case Number BS056954) ("Friends"). On appeal, the Court of Appeal, Second Appellate District held that since the 41,000 AFY EIR tiered off the Monterey Agreement EIR that was later decertified, CLWA would also have to decertify its EIR and prepare a revised EIR. CLWA approved the revised EIR in December 2004. Friends was dismissed permanently in February 2005. In January 2005, two challenges to CLWA's new EIR were filed.

- any necessary regulatory approvals that are required in order to be able to convey or deliver the water supply.

The current water supply for the Santa Clarita Valley is derived from the following sources:

1. Groundwater from the Alluvial Aquifer
2. Groundwater from the Saugus Formation
3. Recycled Water
4. Imported SWP Water

Within the SCWD service area, these sources of water supply can be characterized as 1) *local supplies*, consisting of groundwater, local surface flows, and recycled water; and 2) *imported supplies*, transported via the SWP and consisting of SWP entitlement. Currently, the only local supply used by the SCWD is groundwater.

Potential future water sources include recycled water, desalination, storm water runoff, Saugus pumping, and SWP reliability projects.

### 3.2 Groundwater

Historically, local groundwater extracted from the Alluvial and Saugus aquifers has been the primary source of water in SCWD's service area. However, since 1980, local groundwater supplies have been supplemented with imported water from the SWP.

Water Code §10910(f) requires this WSA to include specific information describing groundwater resources if the water supply for a proposed project includes groundwater. Slade (2002) includes a detailed review of the groundwater resources available to SCWD to supply the project, including historic yields, estimated capacity, and projected future yield capacity. Groundwater is drawn from two aquifer systems within the Santa Clara River Valley East Subbasin, one of several sub-basins identified along the Santa Clara River in Los Angeles and Ventura counties by updated Bulletin 118 of the California Department of Water Resources. The shallow aquifer system is designated the Alluvial Aquifer and the deeper aquifer is designated the Saugus Formation. In addition to the SCWD, other large municipal and larger scale agriculture producers (including NCWD, Valencia Water Company, Newhall Land and Farming and Peter Pitchess Detention Center) produce groundwater from the Alluvial and Saugus Formations aquifers. Aggregate groundwater production by hundreds of other, small scale, water wells account for less than 1 percent of total production from these aquifer systems.

The following sub-parts respond to specific requirements of Water Code §10910(f):

***Water Code §10910(f)(1). Review of relevant information contained in the urban water management plan.***

Chapter 3 of the 2005 UWMP provides an overview description of the Santa Clara River Groundwater Basin - East Subbasin (comprised of the two local aquifer systems [the Alluvial

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Aquifer and the Saugus Formation]). An overview of the adopted Groundwater Management Plan is also provided. Finally, a discussion of available groundwater supplies is contained in the 2005 UWMP and includes: the groundwater operating plan for the Alluvium and Saugus Formation; the adequacy of supply (including Alluvium and Saugus Formation pumping capacity from the active municipal supply wells); and sustainability. Historical and projected groundwater pumping by the retail water purveyors is also provided.

As stated in the 2005 UWMP, the groundwater operating plan is based on the concept that pumping can vary from year to year to allow increased groundwater use in dry periods and increased recharge during wet periods and to collectively assure that the groundwater Basin is adequately replenished through various wet/dry cycles.

***Water Code §10910(f)(2). Description of any groundwater basin or basins from which the proposed project will be supplied including information concerning adjudication and overdraft.***

Slade (2002) Sections 2 through 5 and the 2005 UWMP (CLWA 2005) Section 3.3 describe two aquifer systems, the Alluvial Aquifer and the Saugus Formation, within the Santa Clara River Valley East Sub-basin ("Basin") and provide a detailed description of the groundwater basins. These documents also provide an assessment of the operational yield and other parameters of production capacity and a characterization of the long-term sustainable yield. The Basin is about 22 miles long east to west and about 13 miles wide. Slade (2002) estimates that about 200,000 AF of water is in storage in the Alluvial Aquifer and approximately 1.41 million AF of potentially usable groundwater is present from depths of 500 to 2,500 feet in the Saugus Formation. More recent information on the thickness of the alluvium and the degree of potential draw down interference between adjacent Saugus Formation and Alluvial Aquifer wells has supported a re-calculation of groundwater in storage in the Saugus Formation to approximately 1.65 million AF (Slade 2002). Neither aquifer system is in overdraft at the present time (Slade 2002). The Basin has not been adjudicated and has not been identified as overdrafted or projected to be overdrafted by the Department of Water Resources (2004).

***Water Code §10910(f)(3). Description and analysis of the amount and location of groundwater pumped by the public water system for the past 5 years from any groundwater basin from which the proposed project will be supplied.***

Detailed information about the amount and location of groundwater pumped from both the Alluvial and Saugus aquifers is provided in Slade (2002) Sections 4 and 5. During the period 1996 to 2000, total production from the Alluvial Aquifer averaged 39,400 AFY, with a low of 36,000 AFY (1998) and a high of 42,900 AFY (1999) (Slade 2002, Table 4.3). During the same period, total production from the Saugus Formation averaged 5,900 AFY, with a low of 3,700 (1999) and a high of 8,300 (1996) (Slade 2002, Table 5.3). During the period, SCWD's production averaged 11,600 AFY from the Alluvial Aquifer and 700 AFY from the Saugus Formation.

Detailed information about the amount of groundwater pumped from both the Alluvial and Saugus aquifers and well locations is also presented in the 2005 UWMP (CLWA 2005) and the 2005 Santa Clarita Valley Water Report (CLWA 2006). From 2001 to 2005 total production from the Alluvial Aquifer averaged approximately 36,272 AFY, with a low of 33,577 AFY (2003) and a

high of 38,648 AFY (2005). During the same period, total production from the Saugus Formation averaged approximately 5,293 AFY, with a low of 4,140 (2001) and a high of 6,503 AFY (2004). SCWD's production from 2001 through 2005 averaged approximately 9,075 AFY from the Alluvial Aquifer and no water was utilized from the Saugus Formation during this time period.

As stated, total pumpage from the Alluvial Aquifer in 2005 was approximately 38,648 AF (CLWA 2006). Over the last two decades, since the inception of SWP deliveries in 1980, total pumpage from the Alluvium has ranged from a low of about 20,000 AFY (in 1983) to approximately 43,000 AFY (in 1999) (CLWA 2006). Total pumpage from the Saugus Formation in 2005 was 6,453 AF (CLWA 2006). Groundwater pumpage from the Saugus Formation peaked in the early 1990s (to a high of nearly 15,000 AFY in 1991) and then declined steadily to a low of approximately 3,700 AF in 1999 and has generally increased slightly since then to the 2005 level (CLWA 2006). Average pumpage from 1980 to present has been about 6,700 AFY (CLWA 2006). These numbers are at the lower end of the estimated range of the operational yield of the Saugus Formation.

***Water Code §10910(f)(4). Description and analysis of the amount and location of groundwater that is projected to be pumped by the public water system from any basin from which the proposed project will be supplied.***

Slade (2002) does not provide detailed descriptions and analysis of locations or yields of specific new wells that may be constructed in the future. The report, however, anticipates that new capacity and replacement wells can be located, designed, and operated within the Basin, both within the Alluvial Aquifer and the Saugus Formation, without creating undesirable conditions (Slade 2002, page 85). Also, as stated above, projected groundwater pumping by the retail water purveyors is provided in the 2005 UWMP. In addition, the groundwater operating plan discussed in the 2005 UWMP, and discussed above, indicates that pumping can vary from year to year to allow increased groundwater use in dry periods and increased recharge during wet periods and to collectively assure that the groundwater Basin is adequately replenished through various wet/dry cycles. As formalized in the Groundwater Management Plan, the operating yield concept has been quantified as ranges of annual pumping volumes.

***Water Code §10910(f) (5). Analysis of the sufficiency of the groundwater from the basin or basins from which the proposed project will be supplied to meet the projected water demand associated with the proposed project.***

Slade (2002) concludes that the Alluvial Aquifer has storage capacity of about 200,000 AF, with a sustainable operational yield ranging from 30,000 to 40,000 AFY and that Alluvial Aquifer extractions should be reduced to 30,000 to 35,000 AFY during dry periods. The total annual groundwater production from the Alluvial Aquifer (urban and agricultural production) over a recent 10-year period averaged approximately 35,000 AFY, about 10 percent higher than the "practical or perennial yield" without any evidence of undesirable conditions that might be an indication of aquifer overdraft (Slade 2002).

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Slade (2002) concludes that the Saugus Formation has storage capacity of 1.4 million AF, with a sustainable operational yield of 7,500 to 15,000 AFY. As stated above, more recent information on the thickness of the alluvium and the degree of potential draw down interference between adjacent Saugus Formation and Alluvial Aquifer wells has supported a re-calculation of groundwater in storage in the Saugus Formation to approximately 1.65 million AF (Slade 2002). Slade (2002) concludes that Saugus Formation extraction can be increased on an infrequent basis to the range of from 15,000 to 35,000 AFY, without creating undesirable conditions. However, the increase to 35,000 AFY would be temporary and would need to return to, or be reduced below, the historical range of 7,500 to 15,000 AFY once rainfall patterns returned to normal in order to avoid long-term adverse affects to the aquifer. As discussed, on a long-term average basis since the importation of SWP water, total pumpage from the Saugus Formation has ranged from a low of about 3,700 AF (in 1999) to a high of nearly 15,000 AFY (in 1991); average pumpage from 1980 to present has been about 6,700 AFY (CLWA 2006).

### 3.3 Sustainability of Existing Groundwater Supplies and Projected Supplies

Groundwater supplies were reviewed in the 2005 UWMP and evaluated as to whether supply and production projections were sustainable for average and dry conditions. Prior evaluation of the sustainability of the groundwater supplies was derived from the more than 60 years of operational experience for the Alluvial aquifer and a shorter period for the Saugus Formation. These records show the long-term stability of groundwater levels and storage for the Alluvial Aquifer including the recovery of these parameters following periods of lower recharge. The record for the Saugus Formation shows fairly low annual pumping in most years, with one 4-year period of increased pumping up to about 15,000 AFY that produced no long-term depletion of the substantial groundwater storage. These empirical observations have been complemented with the development and application of numerical models which have been used to forecast aquifer response to a range of operational alternatives and contaminant migration scenarios.

Simulated Alluvial Aquifer response to the range of hydrologic conditions and pumping stresses is essentially a long-term repeat of the historical conditions. The historical experience and model predicted response are:

- (1) Generally constant groundwater levels in the middle to western portion of the Alluvium and fluctuating groundwater levels in the eastern portion as a function of wet and dry hydrologic conditions;
- (2) Variations in recharge that directly correlate with wet and dry hydrologic conditions; and
- (3) No long-term decline in groundwater levels or storage.

The 2005 UWMP concluded that the Alluvial Aquifer is considered a sustainable water supply source to meet the Alluvial portion of the operating plan for the groundwater Basin.

Simulated Saugus Formation response to the ranges of pumping hydrologic conditions and pumping rates is consistent with actual experience. The predicted response consists of:

- (1) Short-term declines in groundwater levels and storage near pumped wells during dry-period pumping;
- (2) Rapid recovery of groundwater levels and storage after cessation of dry-period pumping; and
- (3) No long-term decreases or depletion of groundwater levels or storage.

The combination of actual experience with Saugus Formation pumping and recharge complemented with modeled projections of aquifer response show that the Saugus Formation can be considered a sustainable water supply source to meet the Saugus portion of the operating plan for the groundwater Basin (CLWA 2005).

Therefore, both the Alluvial Aquifer and the Saugus Formation are reasonable and sustainable sources at the yields represented in the 2005 UWMP. Additionally, the 2005 UWMP concluded that there are sufficient supplies to meet demand. Neither aquifer is in overdraft condition.

### **3.4 Recycled Water**

Wastewater that has been highly treated and disinfected can be reused for landscape irrigation and other purposes. It is not suitable for use as potable water. In 1993, CLWA completed a *Reclaimed Water System Master Plan* to use recycled water as a reliable water source to meet some non-potable demand within the Santa Clarita Valley. The Master Plan is being updated, and the amount of recycled water demand is expected to steadily increase to approximately 17,400 AF per year in 2030. CLWA is currently under contract for 1,700 AF per year that became available in 2003.

Although the project may not be located in an area which will have recycled water infrastructure available, the project could utilize recycled water for such uses as landscape irrigation if transported to the area via tanker truck.

### **3.5 State Water Project Water**

Since 1980, local supplies in the Santa Clarita Valley have been supplemented with imported water from the SWP. CLWA's contractual "right" to the SWP (the Table A Amount) is 95,200 AF. Climatic conditions and other factors can significantly alter the availability of SWP water in any year, and DWR makes annual allocations of SWP water based on that year's hydrologic conditions, the amount of water in storage in the SWP system, and SWP contractors' requests for SWP supplies. The California Department of Water Resources issued the 2005 State Water Project Delivery Reliability Report in June of 2006. The 2005 SWP Delivery Reliability Report presented DWR's current information regarding the annual water delivery reliability of the SWP for existing and future levels of development in the water source areas, assuming historical patterns of precipitation. The Department of Water Resources prepared delivery reliability analysis information that it recommended for use by the State Water Project Contractors in developing their 2005 Urban Water Management Plans. A draft of the entire 2005 SWP Delivery Reliability Report, including the delivery reliability information provided to

the contractors, was released later in 2005 for extensive public review and comment. Tables 2 through 5 above provide the anticipated SWP water available to CLWA based upon the information provided. CLWA's average or normal year SWP supply is anticipated to range from approximately 67,600 AF in 2010 to approximately 73,300 AF in 2030. Additional SWP supplies may be available in above-average years, and conversely, CLWA's SWP supply would be less in below-average years.

### **3.6 Water Reliability Actions**

#### **3.6.1 SWP Terminal Reservoir Flexible Storage**

Flexible storage is storage available to SWP contractors that share in repayment of the costs of terminal reservoirs (Castaic and Perris lakes). These contractors may withdraw water from their share of flexible storage, in addition to any other SWP supplies available to the Contractor. The Contractor must replace any water it withdraws from flexible storage within 5 years.

CLWA may withdraw up to 4,684 AF of water from Castaic Lake as flexible storage (CLWA 2005). CLWA manages this storage by keeping the account full in normal and wet years and then withdrawing that stored amount (or a portion of it) to deliver during dry periods. The account is refilled during the next year that adequate SWP supplies are available to CLWA to do so.

In addition, CLWA has negotiated with Ventura County water agencies to obtain the use of their Flexible Storage Account. As part of this agreement, CLWA has access to another 1,376 AF of storage in Castaic Lake on a year-to-year basis for 10 years, beginning in 2006 (CLWA 2005).

#### **3.6.2 Semitropic Groundwater Banking Projects**

CLWA has two groundwater banking agreements with the Semitropic Water Storage District. In 2002, CLWA stored an available portion of its Table A Amount (24,000 AF) in an account in Semitropic's program.<sup>16</sup> In 2004, 32,522 AF of available 2003 Table A Amount water was stored in a second Semitropic account. CLWA can withdraw up to 50,870 AF of water to meet its demands over a 10-year period (until 2012/13). Once the current storage amount is withdrawn, the supply would no longer be available. This banking project improves the reliability of CLWA's supplies.

#### **3.6.3 Rosedale-Rio Bravo Water Storage District Groundwater Storage, Banking, Exchange, Extraction and Conjunctive Use Program**

In fall 2005, CLWA completed a water banking agreement with Rosedale-Rio Bravo Water Storage District (RRBWSD), which allows CLWA to store and later withdraw up to 20,000 AFY

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<sup>16</sup> The Negative Declaration prepared by CLWA was challenged in *California Water Network v. Castaic Lake Water Agency* (Ventura County Superior Court Case Number CIV 215327), which held in favor of CLWA. That case was on appeal in the Second District Court of Appeal, Sixth Division, Case Number B177978. CLWA has subsequently received a favorable ruling.

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of CLWA's unused SWP supplies. The maximum amount of storage at any one time can be 100,000 AF. Over the life of the project (2035, although it may be extended beyond that date concomitant with any extension of CLWA's Water Supply Contract), a total of 200,000 AF may be stored. CLWA may currently request the withdrawal of 20,000 AF in any one year. Modifications to RRBWSD facilities or extra capacity in these facilities would allow CLWA to withdraw up to an additional 25,000 AFY for a total annual withdrawal of 45,000 AF. This banking project improves the reliability of CLWA's supplies.

#### **3.6.4 Water Acquisition from the Buena Vista Water Storage District and Rosedale-Rio Bravo Water Storage District Water Banking and Recovery Program**

On October 25, 2006, CLWA certified the Environmental Impact Report for its Water Acquisition from the Buena Vista Water Storage District and Rosedale-Rio Bravo Water Storage District Water Banking and Recovery Program and is working on an agreement with the Buena Vista Water Storage District (BVWSD) and the Rosedale Rio-Bravo Water Storage District (RRBWSD) for the rights to purchase 11,000 AF annually from BVWSD/RRBWSD during the term of CLWA's SWP Contract (2035) with an option to extend to a later date (note that this project included an additional 9,000 AF that would be available for purchase from year-to-year, depending on the hydrologic conditions and water availability). The water acquired by CLWA would be used to meet current and future demand and improve reliability of water supplies in its service area or the service area as it may be extended through annexation. These supplies are planned for the future and are not part of CLWA's existing supply.

## **4.0 LITIGATION EFFECTS ON AVAILABILITY OF IMPORTED WATER**

For the past few years, there have been a series of litigation challenges concerning imported water supplies in the Santa Clarita Valley. The litigation challenges have given rise to claims that there is uncertainty regarding the availability and reliability of imported SWP water supplies in the Santa Clarita Valley.

The purpose of this section is to disclose these litigation challenges and their effects on the availability and reliability of imported water supplies in the Santa Clarita Valley. In summary, as discussed below, it has been determined, based on substantial evidence in the record, that the litigation challenges are not likely to affect the short-term or long-term availability or reliability of imported water supplies as projected in the 2005 UWMP and other reports, studies, and documents cited in this WSA.

### **4.1 Litigation Concerning CEQA Review of the Monterey Agreement**

In *Planning and Conservation League v. Department of Water Resources*, (2003) 83 Cal.App. 4th 892, the Court of Appeal, Third Appellate District, decertified an EIR prepared by the Central Coast Water Agency (CCWA) to address the "Monterey Agreement." The Monterey Agreement was a statement of principles to be incorporated into an omnibus amendment of the long-term contracts between the DWR and water contractors governing the supply of water under the SWP. The Monterey Agreement was the culmination of negotiations between DWR and most of the 29 SWP contractors to settle disputes arising out of the allocation of water during times of

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shortage. Twenty-seven of the 29 SWP contractors executed the Monterey Amendments to their water supply contracts in 1996. The Monterey Agreement contemplated revisions in the methodology of allocating water among contractors and provided a mechanism for the permanent transfer of Table A water amounts from one contractor to another. The Monterey Agreement was implemented by the execution of legally binding contracts with DWR (Monterey Amendments).

Although the court set aside the Monterey EIR prepared by CCWA, it did not set aside, invalidate, or otherwise vacate the Monterey Agreement or the Monterey Amendments. No court has ordered any stay or suspension of the Monterey Agreement pending certification of a new EIR. DWR and the SWP contractors continue to abide by the Monterey Agreements, as implemented by the Amendments, as the operating framework for the SWP.

Following decertification of the original Monterey EIR, the PCL litigants entered into the Monterey Settlement Agreement in 2003, designating DWR as the lead agency for the preparation of an EIR to address the Monterey Agreement. DWR is currently in the process of preparing that EIR. The Monterey Settlement Agreement also declared that certain water transfers between contracting agencies were "final." The 41,000 AFY Kern-Castaic transfer (discussed further below) was not among those "final" transfers but rather was recognized as a permanent transfer, which was still subject to the then-pending litigation in Los Angeles Superior Court challenging the EIR prepared for that transfer. (*Friends of the Santa Clarita River v. Castaic Lake Water Agency*, see discussion below.) DWR's Monterey EIR will analyze the potential environmental effects relating to the Monterey transfers, including a focused analysis of the 41,000 AFY transfer, which will be provided as part of a broader analysis of past and future permanent transfers of Table A Amounts.

#### 4.2 Litigation Concerning CEQA Review of the 41,000 AFY Transfer

Of CLWA's 95,200 AF annual Table A Amount, 41,000 AFY was permanently transferred to CLWA in a contract approved by DWR in 1999 by Wheeler Ridge-Maricopa Water Storage District, a member-unit of the Kern County Water Agency. CLWA prepared an EIR in connection with the 41,000 AFY water transfer, which was challenged in *Friends of the Santa Clara River v. Castaic Lake Water Agency* (Los Angeles County Superior Court, Case No. BS056954) ("Friends"). The original trial court decision was completely in favor of CLWA. On appeal, the Court of Appeal, Second Appellate District, held that since CLWA's original EIR tiered from the Monterey EIR that was later decertified (see *supra*, *Planning and Conservation League v. Dept. of Water Resources*, (2000) 83 Cal. App. 4th 892, above), CLWA also would have to decertify its EIR as well and prepare a revised EIR. The court refused, however, to enjoin CLWA from using any part of the 41,000 AFY transfer pending preparation of a new EIR.

The original EIR for the 41,000 AFY transfer having been decertified, CLWA prepared and circulated a revised comprehensive Draft EIR for the 41,000 AFY transfer, received and responded to public comments regarding the revised Draft EIR, and held two separate public hearings concerning the revised Draft EIR. CLWA approved the revised EIR for the 41,000 AFY transfer on December 22, 2004, and lodged the certified EIR with the Los Angeles Superior

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Court as part of its return to the trial court's writ of mandate in *Friends*. Thereafter, the *Friends* petitioners voluntarily dismissed the *Friends* action with prejudice in February 2005.

In January 2005, two new legal challenges to CLWA's revised EIR for the 41,000 AFY transfer were filed in the Ventura County Superior Court by the Planning and Conservation League and by the California Water Impact Network. These cases have been consolidated and transferred to Los Angeles County Superior Court and are still pending.

The new pending challenges to the adequacy of CLWA's revised EIR for the 41,000 AFY transfer, and DWR's pending preparation of a new Monterey EIR, allege an element of potential uncertainty regarding the 41,000 AFY transfer, although based on a review of all the surrounding circumstances, these events do not significantly affect the reliability of the transfer amount, and, therefore, it is still appropriate for SCWD to conclude that CLWA properly included the transfer amount as part of CLWA's 95,200 AFY Table A Amount for several reasons.

First, the 41,000 AFY transfer was completed in 1999 in a DWR/CLWA water supply contract amendment approved by DWR. Since 2000, DWR has allocated and annually delivered the water in accordance with the completed transfer.<sup>17</sup> In connection with that transfer, CLWA paid approximately \$47 million for the additional 41,000 AFY Table A supply, the monies have been accepted by the Wheeler Ridge-Maricopa Water Storage District, (a member unit of the Kern County Water Agency), the sale price has been financed through the sale of CLWA tax-exempt bonds, and DWR has expressly approved and amended CLWA's long-term water supply contract to reflect the increase in CLWA's SWP Table A Amount and the permanent transfer/reallocation of SWP Table A supply between SWP contractors. This contract has never been set aside but continues in full force and effect.

Second, the Court of Appeal held that the only defect in the 1999 CLWA EIR was that it tiered from the Monterey EIR, which was later decertified. This defect has now been remedied by CLWA's preparation and certification of a revised EIR that did not tier from the Monterey EIR. This new CLWA EIR is by law deemed to be legally adequate until it is established by a court that the EIR is not supported by substantial evidence.

Third, the Monterey Settlement Agreement expressly authorized the operation of the SWP in accordance with the Monterey Amendments. The Monterey Amendments, which are still in effect and have not been set aside by any court, authorized SWP contractors to transfer unneeded SWP supply amounts to other contractors on a permanent basis. Specifically, the Monterey Agreement provisions authorized 130,000 AF of agricultural SWP contractors' entitlements to be available for sale to urban SWP contractors. CLWA's 41,000 AF acquisition was a part of the 130,000 AF of SWP Table A supply that was transferred, consistent with the Monterey Amendments. Although DWR is still in the process of preparing the EIR to address the Monterey Agreement, the court in the PCL litigation refused to set aside the Monterey Agreement pending preparation of that EIR.

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<sup>17</sup> This contract was never legally challenged and, therefore, is considered permanent and in full force and effect.

Fourth, the Court of Appeal in *Friends* refused to enjoin the 41,000 AFY transfer, and instead required CLWA to prepare a revised EIR, which EIR CLWA has now completed and certified.

Fifth, CLWA's amended water supply contract documenting the 41,000 AFY transfer remains in full force and effect, and no court has ever questioned the validity of the contract or enjoined the use of this portion of CLWA's Table A Amount.

For all these reasons, SCWD is entitled to rely on CLWA's determination that it is reasonable to include the 41,000 AFY transfer in its calculation of available water supplies.

With respect to the new Monterey EIR, CLWA has concluded that its use of the 41,000 AFY is not required to await completion of the Monterey Agreement litigation or to DWR's new EIR for the Monterey Agreement and may occur independently of that Agreement because the 41,000 AFY has independent utility from the Monterey Agreement EIR. That DWR did not oppose CLWA's completion and certification of the new EIR for the water transfer, independent of DWR's new Monterey Agreement EIR, supports this view. Thus, the pending legal challenges to CLWA's revised EIR and DWR's preparation of a new Monterey EIR are not expected to impact the amount of water available to CLWA as a result of the completed 41,000 AFY transfer.

The CLWA 41,000 AFY transfer also has been the subject of recent court decisions. The first court case involved a published appellate court decision in litigation entitled, *California Oak Foundation v. City of Santa Clarita*, (2005) 133 Cal.App.4th 1219. In the *California Oak Foundation* decision, the Court of Appeal invalidated an EIR under CEQA for the Gate-King project located in the City of Santa Clarita, because the EIR did not explain how demand for water would be met if the 41,000 AFY transfer were set aside, or why it is appropriate to rely on the 41,000 AFY transfer in any event. The above analysis in this document explains in detail why it is appropriate to rely on the CLWA 41,000 AFY transfer as part of CLWA's overall SWP water supplies.

The second court case involved a separate legal challenge to an EIR under CEQA for the West Creek project located in Los Angeles County. This separate legal challenge was brought in Santa Barbara County Superior Court in *Santa Clarita Organization for Planning the Environment v. County of Los Angeles*, Case No. 1043805 (West Creek litigation). After a hearing, the Santa Barbara Superior Court issued an Order determining that the EIR prepared for the West Creek project contained substantial evidence in the record to support the County's decision to rely on the 41,000 AFY transfer for planning purposes. The Order noted that substantial evidence appeared in the record to support the County's decision to rely on the 41,000 AFY transfer, while acknowledging and disclosing the potential uncertainties involving the 41,000 AFY transfer created by pending litigation. The Order summarized the evidence, including the fact that: (a) DWR continues to allocate and deliver the water in accordance with the amended water supply contract authorizing the 41,000 AFY transfer; (b) neither the Monterey Agreement litigation, nor the Monterey Settlement Agreement set aside any of the water transfers made under the Monterey Agreement, including the 41,000 AFY transfer; (c) the courts have not enjoined CLWA's use of the 41,000 AFY transfer; and (d) CLWA has prepared and certified a

revised EIR on the 41,000 AFY transfer and that EIR is presumed adequate despite pending legal challenges. The West Creek decision is currently on appeal.

The third court case involved another challenge to an EIR under CEQA for the RiverVillage project located in the City of Santa Clarita, County of Los Angeles (this project was recently renamed and was previously called Riverpark). This legal challenge was brought in Los Angeles County Superior Court in *Sierra Club, et al. v. City of Santa Clarita*, Case No. BS 098722 (Riverpark litigation).

After a hearing in the Riverpark litigation, the Los Angeles County Superior Court issued a decision determining that the City had properly relied on the 41,000 AFY water transfer for planning purposes, and rejected petitioners' claims that legal uncertainties surrounding the 41,000 AFY transfer due to other litigation (e.g., *Planning and Conservation League v. Department of Water Resources*, (2000) 83 Cal.App.4th 892; *Friends of Santa Clara River v. CLWA*, (2002) 95 Cal.App.4th 1373; and *California Oak Foundation v. City of Santa Clarita*, (2005) 133 Cal.App.4th 1219) precluded the City from relying on water from that transfer for planning purposes. The court also determined that the 41,000 AFY transfer was sufficiently certain and that the Monterey Settlement Agreement did not preclude the City from relying on the transfer in its EIR for the RiverVillage project pending DWR's preparation of its Monterey Agreement EIR. Finally, the court found that substantial evidence in the EIR and record supported the City's decision that water from the 41,000 AFY transfer could be relied on as part of CLWA's supplies. The Riverpark decision is expected to be the subject of an appeal.

#### **4.3 Litigation Concerning the Adequacy of the 2005 UWMP**

In February 2006, the California Water Impact Network and Friends of the Santa Clara River (petitioners) filed another lawsuit, challenging the adequacy of the 2005 UWMP on multiple grounds. The main arguments presented in this suit are that the UWMP allegedly overstates the reliability of both groundwater and surface water supplies, fails to provide an adequate discussion of perchlorate contamination, fails to adequately address the reliability of the 41,000 AFY transfer, relies on a flawed model for predicting SWP deliveries, fails to address the effect of global warming and regulatory water quality controls on water deliveries from the SWP, and fails to identify the impact of private wells on the Santa Clarita River watershed.

SCWD acknowledges that a challenge to the adequacy of the 2005 UWMP has been filed but concludes that it may assume that the recently adopted UWMP is legally adequate, unless and until it is set aside by a court of competent jurisdiction. That has not occurred. Moreover, the allegations of legal inadequacy made by petitioners were raised in the multiple hearings before the CLWA during its review of the 2005 UWMP prior to its adoption. CLWA responded to, and rejected, these allegations of inadequacy.

#### **4.4 Litigation Concerning Water Acquisition from BVWSD/RRBWSD**

In October 2006, CLWA certified an Environmental Impact Report (EIR) for the Water Acquisition from the Buena Vista Water Storage District and Rosedale-Rio Bravo Water Storage District Water Banking and Recovery Program. On November 27, 2006, a complaint and

petition for writ of mandate challenging the project approval was filed by California Water Impact Network (CWIN) in the Los Angeles County Superior Court (*California Water Impact Network v. CLWA*, Case No. BC 362523). Generally, the petition challenges whether the EIR clearly identifies and describes the likely source of water for the project and also attacks the adequacy of the environmental review. The EIR must be presumed to be legally adequate, unless it is established by a court of competent jurisdiction that the EIR is not supported by substantial evidence. CLWA disagrees with the contentions made by CWIN in its petition and will vigorously defend the EIR in court.

#### **4.5 Summary of Litigation Effect on Sufficiency of Water Supplies**

SCWD acknowledges that multiple court challenges have been filed challenging the sufficiency of water supplies. Based on the status of these challenges, their likely outcome, and the fact that no court has yet set aside any of the water transfers or other physical activities approved under any of the challenged documents, SCWD has determined that there is substantial evidence in the record to support its conclusions in this WSA. The evidence supporting SCWD's determinations is found in this WSA.



1-24-07

Carolee K. Krieger  
*president*  
 Castaic Lake Water Agency  
 27234 Bouquet Canyon Rd.  
 Castaic, CA 91350

Dorothy Green  
*secretary*

FAX : (661) 297-1611

Joan Hartmann  
*treasurer*

Lloyd G. Carter  
*director*

Re Agenda Item 5.2.2 Water Service Assessment for Skyline Ranch (1270 units on 2173 acres) requiring 1,793 AF of new water use.

Dear Board Members:

Malinda Chouinard  
*director*

We note several errors in this Water Service Area Assessment and request that they be corrected before this Assessment is submitted.

Yvon Chouinard  
*director*

Jim Edmondson  
*director*

First, this assessment relies on the 41,000 AF Monterey transfer currently being litigated. You may not rely on this transfer until the Monterey Plus EIR is completed. Your General Manager, Dan Masnada was a signatory to the Monterey Agreement Settlement that established this protocol. Because there are many changes to current and potential resources in the Sacramento Delta, including global warming and a sharp drop in fish species it is imperative that you abide by this Agreement so that those issues may be address. The Monterey Plus EIR is due to be released in the next few months. We request that you contact the County of Los Angeles and ask for a delay in approving this WSA until the new Monterey EIR has been completed or disclose in this water service assessment that that supply is not available for new development.

Michael Jackson  
*director*

Huey Johnson  
*director*

Linda Mitrovich  
*director*

Tom Stokely  
*director*

Further, your assessment gives the impression that the water you have banked in Kern County storage areas is available to supply new development. The Appellate Court clearly stated that stored water may not be relied upon for new development, but only as a source to increase reliability (C-WIN v. Castaic Lake Water Agency re: Semitropic Water Storage District, included by reference). This is settled law and we request that you make this fact apparent in your assessment.

Further, both the 2005 Urban Water Management Plan and the Rio Bravo additional acquisition are being litigated due to issues surrounding your failure to comply with the Monterey Settlement Agreement (inclusion of the 41,000 AF before the new EIR is complete and wrong lead agency issues).

We further note the inclusion of water from the Saugus Aquifer that is currently polluted with ammonium perchlorate and other VOCs in spite of the fact that no clean up facilities are in place as well as the purely speculative addition of 10,000 AF from new Saugus wells.



It is imperative for the health and well being of your community and for the continued health of the Sacramento Delta, that water agencies do not over state their water supply. Without accurate disclosure, water conservation measures will not occur. As the health of the Sacramento Delta becomes more and more threatened by unreasonable and untimely exports, it is important that your agency not overstate a reliance on this source for new development, since it may not be available in the future.

Sincerely,

*Carolee Krieger*

Carolee Krieger, President

Cc: County of Los Angeles for inclusion in the Skyline Ranch EDR



3435 Wilshire Boulevard  
Suite 320  
Los Angeles, CA 90010-1904

(213) 387-4287 phone  
(213) 387-5383 fax  
www.angeles.sierraclub.org

1-24-07

Castaic Lake Water Agency  
27234 Bouquet Canyon Rd.  
Castaic, CA 91350  
Fax 661 297-1611

Ref: Water Service Assessment for Skyline Ranch, Agenda Item 5.2.2

Dear Board Members:

We wish to express our concern over the continued inclusion of water from the Saugus Aquifer without indicating the portion that is currently polluted with ammonium perchlorate and other VOCs. As you know, the Sierra Club was a party to litigation brought against your 2000 Urban Water Management Plan for exactly that reason. The Appellate Court set aside that Plan, indicating that the pollution must be disclosed and a timeline for its clean up included in the Plan. In spite of this, decision the Skyline Water Service Assessment continues to rely on this water source and even indicates that additional water will be available from this source. There are no clean up facilities are in place in the Saugus Aquifer although your Agency and others have stated that they would be functioning since 2004. We have attached a recent resolution approved by the Chapter, regarding this matter.

The additional 10,000 AF from new Saugus wells in the Saugus Aquifer indicated in this assessment is purely speculative and should not be included in the assessment.

It is important for the health of the people in the Santa Clarita Valley that your agency does not over state the local water supply. We are concerned that continuing such overstatements may result in water shortages that necessitate reliance on the polluted Saugus Aquifer in the future.

We therefore ask that you correct this portion of the Water Service Assessment before approving it.

Sincerely,

*Jennifer Robinson*  
Jennifer Robinson

Attachment: Resolution on Perchlorate Pollution in the Santa Clarita Valley  
Cc: County of Los Angeles for inclusion in the Skyline Ranch EIR



3435 Wilshire Boulevard  
Suite 320  
Los Angeles, CA 90010-1904



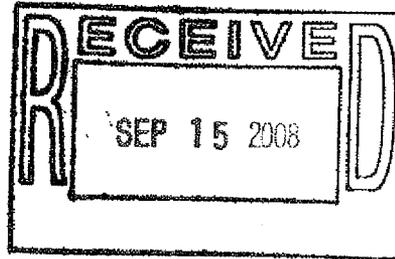
(213) 387-6528 phone  
(213) 387-5383 fax  
[www.sierraclub.org](http://www.sierraclub.org)

### Resolution of the Executive Committee of the Angeles Chapter

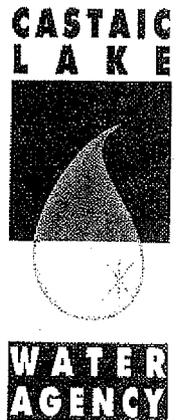
The Angeles Chapter opposes additional land use approvals in Santa Clarita that rely on water from the contaminated Saugus aquifer until clean up facilities to remove the ammonium perchlorate, NDMA and other pollutants from this ground water source are functioning.

Approved unanimously  
7-23-06

September 11, 2008



Mr. Bruce McClendon, FAICP  
Director of Planning  
Los Angeles County Department of Regional Planning  
320 West Temple Street, Room  
Los Angeles, CA 90012



Re: Skyline Ranch Project, Vesting Tentative Tract Map No. 060922, Project No. 04-075, SB 610 Final Water Supply Assessment

*BRUCE*  
Dear Mr. McClendon:

As requested by your letter dated April 21, 2008 (copy enclosed), enclosed is the SB 610 Water Supply Assessment (WSA) for the referenced project. The Castaic Lake Water Agency (CLWA) and the CLWA Santa Clarita Water Division (SCWD), which is the retail water purveyor for the project, have approved the WSA. The WSA shows that there is an adequate water supply for the project through the period covered by the 2005 Santa Clarita Valley Urban Water Management Plan.

Consistent with Section 10910 of the Water Code, this WSA is not intended to create a right or entitlement to water service or any specific level of water service, now or at any time in the future. In addition, nothing in this WSA is intended to impose, expand, or limit any duty concerning the obligation of the Agency to provide water service to its existing customers or to any future potential customers, including the project. It is not intended to reserve water, or function as a "will serve" letter or any other form of commitment to supply water. The provision of water service will continue to be undertaken in a manner consistent with applicable Agency policies and procedures and existing law. If there are changes in the proposed project, this WSA should be reviewed to determine if a subsequent WSA is required and the Agency reserves the right to provide such subsequent WSA.

Immediately prior to when the Skyline Ranch WSA was originally scheduled to be considered at the August 27, 2008 Board meeting, CLWA received three letters, and one amendment to one those letters, commenting on the WSA (copies enclosed). The three letters were from the California Water Impact Network, the Friends of the Santa Clara River and the Santa Clarita Organization for Planning and the Environment (SCOPE). CLWA has reviewed the comments in the letters believes that there are no issues raised in the letters that require revision of the WSA and that the WSA is consistent with and complies with all applicable laws.

**DIRECTORS**  
E.G. "JERRY" GLADBACH  
DEAN D. EFSTATHIOU  
WILLIAM C. COOPER  
ROBERT J. DIPRIMIO  
WILLIAM PECSI  
PETER KAVOUNAS  
BARBARA DORE  
THOMAS P. CAMPBELL  
EDWARD A. COLLEY  
JACQUELYN H. McMILLAN  
R.J. KELLY

**GENERAL MANAGER**  
DAN MASNADA

**GENERAL COUNSEL**  
McCORMICK, KIDMAN &  
BEHRENS, LLP

**SECRETARY**  
APRIL JACOBS

"A PUBLIC AGENCY PROVIDING RELIABLE, QUALITY WATER AT A REASONABLE COST TO THE SANTA CLARITA VALLEY"

27234 BOUQUET CANYON ROAD • SANTA CLARITA, CALIFORNIA 91350-2173 • 661 297-1600 FAX 661 297-1611  
website address: www.clwa.org

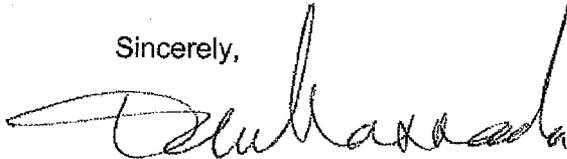
Mr. Bruce McClendon, FAICP  
Los Angeles County Department of Regional Planning  
September 11, 2008  
Page 2

The determination of adequate supplies in the UWMP is predicated on future demand being reduced by no less than ten percent in the CLWA service area through the implementation of conservation measures. The Skyline Ranch project, therefore, should include water conservation measures consistent with that required reduction. The WSA includes suggested measures in Section 3.5 to help achieve this goal. These measures and/or others, to ensure that the project meets the water conservation goals of the 2005 UWMP, need to be incorporated as conditions of approval for the entitlement(s) granted by the County.

Your letter also requested that a Water Supply Written Verification (WSWV) be prepared to perform the evaluation required by Government Code §§ 66473.7 in connection with the proposed project. However, we interpret this section of the Government Code as presupposing the existence of a tentative map approved by the appropriate land use agency prior to the preparation of WSWV. Thus, we believe the request is premature at this time. For this reason, we have not prepared a WSWV but will prepare one upon request after the approval of a tentative map for the project.

If you have any questions or comments, please call Jeff Ford, Water Resources Planner, at 661/297-1600.

Sincerely,



Dan Masnada  
General Manager

cc: Lisa Patricio, Cox, Castle and Nicholson, LLP  
Russ Behrens, McCormick, Kidman and Behrens, LLP  
Monica Hood, CH2MHill  
Mauricio Guardado, SCWD  
Cathy Hollomon, SCWD  
Dirk Marks, CLWA

Enclosures



# california water impact network

*8 pages total*

Carolee K. Krieger  
president

8-14-08

Dorothy Green  
secretary

Castaic Lake Water Agency  
27234 Bouquet Cyn Rd.  
Saugus CA 91350

Jim Edmondson  
treasurer

Phone 661 297 1600 Fax 661 297 1611

Lloyd Carter  
director

Re: Skyline Ranch Water Supply Assessment, LA County Project #04-075

Maiinda Chouinard  
director

Dear Sirs and Madams:

Yvon Chouinard  
director

We wish to take this opportunity to comment again on the Water Supply Assessment for this 1270 unit residential project. We ask that you also incorporate into the record our letter of 1-24-07 that we previously wrote regarding water supply for this project.

Joan Hartmann  
director

On June 4<sup>th</sup>, the governor of the State of California declared a statewide drought. Executive Order S-06-08 reads in part:

Michael Jackson  
director

**"WHEREAS** Statewide rainfall has been below normal in 2007 and 2008, with many Southern California communities receiving only 20 percent of normal rainfall in 2007, and Northern California this year experiencing the driest spring on record with most communities receiving less than 20 percent of normal rainfall from March through May; and

Huey Johnson  
director

**WHEREAS** California is experiencing critically dry water conditions in the Sacramento and San Joaquin River basins and the statewide runoff forecast for 2008 is estimated to be 41 percent below average; and

Tom Stokely  
director

**WHEREAS** water storage in many of the state's major reservoirs is far below normal including Lake Oroville, which supplies the State Water Project, at 50 percent of capacity, Lake Shasta at 61 percent of capacity and Folsom Lake at 63 percent of capacity; and

**WHEREAS** the Colorado River Basin has just experienced a record eight-year drought resulting in current reservoir storage throughout the river system reduced to just over 50 percent of total storage capacity; and

**WHEREAS** climate change will increasingly impact California's hydrology and is expected to reduce snowpack, alter the timing of runoff and increase the intensity and frequency of droughts in the western United States; and

**WHEREAS** diversions from the Sacramento-San Joaquin River Delta for the State Water Project (SWP) and federal Central Valley Project (CVP) are being greatly restricted due to various factors including federal court actions to protect fish species, resulting in estimated SWP deliveries of only 35 percent, and CVP deliveries of only 40 percent, of local agencies' requested amounts for 2008;...."

The day after the Governor's Executive Order, Dan Masnada, the General Manager of Castaic Lake Water Agency, appeared before the County of Los Angeles Board of Supervisors and stated that there was no water supply problem in the Santa Clarita area. He also stated that there was plenty of water available for development for the next 20 years. Based on that testimony, the Board of Supervisors approved an additional 1000 units (Spring Canyon and Tick Canyon) that must be supplied with imported State Water Supply.

In an article that appeared in the New York Times on June 7<sup>th</sup>, (attached) the Director of the Dept. of Water Resources, Lester Snow stated that "The water in our state is not sufficient to add more demand. And that now means that some large development can't go forward." Under such a state wide emergency we cannot understand how CLWA can continue to issue water supply assessments stating that there is no water supply problem in Santa Clarita for the next 20 years.

The Urban Water Management Planning Act requires an amendment to an Urban Water Management Plan (UWMP) when substantial changes to the water supply have occurred. We believe that the crisis in the Sacramento Delta, made obvious by the crash of the Delta Smelt and salmon populations, and the resulting court ordered cut backs ordered by Federal Judge Oliver Wanger, is just such a substantial change. Not only does this Court Decision (Dec. 17<sup>th</sup>, 2007, attached) result in a cutback to the amount of state water supply normally available to the Santa Clarita area, it also eliminates the Article 21 water that was used by CLWA to store back up water for future drought years. This back up water is no longer available, thus reducing the reliability of the state water available to the Santa Clarita Valley and other areas. Coupled with the expected impacts to state water supply due to climate change, we believe that CLWA must amend its Urban Water Management Plan.

*Since CLWA has been informed of this Court Decision, the resulting cutback to 35% of state water supply and loss of article 21 water since Dec. 17<sup>th</sup> 2007, we believe it is imperative that they issue an Amendment to their UWMP before any additional project approvals are granted.*

We continue to object to the inclusion of the 41,000 AF Monterey Transfer water prior to the completion of the EIR for that project.

Since CLWA only received 35%, or 33,320 AF, of its state water allotment this year (notice attached, see also Governor's Executive Order S-06-08, cited above), why does this water supply assessment state the "average" of 66% for the current year instead of the actual amount for this current year? As in all good accounting, an "actual" figure must be compared to the budget so that decision makers can make an assessment as to whether the budget plan is really working. When the current year allotment of State Water is used in the current year column on page 31, it becomes immediately apparent that there is not a sufficient water supply for this project.

This water supply assessment should make it clear that "banked water" may not be used as a supply on which to approve new units, as it is only available for a very short time period – app. 10 years. It may not be available at all if Article 21 water, used for banking does not become available again in the future. Further the inclusion of the Nickels water that is specifically for the Newhall Ranch project should not be included because it won't be available for this project.

We understand that according to the 2<sup>nd</sup> Appellate Court Decision (*California Water Impact Network v. Newhall County Water Dist.*, Cal.App.2, 2008) that this is not the final decision on this matter. However, this decision seems to imply that we must object to incongruities in this report before your agency, as well as before the County of Los Angeles in order to fully exhaust our administrative remedies in this matter since both agencies must be named plaintiffs. We request that your agency correct this water supply assessment before submitting it to the County of Los Angeles.

Thank-you for your attention to this matter.

Sincerely,

*Carolee Krieger*

**Carolee Kreiger**  
**President**

**Attached:**

**New York Times article, June 7<sup>th</sup> 2008**

**Dept of Water Resources Notice of State Water Allocation, 2-2008**

**CC: County of Los Angeles, Dept. of Regional Planning fax 213 626 0434**  
**320 W. Temple St.**  
**Los Angeles, CA 90012**

**Newhall Signal Fax 661 255-9689**



STATE OF CALIFORNIA

RESOURCES AGENCY

DEPARTMENT OF WATER RESOURCES

## NOTICE TO STATE WATER PROJECT CONTRACTORS

NUMBER: 08-03

DATE: February 1, 2008

SUBJECT: 2008 State Water Project  
Allocation Increase

FROM:

A handwritten signature in cursive script, reading "Raphael H. Jones".

DEPUTY DIRECTOR, DEPARTMENT OF WATER RESOURCES

The Department of Water Resources (DWR) is increasing the allocation of 2008 State Water Project (SWP) water for long-term contractors from 1,038,861 acre-feet to 1,457,283 acre-feet. Based on recent water precipitation and current water supply conditions, SWP supplies are projected to meet 35 percent of most SWP Contractors' 2008 Table A amounts, which total 4,165,931 acre-feet. Attached is the revised 2008 SWP allocation table.

DWR's new approval considered several factors, including existing storage in SWP conservation reservoirs, SWP operational constraints, including the federal court-ordered 2008 Delta export restrictions to protect Delta smelt, and 2008 contractor demands. DWR estimates the allocation would be 50% without the federal court decision actions in place.

DWR will revise allocations as the years hydrologic and water conditions develop. If you have any questions, please contact Robert B. Cooke, Chief of DWR's State Water Project Analysis Office, at (916) 653-4313.

Attachment

**2008 STATE WATER PROJECT ALLOCATION  
(ACRE-FEET)**

SWP CONTRACTORS	TABLE A (1)	INITIAL REQUEST (2)	APPROVED ALLOCATION (3)	PERCENT INITIAL REQUEST APPROVED (3)/(2) (4)
<b>FEATHER RIVER</b>				
County of Butte	27,500	27,500	9,625	35%
Plumas County FC&WCD	2,020	2,020	984	48%
City of Yuba City	9,600	9,600	3,360	35%
Subtotal	39,120	39,120	13,949	
<b>NORTH BAY</b>				
Napa County FC&WCD	23,200	23,200	8,120	35%
Solano County WA	47,406	47,406	16,592	35%
Subtotal	70,606	70,606	24,712	
<b>SOUTH BAY</b>				
Alameda County FC&WCD, Zone 7	80,619	80,619	28,217	35%
Alameda County WD	42,000	42,000	14,700	35%
Santa Clara Valley WD	100,000	100,000	35,000	35%
Subtotal	222,619	222,619	77,917	
<b>SAN JOAQUIN VALLEY</b>				
Oak Flat WD	5,700	5,700	1,995	35%
County of Kings	9,305	9,305	3,257	35%
Dudley Ridge WD	57,343	57,343	20,070	35%
Empire West Side ID	3,000	3,000	0	0%
Kern County WA	998,730	998,730	349,556	35%
Tulare Lake Basin WSD	95,922	95,922	33,573	35%
Subtotal	1,170,000	1,170,000	408,450	
<b>CENTRAL COASTAL</b>				
San Luis Obispo County FC&WCD	25,000	25,000	8,750	35%
Santa Barbara County FC&WCD	45,486	45,486	15,920	35%
Subtotal	70,486	70,486	24,670	
<b>SOUTHERN CALIFORNIA</b>				
Antelope Valley-East Kern WA	141,400	141,400	49,490	35%
Castaic Lake WA	95,200	95,200	33,320	35%
Coachella Valley WD	121,100	121,100	42,365	35%
Cresline-Lake Arrowhead WA	5,800	5,800	2,030	35%
Desert WA	50,000	50,000	17,500	35%
Littlerock Creek ID	2,300	2,300	805	35%
Mojave WA	75,800	75,800	26,530	35%
Metropolitan WDSC	1,911,500	1,911,500	669,025	35%
Palmdale WD	21,300	21,300	7,455	35%
San Bernardino Valley MWD	102,600	102,600	35,910	35%
San Gabriel Valley MWD	28,800	28,800	10,080	35%
San Geronio Pass WA	17,300	17,300	6,055	35%
Ventura County FCD	20,000	20,000	7,000	35%
Subtotal	2,593,100	2,593,100	907,585	
<b>TOTAL</b>	<b>4,565,931</b>	<b>4,565,931</b>	<b>1,457,283</b>	

June 7, 2008

## Water-Starved California Slows Development

By JENNIFER STEINHAUER New York Times

PERRIS, Calif. — As California faces one of its worst droughts in two decades, building projects are being curtailed for the first time under state law by the inability of developers to find long-term water supplies.

Water authorities and other government agencies scattered throughout the state, including here in sprawling Riverside County, east of Los Angeles, have begun denying, delaying or challenging authorization for dozens of housing tracts and other developments under a state law that requires a 20-year water supply as a condition for building.

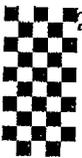
California officials suggested that the actions were only the beginning, and they worry about the impact on a state that has grown into an economic powerhouse over the last several decades.

The state law was enacted in 2001, but until statewide water shortages, it had not been invoked to hold up projects.

While previous droughts and supply problems have led to severe water cutbacks and rationing, water officials said the outright refusal to sign off on projects over water scarcity had until now been virtually unheard of on a statewide scale.

“Businesses are telling us that they can’t get things done because of water,” Gov. Arnold Schwarzenegger, a Republican, said in a telephone interview.

On Wednesday, Mr. Schwarzenegger declared an official statewide drought, the first such designation since 1991. As the governor was making his drought announcement, the Eastern Municipal Water District in Riverside County — one of the fastest-growing counties in the state in recent years — gave a provisional nod to nine projects that it had held up for months because of water concerns. The approval



scale housing developments in Santa Barbara and San Luis Obispo Counties have met a similar fate, officials in those counties said.

Throughout the state, other projects have been suspended or are being revised to accommodate water shortages, and water authorities and cities have increasingly begun to consider holding off on "will-serve" letters — promises to developers to provide water — for new projects.

"The water in our state is not sufficient to add more demand," said Lester Snow, the director of the California Department of Water Resources. "And that now means that some large development can't go forward. If we don't make changes with water, we are going to have a major economic problem in this state."

The words "crisis" and "water" have gone together in this state since the 49ers traded flecks of gold for food. But several factors have combined to make the current water crisis more acute than those of recent years.

An eight-year drought in the Colorado River basin has greatly impinged on water supply to Southern California. Of the roughly 1.25 million acre-feet of water that the region normally imports from that river toward the 4.5 million acre-feet it uses each year, 500,000 has been lost to drought, said Jeff Kightlinger, the general manager of the Metropolitan Water District of Southern California.

Even more significant, a judge in federal district court last year issued a curtailment in pumping from the California Delta — where the Sacramento and San Joaquin Rivers meet and provide water to roughly 25 million Californians — to protect a species of endangered smelt that were becoming trapped in the pumps. Those reductions, from December to June, cut back the state's water reserves this winter by about one third, according to a consortium of state water boards.

The smelt problem was a powerful indicator of the environmental fallout from the delta's water system, which was constructed over 50 years ago for a far smaller population.

"We have bad hydrology, compromised infrastructure and our management tools are broken," said Timothy Quinn, the executive director of the Association of California Water Agencies. "All that paints a fairly grim picture for Californians trying to manage water in the 21st century."

The 2001 state water law, which took effect in 2002, requires developers to prove that new projects have a plan for providing at least 20 years' worth of water before local water authorities can sign off on them.

With the recent problems, more and more local governments are unable to simply approve projects.

"Water is one of our most difficult issues when we are evaluating large-scale projects," said Lorelei Oviatt, the division chief for the Kern County Planning Department. In cases where developers are unable to present a long-term water plan, "then certainly I can't recommend they approve" those developments, Ms. Oviatt said.

As the denied building permits indicate, the lack of sufficient water sources could become a serious threat to economic development in California, where the population in 2020 is projected to reach roughly 45 million people, economists say, from its current 38 million. In the end, as water becomes increasingly scarce, its price will have to rise, bringing with it a host of economic consequences, the economists said.

"Water has been seriously under-priced in California," said Edward E. Leamer, a professor at the Anderson School of Management at the University of California, Los Angeles. "When you ration it or increase its price, it will have an impact on economic growth."

The water authority for Southern California recently issued a rate increase of 14.3 percent, when including surcharges, which was the highest rate increase in the last 15 years. In Northern California, rates in Marin County increased recently by nearly 10 percent, in part to pay an 11 percent increase in the cost of water bought from neighboring Sonoma County.

Interest groups that oppose development have found that raising water issues is among the many bats in their bags available to beat back projects they find distasteful.

"Certainly from Newhall Ranch's standpoint, water was a key point that our opponents were focused on," said Marlee Lauffer, a spokeswoman for Newhall Ranch, a large-scale residential development in the works in Santa Clarita, north of Los Angeles. The City of Los Angeles, among others, has opposed the development.

To get around the problem, Newhall Ranch's planners decided to forgo water supplied through the state and turn instead to supplies from an extensive water reclamation plant as well as water bought privately.

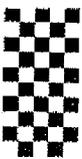
Other developers, like Mr. Jenkins, have changed their landscaping plans to reduce water needs and planned for low-flow plumbing to placate water boards.

Mr. Schwarzenegger sees addressing the state's water problem as one of his key goals, and he is hoping against the odds to get a proposed \$11.9 billion bond for water management investments through the Legislature and before voters in November.

The plans call for water conservation and quality improvement programs, as well as a resource management plan for the delta. Among its most controversial components is \$3.5 billion earmarked for new water storage, something that environmentalists have vehemently opposed, in part because they find dams and storage facilities environmentally unsound and not cost effective.

The critics also point out that the state's agriculture industry, which uses far more water than urban areas, is being asked to contribute little to conservation under the governor's plans. As more building projects are derailed by water requirements, the pressure on farmers to share more of their water is expected to grow.

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**Friends of the Santa Clara River**  
660 Randy Drive, Newbury Park, California 91320-3036 • (805) 498-4323

August 25, 2008

Castaic Lake Water Agency  
27234 Bouquet Cyn Rd.  
Saugus CA 91350

Board of Directors

Ron Bottorff  
*Chair*  
Barbara Wampole  
*Vice-Chair*  
Ginnie Bottorff  
*Secretary*

Re: Skyline Ranch Water Supply Assessment, LA County Project #04-075

Dear CLWA,

Friends of the Santa Clara River submit the following comments on the subject Water Supply Assessment.

Affiliated  
Organizations

California Native  
Plant Society  
L.A./Santa Monica  
Mountains Chapter

Santa Clarita  
Organization for  
Planning the  
Environment  
(SCOPE)

Sierra Club  
Angeles Chapter  
Los Padres Chapter

Surfrider Foundation

Audubon Society  
Ventura Chapter

Ventura County  
Environmental  
Coalition

Your agency continues to issue WSAs stating that there is no water supply problem in the Santa Clarita area for the next 20 years in spite of the fact that the Director of the Dept. of Water Resources, Lester Snow, has stated that "The water in our state is not sufficient to add more demand. And that now means that some large development can't go forward."

A cutback in the amount of state water supply normally available to the Santa Clarita area has already occurred due to the well-known problems in the Sacramento Delta. Back-up water that was once relied on is apparently no longer available, thus reducing the reliability of the state water available to the Santa Clarita Valley and other areas. It is now quite clear that CLWA must amend its Urban Water Management Plan **prior to granting any more project approvals.**

Since CLWA only received 35% of its state water allotment this year, the WSA is clearly in error in using an average of 66% for the current year. When the current year allotment of State Water is used in the current year column on page 31 of the WSA, it is clear that water supply for Skyline Ranch falls short.

We request that your agency correct this WSA before submitting it to Los Angeles County.

Thank you for your consideration of these comments.

Sincerely,

Ron Bottorff, Chair

CC: County of Los Angeles Dept of Regional Planning

**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



8-25-08

Castaic Lake Water Agency  
27234 Bouquet Cyn Rd.  
Saugus CA 91350  
Phone 661 297 1600 Fax 661 297 1611

Re: Skyline Ranch Water Supply Assessment, 1270 Units, LA County Project #04-075

Dear Sirs and Madams:

On June 4<sup>th</sup>, the governor of the State of California signed Executive Order S-06-08 declaring a statewide drought. On Tuesday, June 5<sup>th</sup>, Dan Masnada, the General Manager of Castaic Lake Water Agency (CLWA), appeared before the County of Los Angeles Board of Supervisors and stated that there was no water supply problem in the Santa Clarita area. He also stated that there was plenty of water available for development for the next 20 years. Based on that testimony, the Board of Supervisors approved an additional 1000 units (Spring Canyon and Tick Canyon) that must be supplied with imported State Water Supply since wells in that area are not sufficient to provide the required supply.

Under such a state wide emergency we cannot understand how CLWA can continue to issue water supply assessments stating that there is no water supply problem in Santa Clarita for the next 20 years while at the same time asking existing residents to cutback on their water use.

If there is indeed a statewide emergency, CLWA should be denying water supply assessments until the developer meets certain conservation goals. Such goals should include requirements for use of drought tolerant plants, elimination of lawns and pools and tiered rates within the Santa Clarita Water Co. where this project is proposed. Asking existing residents to cut back while allowing a 1270 unit project to proceed without any conservation requirements is unfair to existing residents throughout the Santa Clarita Valley.

The Dec. 17<sup>th</sup>, 2007 Court decision by Judge Oliver Wanger resulted in court ordered substantial cutbacks to imported state water to protect the endangered Delta Smelt. CLWA is aware that the Urban Water Management Planning Act requires an amendment to an Urban Water Management Plan (UWMP) when substantial changes to the water supply have occurred. We believe that the crisis in the Sacramento Delta, made obvious by the crash of the Delta Smelt and salmon populations, and the resulting court ordered cut backs, is just such a substantial change. But an even greater change may result from the elimination of the Article 21 water that was used by CLWA to provide back up water for storage for future

drought years. This back up water is no longer available, thus reducing the reliability of the state water available to the Santa Clarita Valley and other areas.

Coupled with the expected impacts to state water supply due to climate change, we believe that CLWA must amend its Urban Water Management Plan in order to comply with the Urban Water Management Planning Act before any additional project approvals are granted.

AS CLWA is well aware, the Saugus Aquifer is polluted with ammonium perchlorate, a component of rocket fuel, as well as other VOC contaminants. Facilities to clean up and replace water from the Saugus Aquifer are still not functioning and replacement wells are not in place. The start-up schedule for this long-overdue project has now been delayed once again into 2009 and new information indicates that the clean-up facilities will not be able to produce water at their original levels. This situation also requires a reporting adjustment in the Urban Water Management Plan as well as to the tables in the Skyline Water Supply Assessment.

This water supply assessment should make it clear that "banked water" may not be used as a supply on which to approve new units, as it is only available for a very short time period – app. 10 years. It will not be available at all if Article 21 water, used for banking does not become available again in the future.

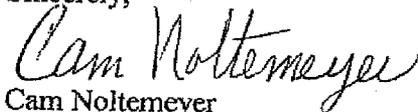
We object to the inclusion of the "Nickels" water as though it is available for all projects. The Nickels water that specifically for the Newhall Ranch project. It should not be included in a water supply assessment for the Skyline Ranch because it won't be available for this project.

Since CLWA only received 35%, or 33,320 AF, of its state water allotment this year (notice attached), this water supply may NOT state the "average" of 66% for the current year instead of the actual amount for this current year. Since the actual figure for the current year is known, that figure must be stated. When the current year allotment of State Water is used in the current year column on page 31, it becomes immediately apparent that there is not a sufficient water supply for this project.

We therefore request that your Board deny this Water Supply Assessment until and Amendment to the CLWA Urban Water Management Plan is made in accordance with the Urban Water Management Planning Act. We request that your Board deny this assessment until substantial water reductions are agreed to be placed on the project by the developer.

Thank-you for your attention to this matter.

Sincerely,



Cam Noltemeyer

Board Member



## **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

8-26-08

Castaic Lake Water Agency  
27234 Bouquet Cyn Rd.  
Saugus CA 91350  
Phone 661 297 1600 Fax 661 297 1611

Re: Skyline Ranch Water Supply Assessment, 1270 Units, LA County Project #04-075

Dear Sirs and Madams:

We wish to make the following correction to our previous correspondence. Mr. Masnada correctly brought to our attention that the dates were incorrect in the first paragraph. Please replace that paragraph with the following two paragraphs:

On June 4<sup>th</sup>, the governor of the State of California signed Executive Order S-06-08 declaring a statewide drought. On the same day, the Los Angeles County Board of Supervisors gave final approval to an additional 1000 units (Spring Canyon and Tick Canyon) that must be supplied with imported State Water Supply since wells in that area are not sufficient to provide the required supply.

That approval was based on previous testimony given by Dan Masnada, the General Manager of Castaic Lake Water Agency (CLWA) who appeared before the Board of Supervisors and stated that there was no water supply problem in the Santa Clarita area. He also stated that there was plenty of water available for development for the next 20 years. Based on that testimony, the Board of Supervisors approved these projects.

SANTA CLARITA WATER DIVISION

REQUIRED WATER SUPPLY ASSESSMENT (WSA) (SB 610)

Water Code § 10910 et seq.

TO: (The Lead Agency)  
Department of Regional Planning  
County of Los Angeles  
320 West Temple Street  
Los Angeles, CA 90012-3225

(Applicant's Name and Address)  
Pardee Homes  
26650 The Old Road, Suite 110  
Valencia, California 91381

Project Information

Project Title: Skyline Ranch Project / Tract Map No. 060922

- Residential: No. of dwelling units: 1,270
- Shopping center or business: No. of employees \_\_\_\_\_, Sq. ft. of floor space \_\_\_\_\_
- Commercial office: No. of employees \_\_\_\_\_, Sq. ft. of floor space \_\_\_\_\_
- Hotel or motel: No. of employees \_\_\_\_\_, Sq. ft. of floor space \_\_\_\_\_
- Industrial, manufacturing, or processing: No. of employees \_\_\_\_\_, Sq. ft. of floor space \_\_\_\_\_
- Mixed use (check and complete all above that apply)
- Other: \_\_\_\_\_
- Number of existing service connections zero

Water Supply Assessment (WSA) (see supporting documents)

On September 10, 2008 the Board of Directors of the Castaic Lake Water Agency, Santa Clarita  
(name of water purveyor) Water Division  
made the following determination regarding the above-described project:

- The projected water demand for the project  was  was not included in Santa Clarita Water Division most recently adopted Urban Water Management Plan.
- A sufficient water supply is available for the project.  
The total water supplies available to Santa Clarita Water Division during normal, single-dry, and multiple-dry years with a 20-year projection will meet the projected water demand of the project in addition to the demand of existing and other planned future uses, including, but not limited to, agricultural and manufacturing uses.
- A sufficient water supply is not available for the project. [Plan for acquiring and developing sufficient water supply attached. Water Code § 10911(a)]
- A sufficient water supply will be available based on the attached plan (Sec 10911 of the WC)

The foregoing determination is based on the following Water Supply Assessment Information and supporting information in the records of Santa Clarita Water Division  
(name of water purveyor)

Signature

[Signature]  
Water Resources Planner  
Title

September 11, 2008  
Date

*FINAL*

**SB 610 WATER SUPPLY ASSESSMENT**  
FOR THE SKYLINE RANCH PROJECT

September 2008

**Prepared By:**

SANTA CLARITA WATER DIVISION

Castaic Lake Water Agency

22722 Soledad Canyon Road  
Santa Clarita, California 91350  
(661) 259-2737

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## **1.0 INTRODUCTION**

### **1.1 Background**

#### **Project Location**

The 2,173-acre Skyline Ranch project (Project) site, Vesting Tentative Tract Map No. 060922, is located in the Santa Clarita Valley, north of Highway 14 (Antelope Valley Freeway) and the City of Santa Clarita, south of Vasquez Canyon Road, between Bouquet Canyon Road and Sierra Highway, in unincorporated Los Angeles County. The Project site includes various undeveloped parcels west of Sierra Highway between the Santa Clara River and Vasquez Canyon. The site is roughly defined by Sierra Highway (Mint Canyon) on the east and southeast, residential communities in Santa Clarita on the south and southwest, Plum Canyon Road on the west, Bouquet Canyon Road to the northwest, and Vasquez Canyon Road to the northeast. Figure 1-1 displays the location of the Project.

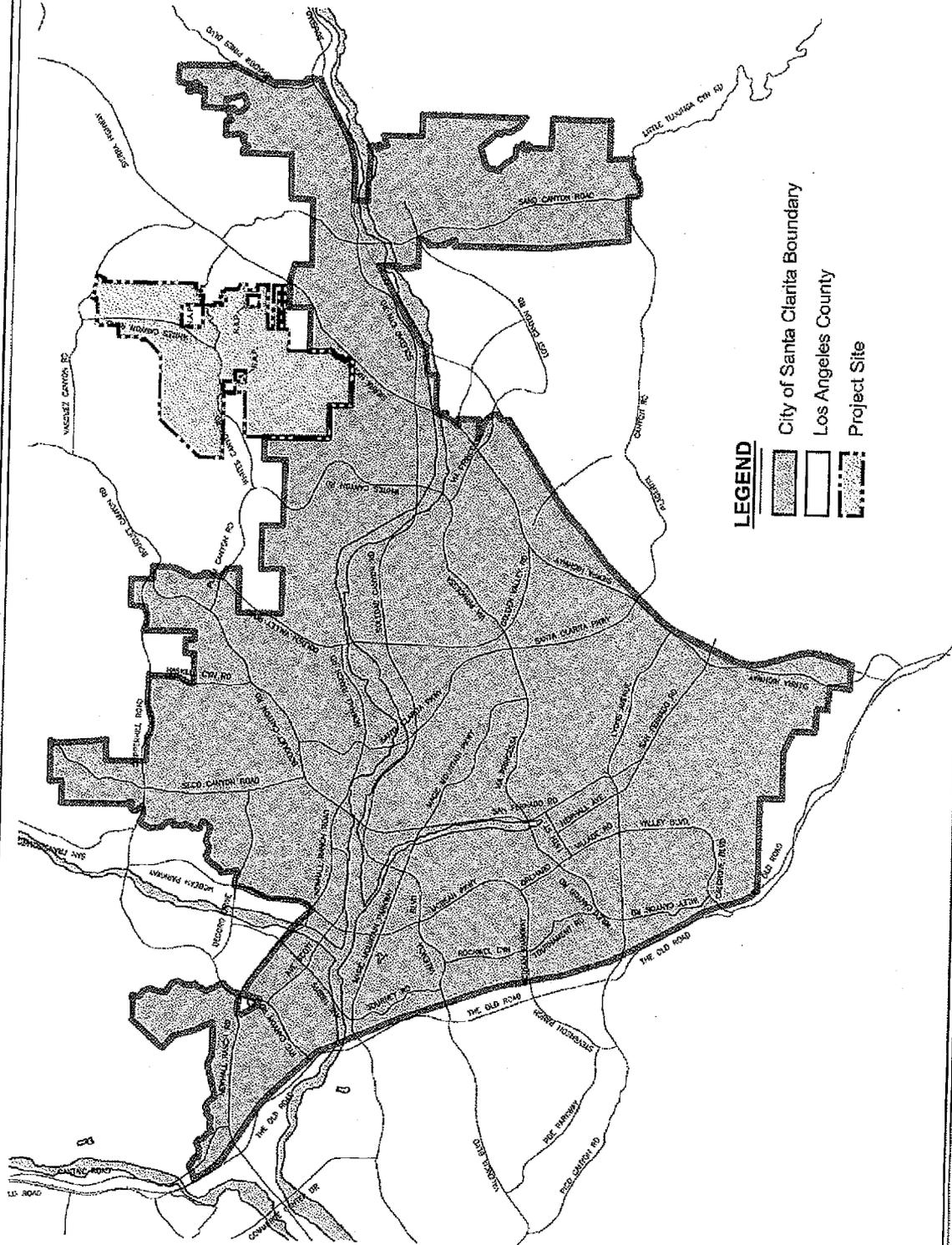
#### **Project Description**

The Project applicant proposes to develop approximately 620 acres of the site with 1,270 single-family residential lots, pads ranging in size from 5,775 to 7,350 square feet, an approximately 11-acre elementary school site, approximately 10 net acres of fully improved public parkland to be dedicated to the Los Angeles County Department of Parks and Recreation, and approximately 3 net acres of private parkland to be managed by a homeowners' association. Development is proposed for the southern portion of the property, where slopes of 25 percent or less predominate. Nearly three quarters of the site (the northern 1,553 acres) is proposed to remain undeveloped, with approximately 1,378 acres dedicated or designated as natural open space through establishment of the Skyline Ranch Conservation Area (SRCA). The Vesting Tentative Tract Map No. 060922 subdivides the development area of the Project property into 1,324 lots, including 1,270 residential lots (the proposed 1,270 single-family homes are characterized by a traditional lot orientation at net densities ranging from 3.0 to 4.0 dwelling units per acre on lots with pads ranging in size from 5,775 to 7,350 square feet as stated above). Primary access to the tract is provided by the extension of Whites Canyon Road from Plum Canyon to the southeast through the Project interior, ultimately connecting to Sierra Highway.

#### **Previous Water Supply Assessment**

On January 24, 2007, the CLWA Board of Directors approved a Water Supply Assessment (WSA) for the project. Since that time the California Department of Water Resources has issued the 2007 State Water Project Delivery Reliability Report which reflects new areas of uncertainty and is distinguished from earlier reports by including estimates of the potential reductions to SWP delivery reliability due to the pelagic organism decline (POD) and future climate changes. In addition, there are new sources of water and banked water that have been added since the preparation of the 2005 Urban Water Management Plan. In order to have the most current information as part of the environmental review process for the project, the County of Los Angeles has requested a new WSA.

Figure 1-1  
Project Location Map



Not to Scale

Source: Sitland Engineering & PCR, 2007

### **SCWD Service and Infrastructure in the Project Area**

In September 1999, the Castaic Lake Water Agency (CLWA) acquired the Santa Clarita Water Company, an investor-owned retail water company serving the eastern part of the Santa Clarita Valley. The former Santa Clarita Water Company became CLWA's Santa Clarita Water Division (SCWD), which continues to serve the same approximate area previously served by the Santa Clarita Water Company.

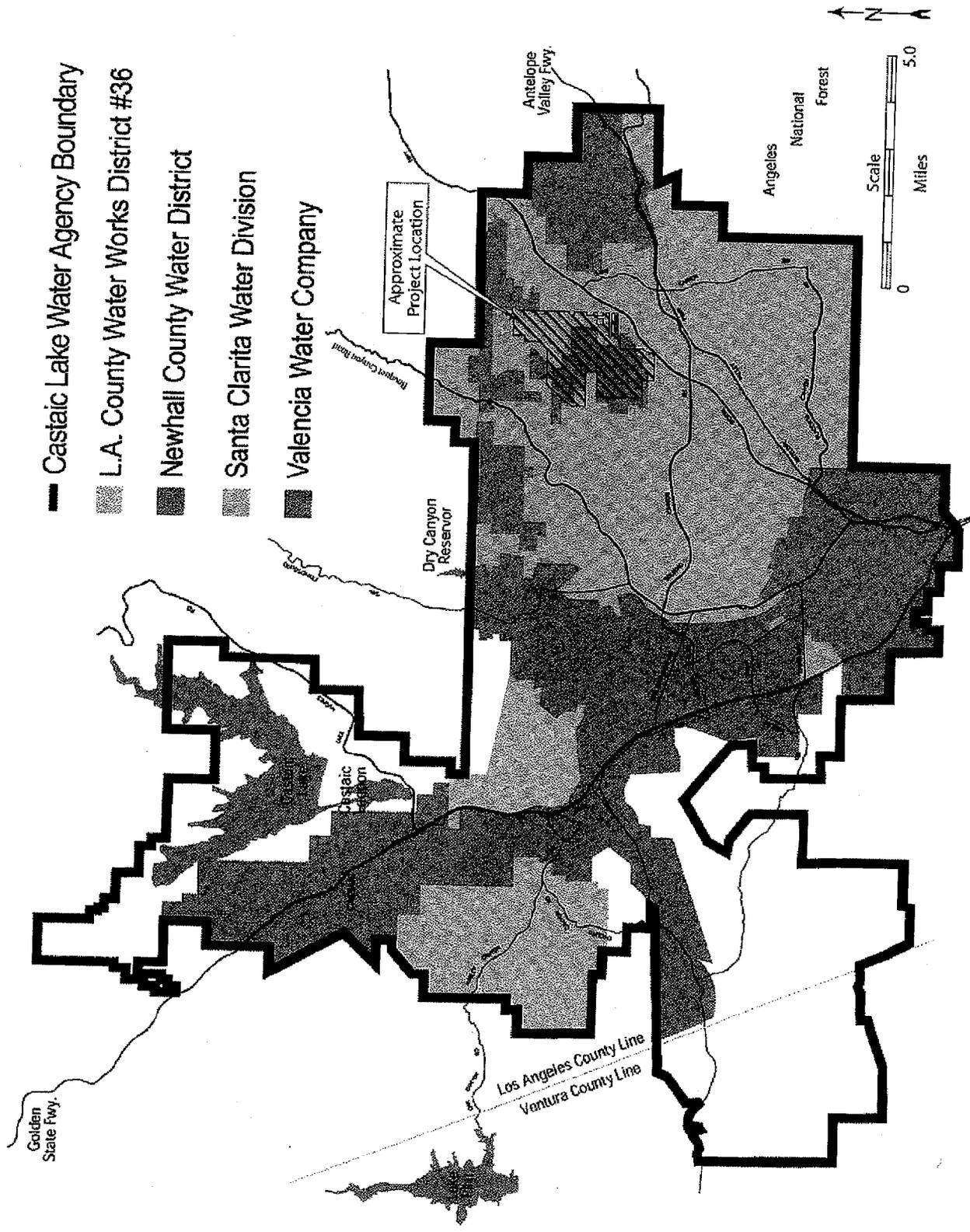
After the purchase, the legislature added Section 15.1 to the CLWA Law (Wat. Cod – App. §103-15.1) to clarify SCWD's ability to provide retail water service. Section 15.1 authorizes SCWD to exercise retail water authority within a specified area. SCWD's service area overlaps with portions of Newhall County Water District's (NCWD) boundaries. Within the overlap area, NCWD has the exclusive authority to provide water service, unless it consents to SCWD providing service. The proposed Project site is located within the overlap area discussed above. NCWD consented to SCWD serving the proposed Project by entering into a Memorandum of Understanding with CLWA on September 19, 2005. Accordingly, SCWD is authorized to serve the proposed Project pursuant to Section 15.1 of CLWA Law, Water Code Section 12944.7,<sup>1</sup> and the Memorandum of Understanding. Figure 1-2 depicts SCWD's and the remaining purveyors' service areas.

SCWD water supply infrastructure is the closest to the proposed Project site and SCWD would have the ability to more readily serve the proposed Project. The proposed Project's water system could ultimately connect to existing 8- and 10-inch pipelines located in Sierra Highway. There are no existing service water lines on the proposed Project site.

SCWD distributes a combination of imported water from CLWA and groundwater from local wells. SCWD is one of four water purveyors in the Santa Clarita Valley and currently supplies a population of approximately 111,000 with approximately 28,000 service connections.

---

<sup>1</sup> Water Code Section 12944.7(b) provides in pertinent part that "if the principal act of the public agency restricts the agency to the wholesale distribution of water, the right to sell water directly to consumers may be exercised by the agency only pursuant to a written contract with (1) a wholesaler, if any exists, to which the water would otherwise be sold and (2) a public entity water purveyor, if any exists, serving water at retail within the area in which the consumer is located or a water corporation, if any exists, subject to regulation by the Public Utilities Commission and serving water at retail within the area in which the consumer is located."



**FIGURE 1-2**  
**CLWA AND PURVEYORS' SERVICE AREAS**  
 SKYLINE RANCH PROJECT

Source: Luthorff & Scalmanini Consulting Engineers  
 Corrections based on Sikand Engineering 2004

## 1.2 Purpose

This WSA has been prepared pursuant to the requirements of applicable sections of the California Water Code and California Public Resources Code<sup>2</sup> as amended by Senate Bill 610 (SB 610) (Costa; Chapter 643, Stats. 2001) which became effective January 1, 2002. The legislative purpose of these amendments was to strengthen the process pursuant to which local agencies determine the adequacy of existing and planned future water supplies to meet existing and planned future demands on those water supplies.

Once it is determined that a project is subject to the California Environmental Quality Act (CEQA), SB 610 requires cities and counties to identify any public water system that may supply water for the project and to request that public water systems prepare a specified water supply assessment to be included in any environmental document prepared for the project.<sup>3</sup> The assessment includes, among other information, an identification of existing water supply entitlements, water rights, or water service contracts relevant to the identified water supply for the proposed project and water received in prior years pursuant to those entitlements, rights, and contracts.

The purpose of this WSA is to answer the question:

*Will the water supplier's total projected water supplies available during normal, single dry, and multiple dry water years during a 20-year projection meet the projected water demand of the proposed Project, in addition to the water supplier's existing and planned future uses, including agricultural and manufacturing uses?<sup>4</sup>*

A WSA is required for any "project" that is subject to CEQA<sup>5</sup> and proposes, among other things, residential development of more than 500 dwelling units or a project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.<sup>6</sup> The Skyline Ranch project is a qualifying project under this definition.<sup>7</sup> This WSA will provide information to the County of Los Angeles for its consideration in making a determination as to whether there is a sufficient water supply available to serve the Skyline Ranch project. The WSA must be submitted to the County within 90 days of its request to the public water system.<sup>8</sup> The County of Los Angeles requested this WSA from SCWD on July 10, 2008.

## 1.3 CLWA's 2005 Urban Water Management Plan

SB 610 provides that if the projected water demand associated with the proposed Project was accounted for in the Urban Water Management Plan (UWMP) adopted by the retail water purveyor, then relevant information from that document may be incorporated into the SB 610 WSA. The 2005 UWMP was adopted by CLWA on November 9, 2005, and properly filed with the California Department of Water Resources (DWR). The 2005 UWMP was a regional

<sup>2</sup> SB 610 amended section 21151.9 of the California Public Resources Code, and amended sections 10631, 10656, 10910, 10911, 10912, and 10915 of repealed section 10913 of, and added and amended section 10657 of, the California Water Code.

<sup>3</sup> Water Code § 10911(b), (c).

<sup>4</sup> Water Code § 10910 (c) (4).

<sup>5</sup> Public Resources Code § 21080.

<sup>6</sup> Water Code § 10912(a)(1),(7). This section also includes other types of development that are defined as a "project" by this section of the code.

<sup>7</sup> Water Code § 10912(a)(1).

<sup>8</sup> Prior to the expiration of the 90-day period, if the public water system intends to request an extension of time to prepare and adopt the WSA, the public water system shall meet with the city or county to request an extension of time, which shall not exceed 30 days, to prepare and adopt the WSA (Water Code § 10910 (g)(2)).

planning effort by CLWA and the Santa Clarita Valley water purveyors that built upon previous documents, specifically the 2000 UWMP, an amendment to the 2000 UWMP, and CLWA's 2003 Groundwater Management Plan - Santa Clara River Valley Groundwater Basin, East Subbasin.<sup>9</sup> The 2005 UWMP includes the following eight major sections:

1. Introduction
2. Water Use
3. Water Resources
4. Recycled Water
5. Water Quality
6. Reliability Planning
7. Demand Management Measures
8. Water Shortage Contingency Planning

The Project's associated water demand was included by SCWD in the water demand projections contained in the 2005 UWMP (see Table 2-3 in the 2005 UWMP) and, therefore, under SB 610 (Water Code section 10910(c)(2)) the development is considered accounted for in the most recently adopted urban water management plan.

In February 2006, the California Water Impact Network and Friends of the Santa Clara River ("petitioners") filed a lawsuit challenging the adequacy of the 2005 UWMP on multiple grounds, *California Water Impact Network v. Castaic Lake Water Agency* (Los Angeles County Superior Court). Petitioners' main arguments were that the 2005 UWMP overstated the reliability of both groundwater and surface water supplies, failed to provide an adequate discussion of perchlorate contamination, failed to adequately address the reliability of the 1999 SWP Table A permanent transfer of 41,000 afy from the Kern County Water Agency (KCWA) and its member unit (Wheeler Ridge-Maricopa Water Storage District) to CLWA, relied on a flawed model for predicting SWP deliveries, failed to address the effect of global warming and regulatory water quality controls on water deliveries from the SWP, and failed to identify the impact of private wells on the Santa Clarita River watershed. On August 3, 2007, the trial court issued a Statement of Decision in favor of CLWA and its retail agencies on all issues raised by Petitioners and finding the 2005 UWMP legally adequate. On August 22, 2007, Judgment was entered in favor of CLWA and the purveyors. On October 19, 2007, the Petitioners appealed this Judgment to the Second District Court of Appeal. That appeal remains pending. In the meantime, the 2005 UWMP must be assumed legally adequate, unless and until it is set aside by a court of competent jurisdiction. (Wat. Code § 10651; *Barthelemy v. Chino Basin Water Dist.* (1995) 38 Cal. App.4th 1607, 1609 [agency actions are presumed to comply with applicable law, until proof is presented to the contrary].) That has not occurred. Therefore, in SCWD's judgment, the 2005 UWMP still provides the best available information regarding water supply and demand projections, except for the effect of the operation changes in the SWP resulting from the decision in *Natural Resources Defense Council, et al. v. Kempthorne*, (discussed in section 2.1.1, *infra*).

---

<sup>9</sup> As required by Water Code section 10631, CLWA's 2005 UWMP includes a copy of CLWA's Groundwater Management Plan.

## **1.4 SCWD Policies, Annexation Requirements, Regulatory Approvals and Permits**

### **SCWD Policies**

The Project will be subject to all SCWD policies, rules and regulations that govern development and connection to the SCWD water system. It will be the responsibility of the Project applicant to make appropriate financial and contractual arrangements with SCWD. Following the receipt of the appropriate application, arrangements can be made for the installation of water facilities required to meet the needs of the Project.

### **Annexation Requirements**

As described, the Project is currently within the boundaries of the SCWD and NCWD service areas. The Project site is subject to the aforementioned MOU between the CLWA and NCWD that will permit SCWD to serve the proposed Project. No annexation by SCWD or CLWA is required.

### **Regulatory Approvals and Permits**

The State of California Department of Public Health and the County of Los Angeles will issue permits and regulatory approvals for constructing the necessary improvements to supply and deliver water to the Project.

## **1.5 Information Relied Upon in Preparation of this WSA**

The following list identifies the documentation that has been relied upon in the preparation of this WSA. Copies of the referenced documents are available for review at CLWA by contacting Jeff Ford, (661) 297-1600, and can be obtained upon the payment of the costs of reproduction. These documents are part of SCWD's record of proceedings for the preparation of this WSA:

1. *2005 Urban Water Management Plan*, prepared for Castaic Lake Water Agency, CLWA Santa Clarita Water Division, Newhall County Water District, Valencia Water Company, Los Angeles County Waterworks District No. 36, prepared by Black & Veatch, Nancy Clemm, Kennedy Jenks Consultants, Jeff Lambert, Luhdorff & Scalmanini, Richard Slade and Associates, November 2005. (2005 UWMP)
2. *Analysis of Groundwater Basin Yield, Upper Santa Clara River Groundwater Basin, East Subbasin, Los Angeles County, California*, prepared in support of the August 2001 Memorandum of Understanding between the Upper Basin Water Purveyors and the United Water Conservation District, prepared by CH2M HILL in cooperation with Luhdorff & Scalmanini, August 2005. (Basin Yield Study, 2005)
3. *Interim Remedial Action Plan*, prepared for CLWA by Kennedy/Jenks Consultants, December 2005.
4. *Santa Clarita Valley Water Report 2005*, prepared for CLWA, Los Angeles County Waterworks District No. 36, Santa Clarita Water Division, Newhall County Water District and Valencia Water Company by Luhdorff and Scalmanini, Consulting Engineers, April 2006. (SCVWR, 2006)
5. *Santa Clarita Valley Water Report 2006*, prepared for CLWA, Los Angeles County Waterworks District No. 36, Santa Clarita Water Division, Newhall County Water District and Valencia Water Company by Luhdorff and Scalmanini, Consulting Engineers, May 2007. (SCVWR, 2007)
6. *Santa Clarita Valley Water Report 2007*, prepared for CLWA, Los Angeles County Waterworks District No. 36, Santa Clarita Water Division, Newhall County Water District and Valencia Water Company by Luhdorff and Scalmanini, Consulting Engineers, April 2008. (SCVWR, 2008)

7. *2001 Update Report: Hydrogeologic Conditions in the Alluvial and Saugus Formation Aquifer Systems*, prepared for Santa Clarita Valley Water Purveyors by Richard C. Slade and Associates, LLC, July 2002. (Slade, 2002)
8. *Revised Draft Additional Analysis to the Newhall Ranch Specific Plan and Water Reclamation Plant Final Environmental Impact Report*, prepared for Los Angeles County Department of Regional Planning, November 2002. (Newhall Ranch, 2002)
9. *CLWA Capital Improvement Program* prepared by Kennedy/Jenks Consultants, 2003.
10. *Water Supply Reliability Plan Draft Report* prepared for CLWA by Kennedy/Jenks Consultants, September 2003.
11. *Memorandum of Understanding Between Castaic Lake Water Agency and Newhall County Water District*, September, 2005.
12. *Memorandum of Understanding Between the Santa Clara River Valley Upper Basin Water Purveyors and United Water Conservation District*, August 2001. (MOU, 2001)
13. *Groundwater Management Plan - Santa Clara River Valley Groundwater Basin, East Subbasin*, prepared for CLWA by Luhdorff & Scalmanini Consulting Engineers, December 2003.
14. *Regional Groundwater Flow Model for the Santa Clarita Valley: Model Development and Calibration*, prepared for Upper Basin Water Purveyors (CLWA, CLWA Santa Clarita Water Division, Newhall County Water District and Valencia Water Company) by CH2M HILL, April 2004.
15. *Analysis of Perchlorate Containment in Groundwater Near the Whittaker-Bermite Property, Santa Clarita, California*, prepared for Upper Basin Water Purveyors in Support of the Department of Health Services 97-005 Permit Application by CH2M HILL, December 2004.
16. *Analysis of Near-Term Groundwater Capture Areas for Production Wells Located Near the Whittaker-Bermite Property (Santa Clarita, California)*, prepared for Upper Basin Water Purveyors in support of the amended 2000 UWMP by CH2M HILL, December 21, 2004.
17. *Mitigated Negative Declaration - Groundwater Containment, Treatment and Restoration Project*, CLWA, August 2005.
18. *Water Supply Contract Between the State of California Department of Water Resources and CLWA, 1963 (plus amendments, including the "Monterey Amendment," 1995, and Amendment No. 18, 1999, the transfer of 41,000 acre-feet of entitlement from Kern County Water Agency to CLWA)*.
19. *2002 Semitropic Groundwater Storage Program and Point of Delivery Agreement Among the Department of Water Resources of the State of California, CLWA and Kern County Water Agency*.
20. *2002 Draft Recycled Water Master Plan* prepared for CLWA by Kennedy/Jenks Consultants.
21. *Draft Program Environmental Impact Report - Recycled Water Master Plan*, prepared for CLWA by Bon Terra Consulting, November 2006.
22. *Final Program Environmental Impact Report - Recycled Water Master Plan*, prepared for CLWA by Bon Terra Consulting, March 2007.
23. *2003 Semitropic Groundwater Storage Program* prepared for CLWA by Kennedy/Jenks Consultants.
24. *Draft Environmental Impact Report - Supplemental Water Project Transfer of 41,000 acre-feet of State Water Project Table A Amount*, prepared for CLWA by Science Applications International Corporation, June 2004.
25. *Final Environmental Impact Report - Supplemental Water Project Transfer of 41,000 acre-feet of State Water Project Table A Amount*, prepared for CLWA by Science Applications International Corporation, December 2004.
26. *Draft Environmental Impact Report - Rosedale-Rio Bravo Water Storage District (RRBWSD) Water Banking and Exchange Program*, prepared for CLWA by Science Applications International Corporation, August 2005.

27. *Final Environmental Impact Report - Rosedale-Rio Bravo Water Storage District (RRBWS) Water Banking and Exchange Program*, prepared for CLWA by Science Applications International Corporation, October 2005.
28. *Draft Environmental Impact Report - Castaic Lake Water Agency Water Acquisition from the Buena Vista Water Storage District and Rosedale-Rio Bravo Water Storage District Water Banking and Recovery Program*, prepared for CLWA by Science Applications International Corporation, June 2006.
29. *Final Environmental Impact Report - Castaic Lake Water Agency Water Acquisition from the Buena Vista Water Storage District and Rosedale-Rio Bravo Water Storage District Water Banking and Recovery Program*, prepared for CLWA by Science Applications International Corporation, October 2006.
30. *California Department of Water Resources, California's Groundwater, Bulletin 118, Santa Clara River Valley Groundwater Basin, Santa Clara River Valley East Subbasin*, February, 2004.
31. *California Department of Water Resources, Groundwater Basins in California, Bulletin 118-80*, January 1980. (DWR Bulletin 118-80, 1980)
32. *California Department of Water Resources, The State Water Project Delivery Reliability Report 2002*, May 2003. (DWR Reliability Report, 2003)
33. *California Department of Water Resources, Excerpts from the Working Draft of 2005 State Water Project Delivery Reliability*, May 25, 2005. (DWR Reliability Report Excerpts, 2005)
34. *California Department of Water Resources, The State Water Project Delivery Reliability Report 2005, Final*, April 2006. (DWR Reliability Report, 2006)
35. *California Department of Water Resources, The State Water Project Delivery Reliability Report 2007, Draft*, December 2007. (DWR Reliability Report Draft, 2007)
36. *California Department of Water Resources, The State Water Project Delivery Reliability Report 2007*, August 2008. (DWR Reliability Report, 2007)
37. *2008 Water Master Plan, 90% draft*, (Santa Clarita Water Division of the Castaic Lake Water Agency), Civiltec Engineering, Inc., May 19, 2008.
38. *CLWA Letter to Los Angeles County Department of Regional Planning*, February 2008. (CLWA Letter, February 2008)
39. *CLWA Letter to City of Santa Clarita and Los Angeles County Department of Regional Planning*, June 2007.
40. *Los Angeles County. 2003. Additional CEQA Findings Regarding the Newhall Ranch Final Additional Analysis to the Partially Certified Final EIR for the Newhall Ranch Specific Plan and Water Reclamation Plant*. March. (Los Angeles County 2003)

## 2.0 EXISTING WATER RESOURCES

Water Code §10910(d) requires the WSA to include an identification of any existing water supply entitlements, water rights, or water service contracts relevant to the identified water supply for the proposed Project, and a description of the quantities of water received in prior years by the public water system.

The identification of existing water supplies shall be demonstrated by providing information related to the following:

- written contracts or other proof of entitlement to an identified water supply;
- copies of a capital outlay program for financing the delivery of a water supply that has been adopted by the public water system;
- federal, state, and local permits for construction of necessary infrastructure associated with delivering the water supply; and,
- any necessary regulatory approvals that are required in order to be able to convey or deliver the water supply.

The current water supply for the Santa Clarita Valley is derived from the following primary sources:

1. Imported State Water Project (SWP) Water
2. Additional Annual Imported Water Supplies
3. Water from Water Banking Programs
4. Groundwater from the Alluvial Aquifer
5. Groundwater from the Saugus Formation

In addition, recycled water is now available through CLWA within its service area, which allows SWP and groundwater supplies to be available for other uses within the SCWD service area.

These sources of water supply can be characterized as 1) *imported supplies*, transported via the SWP and consisting of SWP Table A Amounts, Buena Vista/Rosedale Rio-Bravo Water and additional reliability supplies; and 2) *local supplies*, consisting of groundwater and recycled water. All of these sources are necessary to meet the regional demands identified in the 2005 UWMP.

## **2.1 Imported Supplies**

### **2.1.1 SWP Table A Amount**

Since 1980, local supplies in the Santa Clarita Valley have been supplemented with imported water from the SWP. Imported water obtained from the SWP through CLWA is the largest source of water for municipal use in the Santa Clarita Valley. The SWP contractual Table A Amount, depending on annual allocation, currently meets more than half of local demand. "Table A Amount" refers to the maximum amount of water a SWP contractor may request each year from the SWP. Table A is used in determining each contractor's proportionate share, or allocation, of the total SWP water supply DWR determines to be available each year. Annual water deliveries are dependent upon many factors including operational, hydrologic, and environmental constraints. The Table A Amount is not equivalent to actual deliveries of water in any given year.

The following information responds to specific requirements of Water Code §10910(d) regarding the identification of existing water supply entitlements, water rights and water service contracts relevant to the identified water supply for the proposed Project:

**Wholesaler's entitlements to its supplies:** CLWA has an annual SWP Table A contract amount of 95,200 acre-feet (af). This Table A Amount is a maximum and does not reflect the actual amount of water available to CLWA from the SWP, which varies from year to year as described above. In an effort to assess the impact of these varying conditions on SWP supply reliability, the Department of Water Resources (DWR) issued its "State Water Project Delivery Reliability Report" in May 2003 (DWR Reliability Report, 2003). The report assisted SWP contractors in assessing the reliability of the SWP component of their overall supplies. DWR subsequently issued its 2005 SWP Delivery Reliability Report. This updated analysis indicated that the SWP, using existing facilities operated under current regulatory and operational constraints, and with all contractors requesting delivery of their full Table A Amounts in most years, could deliver 77 percent of total Table A Amounts on a long-term average basis. The conclusions in CLWA's 2005 UWMP concerning SWP supply reliability are based on the analysis contained in DWR's 2005 SWP Delivery Reliability Report.

DWR released for public review and comment on January 28, 2008, a Draft 2007 SWP Delivery Reliability Report (DWR Reliability Report Draft, 2007) and the final version was released in August 2008. The 2007 SWP Delivery Reliability Report updates the 2005 SWP Delivery Reliability Report. The 2007 SWP Delivery Reliability Report describes three areas of significant uncertainty to SWP delivery reliability: the recent and significant decline in pelagic organisms in the Delta<sup>10</sup> (open-water fish such as striped bass, Delta smelt<sup>11</sup> and longfin smelt<sup>12</sup>), climate change and sea level rise, and the vulnerability of Delta levees' to failure. Its inclusion of new areas of uncertainty distinguishes the 2007 SWP Delivery Reliability Report from earlier reports by including estimates of the potential reductions to SWP delivery reliability due to the pelagic organism decline (POD) and future climate changes.

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<sup>10</sup> In late 2004 and early 2005, scientists became concerned about the numbers of many pelagic organisms, including Delta smelt, which had been declining sharply since the early 2000's (DWR Reliability Report, 2007). Other pelagic fish with very low numbers in the Delta are striped bass, longfin smelt and threadfin shad, and by 2005, the decline was widely recognized as a serious issue and became known as the Pelagic Organism Decline (POD) (DWR Reliability Report, 2007). Hypothesized factors contributing individually or in concert to lower pelagic productivity are: 1) toxic effects, 2) exotic species effects, and 3) water project effects (DWR Reliability Report, 2007). Studies over the last three years are indicating that all these factors might be contributing to the decline in pelagic fishes, and their relative importance might vary depending upon year, season, and location within the Delta (DWR Reliability Report, 2007).

<sup>11</sup> On May 31, 2007, DWR voluntarily shut down the Harvey O. Banks Pumping Plant for 10 days as a preventative measure to protect Delta smelt located near the DWR facilities. This action followed the observed entrainment of juvenile smelt between May 25, 2007 and May 31, 2007 at the Harvey O. Banks Pumping Plant facility. DWR resumed limited pumping at the Harvey O. Banks Pumping Plant on June 10, 2007. Pumping was increased beginning on June 17, 2007.

By way of background, in 2007, the SWP modified its operations by use of the adaptive Environmental Water Account (EWA). From January through mid-May 2007, about 300,000 af of EWA water was used to reduce exports to help protect Delta smelt. During this time period, no Delta smelt were recorded in the SWP fish salvage operations at the Harvey O. Banks Pumping Plant (the concept of salvage generally refers to the process of using mechanical devices to screen fish that would otherwise be entrained in project facilities such as pumps into holding tanks for transport to other parts of the Delta but, unlike many other fish species in the Delta, Delta smelt do not survive the salvage process and, as a result, for Delta smelt, the United States Fish and Wildlife Service (USFWS) uses the terms salvage and entrainment essentially interchangeably). In mid-May 2007, exports were reduced again due to the distribution of Delta smelt into areas that made them more susceptible to pumping. On May 24, 2007 Delta smelt began to appear at the pumping plant in low numbers. These numbers increased, triggering DWR's response of shutting down temporarily the Harvey O. Banks Pumping Plant described above.

<sup>12</sup> The 2007 SWP Delivery Reliability Report notes that the longfin smelt is being considered for listing under the California Endangered Species Act (CESA). On February 7, 2008, the California Fish and Game Commission (Commission) designated longfin smelt as a candidate species for listing under CESA. Under CESA, candidate species receive the same legal protection as listed threatened and endangered species. Under state law, take of candidate species (including incidental take by engaging in activities that may result in take) is prohibited unless authorized by the Commission or the California Department of Fish and Game (Department) under specified conditions. The Department has testified that under certain measures the species will not, in its opinion, become immediately at risk of extinction. Therefore, the Commission adopted emergency regulations allowing state and federal water managers and local water agencies to continue to conduct water pumping operations over the next 180 days (following the aforementioned Commission action in February 2008) under specified terms and conditions. According to the Commission, these regulations will ensure appropriate interim protections for longfin smelt within the area covered by the petition while the Department conducts a 12-month review of the status of the candidate species. The Commission's decision may or may not alter SWP water supply deliveries. The 180 day period may be extended for two 90-day periods. Thus, short-term impacts of listing the species as a candidate species is speculative at this time. If the regulation is extended, operational requirements for December through February may be added by amending the regulation prior to expiration or extension. Potential long-term effects are also speculative; at this time, it is unknown if the Commission will ultimately decide to list longfin smelt. In addition, operational restrictions in place to protect Delta smelt (discussed herein) may be duplicative of restrictions needed to protect longfin smelt.

As described in the report, simulations to evaluate future (2027) SWP delivery reliability incorporate the current interim court-ordered operating rules related to Delta smelt and a range of possible climate change impacts to hydrology in the Central Valley.<sup>13</sup> The interim operating rules for Delta smelt are simulated at a more-restricted level and a less-restricted level for Delta exports to provide a range of estimated water deliveries. Therefore, for 2007, two studies were conducted. For 2027, ten simulations were used to reflect the four assumed scenarios for climate change and the two levels of operating rules.

The 2007 SWP Delivery Reliability Report includes the information presented in Tables 2-1 and 2-2 below, which provide average and dry period estimated deliveries for current conditions (2007) and future conditions (2027), and compares those figures to those in the 2005 SWP Delivery Reliability Report.

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<sup>13</sup> On May 25, 2007, the United States District Court (Eastern District of California, Fresno Division) in *Natural Resources Defense Council, et al. v. Kempthorne*, Case No. 1:05-cv-01207-OWW-NEW (*Kempthorne*) granted in part the plaintiff's motion for summary judgment and found that the USFWS's 2005 Biological Opinion (BO) on the impacts of the long-term operations of the Central Valley Project (CVP) and the SWP on Delta smelt was inadequate. In late June 2007, District Judge Oliver W. Wanger in *Kempthorne* heard and rejected Natural Resources Defense Council's and Earthjustice's motion for a temporary restraining order to curb southbound water shipments at least temporarily due to smelt issues. On August 31, 2007, the court in *Kempthorne* issued an oral statement of decision granting a preliminary injunction and remedial order to protect Delta smelt until a new Delta smelt BO is issued by the USFWS. The decision, finalized on December 14, 2007, sets interim operating limits for the joint SWP and CVP operations and requires new steps to monitor Delta smelt. The *Kempthorne* requirements are triggered by environmental conditions and the presence of specific Delta smelt life stages and are focused on minimizing the negative entrainment effects caused when the combined export pumping of the SWP and the CVP reverses the flow in Old and Middle River (OMR). The decision requires the USFWS to complete a new BO by September 15, 2008. DWR and the U.S. Bureau of Reclamation are currently working with USFWS to prepare the new BO. The new BO will supersede the operating parameters and requirements set forth in the interim remedial order; however, it is likely that some version of the interim operating rules will become permanent because the federal court's ruling will influence the development of the new BO.

A second BO, covering salmon and steelhead, was issued in October 2004 (in 2004 the U.S. Bureau of Reclamation and DWR developed a new 2004 Operating Criteria and Plan [2004 OCAP] for the SWP and CVP) by the National Marine Fisheries Service (NMFS). This second BO was challenged in *Pacific Coast Federation of Fishermen's Associations/Institute for Fisheries Resources, et al. v. Gutierrez*, Case No. 1:06-cv-00245-OWW-GSA. This lawsuit focused on alleged adverse impacts to species and habitat caused by the changes to cold water temperature management (i.e., elimination of Shasta Dam carryover storage requirement and movement of temperature compliance point on the Sacramento River). On April 18, 2008, Judge Wanger issued a summary judgment order invalidating the salmon and steelhead BO, finding it unlawful and inadequate on a variety of grounds.

In addition, on April 18, 2007, an Alameda County Superior Court in *Watershed Enforcers v. California Dept. of Water Resources*, Case No. RG06292124, granted the petition for writ of mandate and issued an order to cease and desist from further operation of the Harvey O. Banks Pumping Plant until and unless DWR obtains authorization from the California Department of Fish and Game in compliance with the California Endangered Species Act (CESA) with regard to their incidental take of various species, including the Delta smelt, winter-run Chinook salmon and spring-run Chinook salmon. The order was stayed for 60 days to provide DWR with time to comply with the CESA's incidental take authorizing requirements. This court decision has been appealed and the appellate process has been stayed by stipulation of the parties and approval of the Appellate Court with status reports from the parties in October, November and December 2008. In the meantime, DWR is working with the California Department of Fish and Game to obtain a consistency statement or other permit in response to the Superior Court's order.

**TABLE 2-1  
AVERAGE AND DRY PERIOD SWP TABLE A DELIVERIES FROM THE DELTA UNDER  
CURRENT CONDITIONS**

Study of Current Conditions	SWP Table A Delivery from the Delta (in percent of maximum Table A <sup>1</sup> )					
	Long-term Average <sup>2</sup>	Single dry-year (1977)	2-year drought (1976-1977)	4-year drought (1931-1934)	6-year drought (1987-1992)	6-year drought (1929-1934)
2005 SWP Reliability Report, Study 2005	68%	4%	41%	32%	42%	37%
Update with 2007 Studies <sup>3</sup>	63%	6%	34%	35%	35%	34%

Source: DWR Reliability Report, 2007; Table 6-5.

1. Maximum Table A Amount is 4,133 thousand acre-feet/year.

2. 1922-1994 for 2005 SWP Delivery Reliability Report; 1922-2003 for Update with 2007 studies.

3. Values reflect averaging annual deliveries from the two scenarios of Old and Middle River flow targets described in Table 6-3 of the 2007 SWP Delivery Reliability Report.

**TABLE 2-2  
AVERAGE AND DRY PERIOD SWP TABLE A DELIVERIES FROM THE DELTA UNDER  
FUTURE CONDITIONS**

Study of Future Conditions	SWP Table A Delivery from the Delta (in percent of maximum Table A <sup>1</sup> )					
	Long-term Average <sup>2</sup>	Single dry-year (1977)	2-year drought (1976-1977)	4-year drought (1931-1934)	6-year drought (1987-1992)	6-year drought (1929-1934)
2005 SWP Reliability Report, Study 2025	77%	5%	40%	33%	42%	38%
Update with 2027 Studies <sup>3</sup>	66-69%	7%	26-27%	32-37%	33-35%	33-36%

Source: DWR Reliability Report, 2007; Table 6-14.

1. Maximum Table A Amount is 4,133 thousand acre-feet/year.

2. 1922-1994 for 2005 SWP Delivery Reliability Report; 1922-2003 for Update with 2027 studies.

3. Range in values reflects four modified scenarios of climate change: annual Table A deliveries were first interpolated between full 2050 level and no climate change scenarios, then averaged over the two scenarios of Old and Middle River flow targets.

As shown, under the updated Future Conditions (2027), average SWP delivery amounts may decrease from 8 to 11 percent of maximum Table A amounts as compared to earlier estimates in the 2005 SWP Delivery Reliability Report. This decrease in reliability results in an estimated average delivery of 66 percent to 69 percent (versus 77 percent as identified in the 2005 SWP Delivery Reliability Report).

Applying the 66 percent figure (most conservative of the 66-69 percent range) to CLWA's Table A Amount of 95,200 af, results in approximately 62,800 af expected under average Future Conditions (2027) according to the 2007 SWP Delivery Reliability Report. This is compared to the 77 percent, or 73,300 af, included in the water supply planning in the 2005 UWMP in 2030 in an average year as discussed above.

Based on this new information, CLWA has determined that, while the court-ordered operating rules related to Delta smelt (or a Biological Opinion premised on those operating rules) are in effect, there are sufficient water supplies available for pending and future residential and commercial developments within the CLWA service area for the foreseeable future through 2030 as set forth in the Santa Clarita Valley (SCV) Urban Water Management Plan (CLWA Letter, February 2008; see also Sections 4.3 and 5.1- 5.4, *infra*).

### 2.1.2 Additional Litigation Effects on Availability of SWP Table A Amount

Of CLWA's 95,200 afy annual Table A Amount, 41,000 afy was permanently transferred to CLWA in 1999 by Wheeler Ridge-Maricopa Water Storage District, a member unit of the Kern County Water Agency (Kern-Castaic Transfer). The Transfer was to be accounted for as part of the 130,000 af referenced in Article 53 of the Monterey Amendment to the SWP water supply contracts. The Environmental Impact Report ("EIR") for the Monterey Amendment was certified in 1995, was later challenged and in 2000 was ordered decertified. (*Planning and Conservation League v. Dept. of Water Resources (PCL)* [2000] 83 Cal. App. 4th 892). CLWA's EIR prepared in connection with the 41,000 afy water transfer was challenged in *Friends of the Santa Clara River v. Castaic Lake Water Agency* (Los Angeles County Superior Court, Case Number BS056954) (*Friends Action*). On appeal, the Court of Appeal, Second Appellate District held that since the Kern-Castaic Transfer EIR tiered off the Monterey Amendment EIR that was later decertified by the PCL decision, CLWA would also have to decertify its EIR as well as prepare a revised EIR. (*Friends of the Santa Clara River v. Castaic Lake Water Agency (Friends I)* (2002) 95 Cal.App.4th 1373, 1387-1388.) CLWA, however, has never been enjoined from using any water that is part of the Kern-Castaic Transfer.

Under the jurisdiction of the Los Angeles County Superior Court in the *Friends Action*, CLWA prepared and circulated a revised Draft EIR for the Kern-Castaic Transfer, received and responded to public comments regarding the revised Draft EIR, and held two separate public hearings concerning the revised Draft EIR. CLWA approved the revised EIR for the Transfer on December 22, 2004 and lodged the revised EIR with the Los Angeles Superior Court as part of its Return to the Preemptory Writ of Mandate in the *Friends Action*. Thereafter, *Friends* was dismissed with prejudice (permanently).

In January 2005, two new challenges to CLWA's environmental review for the Transfer were filed in the Ventura County Superior Court by the Planning and Conservation League (PCL) and by the California Water Impact Network (CWIN); and were subsequently transferred to Los Angeles County Superior Court (LASC). These petitioners allege that CLWA may not prepare its EIR for the Kern-Castaic Transfer until DWR certifies an adequate EIR for the Monterey Amendment EIR, a process that began as a result of the litigation and settlement in the *PCL* case (The Monterey Amendment Settlement Agreement).<sup>14</sup>

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<sup>14</sup> Pursuant to the Settlement Agreement in the litigation concerning the Monterey Amendment, DWR has prepared a draft EIR for the Monterey Amendment for which the comment period ended on January 14, 2008.

On April 2, 2007, the LASC trial court rejected all of petitioners' arguments and found that CLWA's 2004 EIR for the Kern-Castaic Transfer "was properly prepared except for one defect -- it fails to show the analytical route as to how and why the three allocations of pre-Monterey Amendments, pre-Monterey Amendments without Article 18, and post-Monterey Amendments are relevant and would occur." Importantly, the trial court found that CLWA may act as the lead agency for the Kern-Castaic Transfer EIR. The trial court also found that the Transfer is final and valid, and may not be terminated by the parties or DWR. In addition, the trial court made it clear that CLWA "is not directed to set aside the [Kern-Castaic] water transfer." Nonetheless, because of the one defect identified in the 2004 EIR, the trial court ordered CLWA to prepare new environmental documents addressing the analytical route of the three water allocations. In July 2007, Petitioners filed a Partial Notice of Appeal and CLWA subsequently filed a Notice of Cross Appeal.

Two related cases discuss the Kern-Castaic Transfer. In *California Oak Foundation v. City of Santa Clarita* (2005) 133 Cal.App.4th 1219, the Court of Appeal invalidated an EIR for the Gate-King Project. The water-supply section of the EIR was based in part on an earlier WSA prepared by NCWD. The WSA and the EIR disclosed the existence of the earlier (now dismissed) litigation challenging CLWA's EIR for the 41,000 afy transfer, but did not sufficiently explain how demand for water would be met if the transfer were set aside or why it was appropriate to rely on the transfer despite the litigation. Since the appellate court action, the City of Santa Clarita revised the Gate-King EIR by preparing an Additional Analysis responsive to the court's findings. The City certified the Additional Analysis in 2006 and re-approved the Gate-King Project. In 2007, the Los Angeles County Superior Court found that the revised EIR met the requirements of CEQA, and entered judgment in favor of the City. Specifically, the court found that substantial evidence supported the City's conclusion that the Kern-Castaic Transfer was permanent and that it would continue to exist with or without the Monterey Amendment.

The Court of Appeal in *Santa Clarita Organization for Planning the Environment v. County of Los Angeles (SCOPE II)* (2007) 157 Cal.App.4th 149 found the County's analysis of water supply adequate in its recertified EIR for Newhall Land and Farming's West Creek project, which relied on the Kern-Castaic Transfer. The court concluded that the record contained "substantial evidence demonstrating a reasonable likelihood that water from the Kern-Castaic Transfer will be available for the project's near- and long-term needs, and analysis of potential replacement sources is not required. (*SCOPE II, supra*, 157 Cal.App.4th at 162) "Suffice it to say, however the Monterey Agreement litigation is eventually decided, the Kern-Castaic transfer will likely not be affected. Per principle four [of Vineyard] we can confidently determine that the water will be available." (Id. at 162-63).<sup>16</sup>

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<sup>16</sup> In *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova (Vineyard)* (2007) 40 Cal. 4th 412, the California Supreme Court considered the sufficiency of the water supply analysis contained in an EIR prepared for a development project. The EIR's water supply analysis identified near-term supplies sufficient to serve the first phase of the project, and potential long-term water supplies for the later phases. Project opponents alleged various deficiencies in the analysis of water supplies and claimed that the EIR failed to demonstrate with sufficient certainty that water would be available for the project.

The Court concluded that a water supply analysis need not establish certainty or provide guarantees of available long-term supply; however, the Court determined that the EIR failed to adequately analyze long-term water supply and the environmental effects of potential sources for long-term provision of water. The Court emphasized that certainty is not required for long-term supplies, but nevertheless required the EIR to include some discussion of possible replacement water sources when it is not possible to confidently determine that anticipated future water sources will be available, and to disclose the significant foreseeable environmental effects of those sources, as well as mitigation measures to minimize adverse impacts.

### 2.1.3 Additional Annual Imported Water Supplies

The following existing additional water sources are available to meet demands when necessary.

- **Buena Vista/Rosedale-Rio Bravo Water Storage District Water Acquisition (BV/RRB Water Acquisition Project):** CLWA has finalized a Water Acquisition Agreement with the Buena Vista Water Storage District (Buena Vista) and the Rosedale-Rio Bravo Water Storage District (Rosedale-Rio Bravo) in Kern County. Under this Program, Buena Vista's high flow Kern River entitlements (and other acquired waters that may become available) are captured and recharged within Rosedale-Rio Bravo's service area on an ongoing basis. CLWA will receive 11,000 af per year of these supplies annually through either through direct delivery of water to the California Aqueduct via the Cross Valley Canal or by exchange of Buena Vista's and Rosedale-Rio Bravo's SWP supplies.

In November 2006, a complaint and petition for writ of mandate seeking to set aside CLWA's certification of its EIR for the BV/RRB Water Acquisition Project was filed by California Water Impact Network in the Los Angeles County Superior Court (LASC Case No. BS106546.) The complaint/petition was later amended to add Friends of the Santa Clara River (Friends) as a plaintiff/petitioner. In November 2007, the trial court filed its Statement of Decision finding that in certifying the EIR and approving the project, CLWA proceeded in a manner required by law, and that its actions were supported by substantial evidence. Judgment was entered in favor of CLWA in December 2007. Petitioners filed a notice of appeal of the Judgment on January 31, 2008. This appeal is pending. In the meantime, the EIR is presumed to be legally adequate, unless and until it is set aside by a court of competent jurisdiction. (*Barthelemy v. Chino Basin Water Dist.* (1995) 38 Cal. App.4th 1607, 1609 [agency actions are presumed to comply with applicable law, until proof is presented to the contrary].)

- **Nickel Water:** The Newhall Ranch Specific Plan and Water Reclamation Plant Revised Draft Additional Analysis, November 2002 describes an additional source of water that has been acquired by the Newhall Ranch Specific Plan applicant for use. The Newhall Ranch Specific Plan applicant has secured 1,607 af of water under contract with Nickel Family LLC in Kern County. This water is 100 percent reliable on a year-to-year basis, and not subject to the annual fluctuations that can occur to the SWP in dry year conditions. (Newhall Ranch, 2002)

### 2.1.4 Additional Imported Water Supplies from Banking Programs

- **Flexible Storage Accounts:** One of CLWA's Flexible Storage Accounts described in its 2005 UWMP permits it to store up to 4,684 af in Castaic Lake. Any of this amount that CLWA withdraws must be replaced by CLWA within five years of its withdrawal. CLWA manages this storage by keeping the account full in normal and wet years and then delivering that stored amount (or portion of it) during dry periods. The account is refilled during the next year that adequate SWP supplies are available to CLWA to do so. CLWA has recently negotiated with Ventura County water agencies to obtain the use of its Flexible Storage Account. This will allow CLWA access to another 1,376 af of storage in Castaic Lake. CLWA's access to this additional storage is available on a year-to-year basis for ten years, beginning in 2006.

- **Semitropic Water Storage District Banking:** The 2005 UWMP (pg. 3-22) identifies two existing contracts with the Semitropic Water Storage District under which CLWA has stored 59,000 acre-feet of water. In accordance with the terms of CLWA's storage agreements with

Semitropic, 90 percent of the banked amount, or a total of 50,870 af, is recoverable through 2012/2013 to meet CLWA water demands when needed. CLWA's approval of one of the contracts (for the 2002 banking program) was challenged in *California Water Network v. Castaic Lake Water Agency*, Ventura Superior Court Case No. CIV 215327. The trial court entered judgment in favor of CLWA. This ruling was appealed. All issues regarding the 2002 banking program with Semitropic were conclusively resolved in favor of CLWA in June 2006.

- **Rosedale-Rio Bravo Water Storage District Water Banking:** The 2005 UWMP (pg. 3-23) identifies one existing contract with the Rosedale-Rio Bravo Water Storage District under which CLWA has 64,900 af of recoverable water as of December 31, 2007. This banking program currently offers storage and pump-back capacity of 20,000 afy, with up to 100,000 af of storage capacity. This stored water will be called upon to meet demands when required and is recoverable through 2035.

- **Newhall Land - Semitropic Water Storage District Banking:** The Newhall Ranch Specific Plan project applicant has entered into an agreement to reserve and purchase water storage capacity of up to 55,000 af in the Semitropic Water Storage District Groundwater Banking Project (Los Angeles County 2003). Sources of water that could be stored include, but are not limited to, the Nickel Water. The stored water could be extracted in dry years in amounts up to 4,950 afy (Los Angeles County 2003). As of December 31, 2007, there is 18,828 af of water stored in the Semitropic Groundwater Storage Bank by The Newhall Land and Farming Company for the Newhall Ranch Specific Plan. Newhall Ranch is located within the CLWA service area. Delivery of stored water from the Newhall Land Semitropic Groundwater Bank requires further agreements between CLWA and Newhall Land.

## 2.2 Groundwater

Water Code section 10910(f) requires a WSA to include specific information describing groundwater resources if the water supply for a proposed project includes groundwater. Over the last 25 years, the water purveyors have developed a groundwater operating plan that includes municipal, agricultural and other smaller uses while maintaining the local Basin in a sustainable condition (i.e., no long term depletion of groundwater or interrelated surface water). In 2003, CLWA in cooperation with the retail water purveyors completed and adopted a Groundwater Management Plan in accordance with Water Code section 10753. Among the elements of the adopted Plan is the preparation of annual groundwater management reports, such as the Santa Clarita Valley Water Report, that provide information about local groundwater conditions, SWP supplies, water conservation and recycled water. The following important studies have been prepared that serve to substantiate and ensure the sustainability of the local groundwater resources:

1. Slade (2002) updates prior reports and includes a detailed review of the hydrologic conditions and description of groundwater resources available to SCWD and other large municipal and agriculture groundwater producers including NCWD, Valencia Water Company, the Newhall Land and Farming Company and the Wayside Honor Ranch operating within the Santa Clara River Valley East Subbasin, one of several subbasins identified along the Santa Clara River in Los Angeles and Ventura counties by DWR's Updated Bulletin 118. The shallow aquifer system is designated the Alluvial Aquifer and the deeper aquifer is designated the Saugus Formation. Slade reported that both aquifer systems were in good operating condition and not in a condition of overdraft.

Also included are hundreds of other, small scale, water producers that account for less than 1 percent of total production from these aquifer systems (SCVWR, 2006).

2. In August 2005, work was completed in support of a Memorandum of Understanding (MOU) entered into by the SCWD, CLWA and the other water purveyors and United Water Conservation District (MOU, 2001). The MOU is a commitment by the water purveyors to expand on the previous knowledge of groundwater conditions and, using a regional groundwater flow model, evaluate the long term sustainability of the purveyors' groundwater operating plan under a range of existing and potential future hydrologic conditions. The primary conclusion of the modeling analysis is that the groundwater operating plan will not cause detrimental short term or long term effects to the groundwater and surface water resources in the Santa Clarita Valley and is therefore, sustainable (Basin Yield Study, 2005).

The following sub-parts respond to specific requirements of Water Code §10910(f):

#### 2.2.1 Water Code §10910(f)(1)

##### **Review of relevant information contained in the Urban Water Management Plan.**

Refer to Chapter 3, Water Resources and Appendix C, Groundwater Resources and Yield in the 2005 UWMP for an overview description of the local Alluvial and Saugus Formation aquifer systems, as well as historical and projected production consistent with the groundwater operating plan.

#### 2.2.2 Water Code §10910(f)(2)

##### **Description of any groundwater basin or basins from which the proposed project will be supplied including information concerning adjudication and overdraft.**

As described in the 2005 UWMP, the sole source of local groundwater for urban water supply in the Santa Clarita Valley is the groundwater Basin identified in the DWR Bulletin 118, 2003 Update as the Santa Clara River Valley Groundwater Basin, East Subbasin (Basin) (Basin No. 4-4.07). The Basin is comprised of two aquifer systems, the Alluvium and the Saugus Formation. The Alluvium generally underlies the Santa Clara River and its several tributaries, and the Saugus Formation underlies nearly the entire Upper Santa Clara River area. There are also some scattered outcrops of Terrace deposits in the Basin that likely contain limited amounts of groundwater. Since these deposits are located in limited areas situated at elevations above the regional water table and are also of limited thickness, they are of no practical significance as aquifers and consequently have not been developed for any significant water supply.

Neither aquifer system is in overdraft (Slade, 2002) (SCVWR, 2006) (Basin Yield Study, 2005). In 2003, CLWA with the cooperation of the retail water purveyors completed and adopted a Groundwater Management Plan in accordance with Water Code §10753. The management objectives of the Plan are to ensure the ongoing use of local groundwater by maintaining the Basin in good operating condition (no overdraft), protecting water quality and preventing adverse impacts to surface waters. The groundwater basin has not been adjudicated and has not been identified as overdrafted or projected to be overdrafted by DWR in the most current Bulletin that characterizes the groundwater Basin (DWR Bulletin 118, 2004).

### 2.2.3 Water Code §10910(f)(3)

**Description and analysis of the amount and location of groundwater pumped by the public water system for the past 5 years from any groundwater basin from which the proposed project will be supplied.**

During the 5-year period of 2003 to 2007, SCWD's production was approximately 9,964 afy from the Alluvial Aquifer. A summary of the past 28 years of total groundwater production from the Alluvial Aquifer and Saugus Formation is set forth in Section 4.0 of this WSA.

Total pumpage from the Alluvial Aquifer in 2007 was 38,773 af, a decrease of 4,288 af from the preceding year (SCVWR, 2008). Of the total Alluvial pumpage in 2007, 25,632 af was for municipal water supply, and the balance of 13,141 af was for agriculture and other (minor) miscellaneous uses (SCVWR, 2008).

Over the last two decades, since the inception of SWP deliveries in 1980, total pumpage from the Alluvial Aquifer has ranged from a low of about 20,200 afy (in 1983) to slightly more than 43,400 afy (in 1999) (SCVWR, 2008).

Total pumpage from the Saugus Formation in 2007 was 7,684 af, which is 372 af more than pumped in the prior year (SCVWR, 2008). Of the total Saugus Formation pumpage in 2007, most (6,057 af) was for municipal water supply, and the balance (1,627 af) was for agricultural and other (minor) uses (SCVWR, 2008). Saugus pumpage has remained stable, at an average of about 6,432 afy, since 2003 (SCVWR, 2008). On a long-term average basis since the importation of SWP water, total pumpage from the Saugus Formation has ranged from a low of about 3,700 afy (in 1999) to a high of nearly 14,917 afy in (1991); average pumpage from 1980 to present has been slightly less than 7,000 afy (SCVWR, 2008). These numbers are at the lower end of the estimated range of the operational yield of the Saugus Formation (2005 UWMP).

### 2.2.4 Water Code §10910(f)(4)

**Description and analysis of the amount and location of groundwater that is projected to be pumped by the public water system from any basin from which the proposed project will be supplied.**

See Table 3-8 in the 2005 UWMP for a summary of the range of groundwater production projected by the retail water purveyors. To ensure sustainability, the purveyors have committed to jointly ensuring that the annual total amount of groundwater pumped from the East Subbasin will not exceed the purveyors' operating plan as described in the Basin Yield Study (Basin Yield Study, 2005) and reported annually in the Santa Clarita Valley Water Report.

### 2.2.5 Water Code §10910(f)(5)

**Analysis of the sufficiency of the groundwater from the basin or basins from which the proposed project will be supplied to meet the projected water demand associated with the proposed project.**

SCWD has determined that the sufficiency of groundwater necessary to meet the initial and projected water demand associated with the Project was addressed in the 2005 UWMP. Therefore, as provided in Water Code §10910(f)(5), SCWD incorporates the following 2005 UWMP's conclusions regarding the adequacy of the groundwater supply.

For municipal water supply, with existing wells and pumps, the three retail water purveyors with Alluvial wells (SCWD, NCWD, and VWC) have a combined pumping capacity from active wells (not impacted by perchlorate) of 36,120 gallons per minute (gpm), which translates into a current full-time Alluvial source capacity of approximately 58,000 afy. These capacities do not include one Alluvial Aquifer well that has been temporarily inactivated due to perchlorate contamination: the SCWD Stadium well, which represents another 800 gpm of pumping capacity, or full-time source capacity of about 1,290 afy.

In terms of adequacy and availability, the combined active Alluvial groundwater source capacity of municipal wells is approximately 58,000 afy. This is more than sufficient to meet the municipal, or urban, component of groundwater supply from the Alluvium, which is currently 20,000 to 25,000 afy of the total planned Alluvial pumping of 30,000 to 40,000 afy. (The balance of Alluvial pumping in the operating plan is for agricultural and other, including small private, pumping.)

For municipal water supply with existing wells, the three retail water purveyors with Saugus wells (SCWD, NCWD, and VWC) have a combined pumping capacity from active wells (not impacted by perchlorate) of 14,900 gpm, which translates into a full-time Saugus source capacity of 24,000 afy. These capacities do not include the four Saugus wells impacted by perchlorate, although they indirectly reflect the capacity of one of the impacted wells, VWC's Well 157, which has been sealed and abandoned, and replaced by VWC's Well 206 in a non-impacted part of the Basin. The four impacted wells, one owned by NCWD and two owned by SCWD, in addition to the VWC well, represent a total of 7,900 gpm of pumping capacity (or full-time source capacity of about 12,700 afy) inactivated due to perchlorate contamination.

In terms of adequacy and availability, the combined active Saugus groundwater source capacity of municipal wells of 24,000 afy, is more than sufficient to meet the planned use of Saugus groundwater in normal years of 7,500 to 15,000 afy during the currently scheduled two-year time frame for restoration of impacted Saugus capacity (as discussed further in Chapter 5 of the 2005 UWMP). This currently active capacity is also more than sufficient to meet water demands, in combination with other sources, if both of the next two years are dry. At that time, the combination of currently active capacity and restored impacted capacity, through a combination of treatment at two of the impacted wells and replacement well construction, will provide sufficient total Saugus capacity to meet the planned use of Saugus groundwater during multiple dry-years of 35,000 af, if that third year is also a dry year.

#### 2.2.6 Perchlorate Contamination

Groundwater produced by SCWD consistently meets drinking water standards set by EPA and the California Department of Public Health. However, the 2005 UWMP further describes that ammonium perchlorate (perchlorate) has been a concern with respect to the groundwater quality since it was detected in four wells in the eastern part of the Saugus formation in 1997 and later in two wells in the Alluvial formation. Of the six wells that were initially removed from active water supply service upon the detection of perchlorate, four wells with a combined capacity of 7,200 gpm remain out of service. SCWD, CLWA and the other purveyors have developed an implementation plan that would restore this well capacity. The implementation plan includes a combination of treatment facilities and replacement wells. Treatment facilities and pipelines for several of the impacted wells are under construction, will be operational in early 2009 and the production restoration (replacement) wells will be operational by 2010. The treatment project will treat over 3,800 af per year, stop plume migration and put the water back to beneficial use.

In light of the preceding, with regard to the adequacy of groundwater as the local component of water supply in this WSA, the non-impacted groundwater supply will be sufficient to meet near-term water requirements as described in Section 2.2.5 above. Afterwards, the total groundwater capacity will be sufficient to meet the full range of normal and dry-year conditions as provided in the operating plan for groundwater supply. Additional information on the treatment technology and schedule for restoration of the impacted wells is provided in Chapters 5 and 6, and Appendices D and E of the 2005 UWMP.

### **2.3 Recycled Water**

CLWA currently has a contract with the Los Angeles County Sanitation District for 1,700 af per year of recycled water that became available in 2003 (Reference Table 4-2 in Section 4.0 of this WSA for historical recycled water deliveries). Currently, SCWD does not have any infrastructure in place to utilize recycled water. However, SCWD does indirectly benefit because any recycled water use will allow for an offset of potable water supplies (including groundwater and SWP water) to be used in other areas of the Santa Clarita Valley.

## **3.0 PLANNED WATER RESOURCES**

This WSA includes additional information related to obtaining planned additional water supplies. Potential future water sources discussed in the 2005 UWMP include acquisition of additional imported water supplies, recycled water, desalination, increased dry year Saugus pumping, and additional SWP reliability projects. Demand side management programs (conservation) is also considered an important component of water supply resulting from efforts by SCWD, CLWA and the other retailers to reduce water demands on a long term basis.

The 2005 UWMP specifically identifies the following projected future sources of supply consisting of water transfers, additional groundwater banking programs (pg. 3-20), increased dry year Saugus pumping and additional recycled water (pg. 4-1) as necessary to meet the total projected demands through 2030.

### **3.1 Water Transfers**

Though not identified in the 2005 UWMP, during March 2008 the Agency entered into an agreement to participate in the Yuba Accord Water Program. Approximately 850 acre-feet of non-SWP water supply is available to CLWA in critically dry years as a result of the DWR entering into agreements with Yuba County Water Agency (YCWA) and the Bureau of Reclamation relating to settlement of water rights issues on the Lower Yuba River (Yuba Accord). Additional supplies will be available in wetter years. The quantity of water will vary depending on hydrology, and the extent of participation by other SWP contractors.

### **3.2 Additional Banking Programs**

The 2005 UWMP discusses water banking storage and pumpback capacity both north and south of CLWA's service area, the latter of which would provide an emergency supply in case of catastrophic outage along the California Aqueduct. With short-term storage now existing in the Semitropic program and long-term storage now existing with Rosedale-Rio Bravo, CLWA is assessing southern water banking opportunities with a number of entities.

Groundwater banking and conjunctive-use programs enhance the reliability of both existing and future supplies. Table 3-1 summarizes CLWA's future reliability enhancement programs.

**Table 3-1  
Future Reliability Enhancement Programs**

Project Name	Year Available	Proposed Quantities (af)		
		Average/ Normal Year	Single Dry Year	Multiple Dry Years (1)
Additional Planned Banking Programs	2014	0	20,000	20,000

(1) Supplies shown are the recommended amount and maximum withdrawal capacity for each of four consecutive dry years from the CLWA Water Supply Reliability Plan Draft Report (2003).

### 3.3 Increased Dry-year Saugus Formation Pumping

The 2005 UWMP concludes (pg. 3-10) that pumping from the Saugus Formation in a given year is tied directly to the availability of other water supplies, particularly from the SWP. During average-year conditions within the SWP system, Saugus pumping ranges between 7,500 and 15,000 afy. Planned dry-year pumping from the Saugus Formation ranges between 15,000 and 25,000 afy during a drought year and can increase to between 21,000 and 25,000 afy if SWP deliveries are reduced for two consecutive years and between 21,000 and 35,000 afy if SWP deliveries are reduced for three consecutive years. Such high pumping would be followed by periods of reduced (average-year) pumping, at rates between 7,500 and 15,000 afy, to further enhance the effectiveness of natural recharge processes that would recover water levels and groundwater storage volumes after the higher pumping during dry years.

As mentioned in Section 2.2.5 of this WSA, the three retail water purveyors with Saugus wells (SCWD, NCWD, and VWC) have a combined pumping capacity from active wells (not impacted by perchlorate) of 14,900 gpm, which translates into a full-time Saugus source capacity of 24,000 afy. These capacities do not include the four Saugus wells impacted by perchlorate, although they indirectly reflect the capacity of one of the impacted wells, VWC's Well 157, which has been sealed and abandoned, and replaced by VWC's Well 206 in a non-impacted part of the Basin. The four impacted wells, one owned by NCWD and two owned by SCWD, in addition to the VWC well, represent a total of 7,900 gpm of pumping capacity (or full-time source capacity of about 12,700 afy) inactivated due to perchlorate contamination. Additional capacity to meet the dry-year operating plan will be met by the restoration of impacted wells and new well construction.

### 3.4 Additional Recycled Water

Wastewater that has been highly treated and disinfected can be reused for landscape irrigation and other non-potable purposes. It is not suitable for use as potable water. In 1993, CLWA completed a *Reclaimed Water System Master Plan* to use recycled water as a reliable water source to meet some non-potable demand within the Santa Clarita Valley. In March 2007 CLWA certified a Program Environmental Impact Report (PEIR) for the Recycled Water System Master Plan (Master Plan). The Master Plan is a proposed expansion of the existing recycled water system that would ultimately allow for the use of up to 17,400 afy of recycled water within the CLWA service area with full build out in the year 2030. The Master Plan includes facilities that would deliver recycled water to the SCWD service area. The delivery of the recycled water to the remainder of the CLWA service area would free up additional potable supplies for the SCWD. Though not described in the 2005 UWMP, and in addition to the CLWA Master Plan, the

Newhall Ranch Specific Plan and Water Reclamation Plant Revised Draft Additional Analysis, (November 2002) includes an additional 5,400 af of water that will be delivered to the Newhall Ranch development once fully constructed (Newhall Ranch, 2002). Table 4-2 in Section 4.0 of this WSA may be referenced for historical recycled water deliveries.

### **3.5 Water Conservation**

One of the assumptions in the 2005 UWMP is that future potable water demand will be reduced by no less than ten percent through the implementation of water conservation measures. Therefore, the Project can only be consistent with the 2005 UWMP if it incorporates, at a minimum, those conservation measures discussed in the 2005 UWMP. As an example, this includes the use of xeriscaping and drought tolerant/native plantings to ensure all landscaping conserves water.

It is extremely important that water conservation mitigation measures are included in the mitigation and monitoring plan as part of the environmental documentation for the Project and made conditions of Project approval. Until such time as CLWA and its water purveyors formally adopt a set of specific water conservation requirements for application to all development projects, the Project should include (1) water savings fixtures in all interiors and (2) the use of drought tolerant plant materials and design in common areas. In addition, all common area manufactured slopes/newly landscaped areas should include:

- Automatic Weather Based Irrigation Controllers that will control the run times based on evapotranspiration for the time of year of watering
- Irrigation controllers with a rain sensing automatic shutoff

## 4.0 WATER USE

### 4.1 Historical Water Use

SCWD's water use for the last 26 years is shown in Table 4-1. Table 4-2 illustrates the region's water use for the same period.

**Table 4-1**  
**Historical Water Use for Santa Clarita Water Division**  
**(acre-feet) (SCVWR, 2008)**

Year	State Water Project	Alluvium	Saugus Formation	Total
1980	1,125	9,460	0	10,585
1981	4,602	7,109	0	11,711
1982	6,454	4,091	0	10,545
1983	5,214	4,269	0	9,483
1984	6,616	6,057	0	12,673
1985	6,910	6,242	0	13,152
1986	8,366	5,409	0	13,775
1987	9,712	5,582	0	15,294
1988	11,430	5,079	63	16,572
1989	12,790	5,785	0	18,575
1990	12,480	5,983	40	18,503
1991	6,158	5,593	4,781	16,532
1992	6,350	8,288	2,913	17,551
1993	3,429	12,016	2,901	18,346
1994	5,052	10,996	3,863	19,911
1995	7,955	10,217	1,726	19,898
1996	9,385	10,445	2,176	22,006
1997	10,120	11,268	1,068	22,456
1998	8,893	11,426	0	20,319
1999	10,772	13,741	0	24,513
2000	13,751	11,529	0	25,280
2001	15,648	9,896	0	25,544
2002	18,921	9,513	0	28,434
2003	20,668	6,424	0	27,092
2004	22,045	7,146	0	29,191
2005	16,513	12,408	0	28,921
2006	17,146	13,156	0	30,302
2007	20,669	10,686	0	31,355

**Table 4-2  
Historical Total Water Use for the Santa Clarita Valley Region  
(acre-feet) (SCVWR, 2008)**

Year	State Water Project	Alluvium	Saugus Formation	Recycled Water	Total
1980	1,125	31,456	4,589	-	37,170
1981	5,816	30,793	4,970	-	41,579
1982	9,659	21,868	4,090	-	35,617
1983	9,185	20,286	3,852	-	33,323
1984	10,996	27,318	4,449	-	42,763
1985	11,823	25,347	4,715	-	41,885
1986	13,759	24,205	5,485	-	43,449
1987	16,285	22,642	5,561	-	44,488
1988	19,033	21,648	6,928	-	47,609
1989	21,618	23,721	7,759	-	53,098
1990	21,613	23,876	8,861	-	54,350
1991	7,968	27,187	14,917	-	50,072
1992	14,898	27,591	10,924	-	53,413
1993	13,836	30,126	10,610	-	54,572
1994	14,700	33,133	12,025	-	59,858
1995	17,002	34,464	8,560	-	60,026
1996	18,873	38,438	8,186	-	65,497
1997	23,215	39,599	7,745	-	70,559
1998	20,266	36,648	5,555	-	62,469
1999	27,302	43,406	3,716	-	74,424
2000	32,582	39,649	4,080	-	76,311
2001	35,369	37,273	4,140	-	76,782
2002	41,768	38,103	5,160	-	85,031
2003	44,419	33,577	4,207	700	82,904
2004	47,205	33,757	6,503	448	87,914
2005	38,034	38,648	6,453	438	83,573
2006	40,646	43,061	7,312	419	91,438
2007	45,332	38,773	7,684	470	*92,260

\*For 2007, this amount includes 11,000 af of water acquired pursuant to the terms of CLWA' BV/RRB Water Acquisition Project.

## 4.2 Water Use of Project

### Projected Demand – Skyline Ranch:

In 2007, SCWD's service area-wide demands were 31,355 af (SCVWR, 2008). The Project will require approximately 1,818 afy at build-out (See Table 4.3 below).

**Table 4-3**  
Water Use Estimate for the Skyline Ranch Project  
(acre-feet)

<i>Land Use Categories</i>	<i>Water Use Factor (afy)</i>	<i>Size of Proposed Project (rounded) <sup>(1)</sup></i>	<i>Estimated Water Use (afy)</i>
Single-Family Residential	0.82 per unit	1,270	1,041
Parks	3 per acre	15	45
Elementary School	3 per acre	11	33
Manufactured Slopes	3 per acre	207 <sup>(2)</sup>	621
Road Parkways	3 per acre	26	78
<b>Total</b>			<b>1,818</b>

<sup>(1)</sup> Project details provided by CH2M HILL and PCR.

<sup>(2)</sup> Acreage includes off-site landscaped slope areas of 7.92 acres (VTTM 46018) and 1.96 acres (BLM property).

### 4.3 Future Water Use

The amount of water delivered by SCWD in the recent past, and future projections by customer are summarized in Table 4-4 below. Table 4-5 summarizes the region's projected water demand as discussed in the 2005 UWMP.

**Table 4-4**  
Past, Current, and Projected Water Demands (by customer type)  
Santa Clarita Water Division (2005 UWMP)

Year	Water Use Sectors	Single Family	Multi-Family	Commercial	Construction/Industrial	Institutional/Government	Landscape	Total
2000	No. of accounts	16,906	3,784	537	48	83	612	21,970
	Deliveries (af)	15,966	2,669	930	1,096	893	3,726	25,280
2005	No. of accounts	20,550	4,800	650	50	125	700	26,875
	Deliveries (af)	19,139	3,386	1,126	1,142	1,345	4,262	30,400
2010	No. of accounts	23,575	5,800	750	60	175	800	31,160
	Deliveries (af)	21,486	4,091	1,299	1,370	1,883	4,871	35,000
2015	No. of accounts	25,715	6,800	850	70	225	900	34,560
	Deliveries (af)	23,333	4,796	1,472	1,598	2,421	5,480	39,100
2020	No. of accounts	27,855	7,800	950	80	275	1,000	37,960
	Deliveries (af)	25,080	5,501	1,645	1,826	2,959	6,089	43,100
2025	No. of accounts	29,995	8,800	1,050	90	325	1,100	41,360
	Deliveries (af)	26,827	6,206	1,818	2,054	3,497	6,698	47,100
2030	No. of accounts	32,135	9,800	1,150	100	375	1,200	44,780
	Deliveries (af)	28,574	6,911	1,991	2,282	4,035	7,307	51,100

**Table 4-5**  
Regional Projected Water Demands (2005 UWMP)

Purveyor	Demand (af)						Annual Increase
	2005	2010	2015	2020	2025	2030	
CLWA SCWD	30,400	35,000	39,100	43,100	47,100	51,100	2.1%
LACWWD #36	1,300	1,600	1,800	2,000	2,400	2,800	3.1%
NCWD	11,800	14,400	16,000	17,700	19,300	21,000	2.4%
VWC	30,200	35,100	40,200	43,700	50,600	54,400	2.4%
<b>Total Purveyor</b>	<b>73,700</b>	<b>86,100</b>	<b>97,100</b>	<b>106,500</b>	<b>119,400</b>	<b>129,300</b>	<b>2.2%</b>
Agricultural/Private Uses	15,600	13,950	12,300	10,650	9,000	9,000	--
<b>Total (w/o conservation)</b>	<b>89,300</b>	<b>100,050</b>	<b>109,400</b>	<b>117,150</b>	<b>128,400</b>	<b>138,300</b>	<b>--</b>
Conservation (1)	(7,370)	(8,810)	(9,710)	(10,650)	(11,940)	(12,930)	--
<b>Total (w/conservation)</b>	<b>81,930</b>	<b>91,440</b>	<b>99,690</b>	<b>106,500</b>	<b>116,460</b>	<b>125,370</b>	<b>1.3%</b>

(1) UWMP 2005

## **5.0 NORMAL, SINGLE-DRY, AND MULTIPLE-DRY YEAR PLANNING**

The following sections summarize the existing and planned supplies and how they will be utilized during Normal, Single-Dry, and Multiple-Dry Years. The text and tables were taken from the 2005 UWMP, and updated by including the most recent reliability numbers from the State Water Project Delivery Reliability Report 2007, moving the 11,000 af of Buena Vista-Rosedale water from "Planned Supplies" to "Existing Supplies", adding 1,607 af of Nickel Water to "Existing Supplies", moving 20,000 af of Rosedale-Rio Bravo banked water from "Planned Banking" to "Existing Banking", adding the Newhall Land – Semitropic Water Bank, and adding 5,400 af of Recycled Water for Newhall Ranch to "Planned Supplies" (see sections 2.1.1, 2.1.3 and 3.4 above). Updates to the table footnotes were also made as needed to reflect current information.

### **5.1 Summary of Existing and Planned Supplies**

A summary of existing and planned water supplies is presented in Table 5-1 on the following page. Table 5-1 is not intended to be an operational plan for how supplies would be used in a particular year, but rather identifies the complete range of water supplies available under a range of hydrologic conditions. Diversity of supply allows CLWA and the purveyors the option of drawing on multiple sources of supply in response to changing conditions such as varying weather patterns (average/normal years, single dry years, multiple dry years), fluctuations in delivery amounts of SWP water, natural disasters, and contamination with substances such as perchlorate. It is the stated goal of CLWA and the retail water purveyors to deliver a reliable and high quality water supply for their customers, even during dry periods. Based on conservative water supply and demand assumptions over the next 25 years (i.e., through 2030 as described in the 2005 UWMP) in combination with conservation of non-essential demand during certain dry years, the water supply plan described in the 2005 UWMP successfully achieves this goal.

**Table 5-1 Summary of Current and Planned Water Supplies and Banking Programs(1)**

Water Supply Sources	Supply (af)					
	2007	2010	2015	2020	2025	2030
<b>Existing Supplies (1)</b>						
Wholesale (Imported)						
SWP Table A Supply (2)	64,680	78,667	79,667	79,287	80,287	80,287
Buena Vista-Rosedale	60,000	60,000	61,000	62,000	63,000	63,000
Nickel Water - Newhall Land	0	11,000	11,000	11,000	11,000	11,000
Flexible Storage Account (CLWA) (3)	0	1,607	1,607	1,607	1,607	1,607
Flexible Storage Account (Ventura County) (3) (4)	4,680	4,680	4,680	4,680	4,680	4,680
Local Supplies						
Groundwater						
Alluvial Aquifer	40,000	46,000	46,000	46,000	46,000	46,000
Saugus Formation	35,000	35,000	35,000	35,000	35,000	35,000
Recycled Water	5,000	11,000	11,000	11,000	11,000	11,000
	1,700	1,700	1,700	1,700	1,700	1,700
<b>Total Existing Supplies</b>	<b>106,380</b>	<b>126,367</b>	<b>127,367</b>	<b>126,987</b>	<b>127,987</b>	<b>127,987</b>
<b>Existing Banking Programs (3)</b>						
Semitropic Water Bank (5)	50,870	50,870	0	0	0	0
Rosedale-Rio Bravo (7)	20,000	20,000	20,000	20,000	20,000	20,000
Semitropic Water Bank - Newhall Land (8)	0	18,828	18,828	18,828	18,828	18,828
<b>Total Existing Banking Programs</b>	<b>70,870</b>	<b>89,698</b>	<b>38,828</b>	<b>38,828</b>	<b>38,828</b>	<b>38,828</b>
<b>Planned Supplies (1)</b>						
Local Supplies						
Groundwater	0	10,000	10,000	20,000	20,000	20,000
Restored wells (Saugus Formation)	0	10,000	10,000	10,000	10,000	10,000
New Wells (Saugus Formation)	0	0	0	10,000	10,000	10,000
Recycled Water - CLWA (6)	0	0	1,600	6,300	11,000	15,700
Recycled Water - Newhall Ranch	0	0	1,500	2,500	3,500	5,400
<b>Total Planned Supplies</b>	<b>0</b>	<b>10,000</b>	<b>13,100</b>	<b>28,800</b>	<b>34,500</b>	<b>41,100</b>
<b>Planned Banking Programs (3)</b>						
Additional Planned Banking	0	0	20,000	20,000	20,000	20,000
<b>Total Planned Banking Programs</b>	<b>0</b>	<b>0</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>

1. The values shown under "Existing Supplies" and "Planned Supplies" are supplies projected to be available in average/normal years. The values shown under "Existing Banking Programs" and "Planned Banking Programs" are either total amounts currently in storage, or the maximum capacity of program withdrawals.

2. SWP supplies are calculated by multiplying CLWA's Table A Amount of 95,200 af by percentages of average deliveries projected to be available, based on Tables 6-5 and 6-14 of DWR's "State Water Project Delivery Reliability Report 2007". Year 2030 figure is calculated by multiplying by DWR's 2027 percentage of 66%.

3. Supplies shown are total amounts that can be withdrawn, and would typically be used only during dry years.

4. Initial term of the Ventura County entities' flexible storage account is ten years (from 2006 to 2015).

5. Supplies shown are the total amount currently in storage, and would typically be used only during dry years. Once the current storage amount is withdrawn, this supply would no longer be available and in any event, is not available after 2013.

6. Recycled water supplies based on projections provided in CLWA's 2005 LWMP Chapter 4, Recycled Water.

7. CLWA has 64,900 af of recoverable water as of 12/31/07 in the Rosedale-Rio Bravo Water Banking and Recovery Program.

8. Supplies shown are the total amount currently in storage. As of December 31, 2007, there is 18,828 af of water stored in the Semitropic Groundwater Storage Bank by The Newhall Land and Farming Company for the Newhall Ranch Specific Plan. The stored water can be extracted from the bank in dry years in amounts up to 4,950 afy. Newhall Ranch is located within the CLWA service area.

## **5.2 Normal Water Year**

Table 5-2 summarizes water supplies available to meet demands over the 20-year planning period during an average/normal year. As presented in the table, water supply is broken down into existing and planned water supply sources, including wholesale (imported) water, local supplies, and banking programs. Demands are shown with and without the effects of an assumed 10 percent urban reduction resulting from conservation best management practices.

**Table 5-2 Projected Average/Normal Year Supplies and Demands**

Water Supply Sources	Supply (af)				
	2010	2015	2020	2025	2030
<b>Existing Supplies</b>					
Wholesale (Imported)	73,007	73,707	74,407	75,107	75,407
SWP Table A Supply (1)	60,400	61,100	61,800	62,500	62,800
Buena Vista-Rosedale	11,000	11,000	11,000	11,000	11,000
Nickel Water - Newhall Land	1,607	1,607	1,607	1,607	1,607
Flexible Storage Account (CLWA) (2)	0	0	0	0	0
Flexible Storage Account (Ventura County) (2)	0	0	0	0	0
<b>Local Supplies</b>					
Groundwater	46,000	46,000	46,000	46,000	46,000
Alluvial Aquifer	35,000	35,000	35,000	35,000	35,000
Saugus Formation	11,000	11,000	11,000	11,000	11,000
Recycled Water	1,700	1,700	1,700	1,700	1,700
<b>Total Existing Supplies</b>	120,707	121,407	122,107	122,807	123,107
<b>Existing Banking Programs</b>					
Semitropic Water Bank (2)	0	0	0	0	0
Rosedale-Rio Bravo (2)	0	0	0	0	0
Semitropic Water Bank - Newhall Land (2)	0	0	0	0	0
<b>Total Existing Banking Programs</b>	0	0	0	0	0
<b>Planned Supplies</b>					
<b>Local Supplies</b>					
Groundwater	0	0	0	0	0
Restored wells (Saugus Formation) (2)	0	0	0	0	0
New Wells (Saugus Formation) (2)	0	0	0	0	0
Recycled Water - CLWA (3)	0	1,600	6,300	11,000	15,700
Recycled Water - Newhall Ranch	0	1,500	2,500	3,500	5,400
<b>Total Planned Supplies</b>	0	3,100	8,800	14,500	21,100
<b>Planned Banking Programs</b>					
Additional Planned Banking (2)	0	0	0	0	0
<b>Total Planned Banking Programs</b>	0	0	0	0	0
<b>Total Existing and Planned Supplies and Banking</b>	120,707	124,507	130,907	137,307	144,207
<b>Total Estimated Demand (w/o conservation) (4)</b>	100,050	109,400	117,150	128,400	138,300
<b>Conservation (5)</b>	(8,600)	(9,700)	(10,700)	(11,900)	(12,900)
<b>Total Adjusted Demand</b>	91,450	99,700	106,450	116,500	125,400

1. SWP supplies are calculated by multiplying CLWA's Table A Amount of 95,200 af by percentages of average deliveries projected to be available on Tables 6-5 and 6-14 of DWR's "State Water Project Delivery Reliability Report 2007". Year 2030 figure is calculated by multiplying by DWR's 2027 percentage of 66%.
2. Not needed during average/normal years.
3. Recycled water supplies based on projections provided in CLWA's 2005 UWMP Chapter 4, Recycled Water.
4. Demands are for uses within the existing CLWA service area. Demands for any annexations to the CLWA service area are not included.
5. Assumes 10 percent reduction on urban portion of total demand resulting from conservation best management practices, as discussed in CLWA's 2005 UWMP, Chapter 7.

### **5.3 Single-Dry Year**

The water supplies and demands for CLWA's service area over the 20-year planning period were analyzed in the event that a single-dry year occurs, similar to the drought that occurred in California in 1977. Table 5-3 summarizes the existing and planned supplies available to meet demands during a single-dry year. Demand during dry years was assumed to increase by 10 percent.

**Table 5-3 Projected Single-Dry Year Supplies and Demands**

Water Supply Sources	Supply (af)				
	2010	2015	2020	2025	2030
<b>Existing Supplies</b>					
Wholesale (Imported)					
SWP Table A Supply (1)	24,567	24,767	23,587	23,887	23,987
Buena Vista-Rosedale	5,900	6,100	6,300	6,600	6,700
Nickel Water - Newhall Land	11,000	11,000	11,000	11,000	11,000
Flexible Storage Account (CLWA)	1,607	1,607	1,607	1,607	1,607
Flexible Storage Account (Ventura County)(2)	4,680	4,680	4,680	4,680	4,680
Local Supplies	1,380	1,380	0	0	0
Groundwater					
Alluvial Aquifer	47,500	47,500	47,500	47,500	47,500
Saugus Formation	32,500	32,500	32,500	32,500	32,500
Recycled Water	15,000	15,000	15,000	15,000	15,000
<b>Total Existing Supplies</b>	<b>73,767</b>	<b>73,967</b>	<b>72,787</b>	<b>73,087</b>	<b>73,187</b>
<b>Existing Banking Programs</b>					
Semitropic Water Bank (3)	17,000	0	0	0	0
Rosedale-Rio Bravo (5)	20,000	20,000	20,000	20,000	20,000
Semitropic Water Bank - Newhall Land (10)	4,950	4,950	4,950	4,950	4,950
<b>Total Existing Banking Programs</b>	<b>41,950</b>	<b>24,950</b>	<b>24,950</b>	<b>24,950</b>	<b>24,950</b>
<b>Planned Supplies</b>					
Local Supplies					
Groundwater					
Restored wells (Saugus Formation)	10,000	10,000	20,000	20,000	20,000
New Wells (Saugus Formation)	10,000	10,000	10,000	10,000	10,000
Recycled Water - CLWA (4)	0	0	10,000	10,000	10,000
Recycled Water - Newhall Ranch	0	1,600	6,300	11,000	15,700
<b>Total Planned Supplies</b>	<b>10,000</b>	<b>13,100</b>	<b>28,800</b>	<b>34,500</b>	<b>41,100</b>
<b>Planned Banking Programs</b>					
Additional Planned Banking (6)	0	20,000	20,000	20,000	20,000
<b>Total Planned Banking Programs</b>	<b>0</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>
<b>Total Existing and Planned Supplies and Banking</b>	<b>125,717</b>	<b>132,017</b>	<b>146,537</b>	<b>152,537</b>	<b>159,237</b>
<b>Total Estimated Demand (w/o conservation) (7) (8)</b>	<b>110,100</b>	<b>120,300</b>	<b>128,900</b>	<b>141,200</b>	<b>152,100</b>
<b>Conservation (9)</b>	<b>(9,500)</b>	<b>(10,700)</b>	<b>(11,700)</b>	<b>(13,100)</b>	<b>(14,200)</b>
<b>Total Adjusted Demand</b>	<b>100,600</b>	<b>109,600</b>	<b>117,200</b>	<b>128,100</b>	<b>137,900</b>

1. SWP supplies are calculated by multiplying CLWA's Table A Amount of 96,200 af by percentages of single dry year deliveries projected to be available on Tables 6-5 and 6-14 of DWR's "State Water Project Delivery Reliability Report 2007". Year 2030 figure is calculated by multiplying by DWR's 2027 percentage of 7%.

2. Initial term of the Ventura County entities' flexible storage account is ten years (from 2006 to 2015).

3. The total amount of water currently in storage is 50,870 af, available through 2013. Withdrawals of up to this amount are potentially available in a dry year, but given possible competition for withdrawal capacity with other Semitropic banking partners in extremely dry years, it is assumed here that about one third of the total amount stored could be withdrawn.

4. Recycled water supplies based on projections provided in CLWA's 2005 UWMP Chapter 4, Recycled Water.

5. CLWA has 64,900 af of recoverable water as of 12/31/07 in the Rosedale-Rio Bravo Water Banking and Recovery Program.

6. Assumes additional planned banking supplies available by 2014.

7. Assumes increase in total demand of 10 percent during dry years.

8. Demands are for uses within the existing CLWA service area. Demands for any annexations to the CLWA service area are not included.

9. Assumes 10 percent reduction on urban portion of total normal year demand resulting from conservation best management practices (urban portion of total normal year demand x 1.10] \* 0.10), as discussed in CLWA's 2005 UWMP, Chapter 7.

10. Delivery of stored water from the Newhall Land Semitropic Groundwater Bank requires further agreements between CLWA and Newhall Land.

#### **5.4 Multiple-Dry Year**

The water supplies and demands for CLWA's service area over the 20-year planning period were analyzed in the event that a four-year multiple-dry year event occurs, similar to the drought that occurred during the years 1931 to 1934. Table 5-4 summarizes the existing and planned supplies available to meet demands during multiple-dry years. Demand during dry years was assumed to increase by 10 percent.

**Table 5-4 Projected Multiple-Dry Year Supplies and Demands(1)**

Water Supply Sources	Supply (af)				
	2010	2015	2020	2025	2030
<b>Existing Supplies</b>					
Wholesale (Imported)	47,017	46,317	45,277	44,477	44,277
SWP Table A Supply (2)	32,900	32,200	31,500	30,700	30,500
Buena Vista-Rosedale	11,000	11,000	11,000	11,000	11,000
Nickel Water - Newhall Land	1,607	1,607	1,607	1,607	1,607
Flexible Storage Account (CLWA) (3)	1,170	1,170	1,170	1,170	1,170
Flexible Storage Account (Ventura County) (3)	340	340	0	0	0
<b>Local Supplies</b>					
Groundwater	47,500	47,500	47,500	47,500	47,500
Alluvial Aquifer	32,500	32,500	32,500	32,500	32,500
Saugus Formation (4)	15,000	15,000	15,000	15,000	15,000
Recycled Water	1,700	1,700	1,700	1,700	1,700
<b>Total Existing Supplies</b>	96,217	95,517	94,477	93,677	93,477
<b>Existing Banking Programs</b>					
Semitropic Water Bank (3)	12,700	0	0	0	0
Rosedale-Rio Bravo (6) (7)	5,000	15,000	15,000	15,000	15,000
Semitropic Water Bank - Newhall Land(12)	4,950	4,950	4,950	4,950	4,950
<b>Total Existing Banking Programs</b>	22,650	19,950	19,950	19,950	19,950
<b>Planned Supplies</b>					
<b>Local Supplies</b>					
Groundwater	6,500	6,500	6,500	6,500	6,500
Restored wells (Saugus Formation) (4)	6,500	6,500	5,000	5,000	5,000
New Wells (Saugus Formation) (4)	0	0	1,500	1,500	1,500
Recycled Water (5)	0	1,600	6,300	11,000	15,700
Recycled Water - Newhall Ranch	0	1,500	2,500	3,500	5,400
<b>Total Planned Supplies</b>	6,500	9,600	15,300	21,000	27,600
<b>Planned Banking Programs</b>					
Additional Planned Banking (7) (8)	0	5,000	15,000	15,000	15,000
<b>Total Planned Banking Programs</b>	0	5,000	15,000	15,000	15,000
<b>Total Existing and Planned Supplies and Banking</b>	125,367	130,067	144,727	149,627	156,027
<b>Total Estimated Demand (w/o conservation) (9) (10)</b>	110,100	120,300	128,900	141,200	152,100
<b>Conservation (11)</b>	(9,500)	(10,700)	(11,700)	(13,100)	(14,200)
<b>Total Adjusted Demand</b>	100,600	109,600	117,200	128,100	137,900

1. Supplies shown are annual averages over four consecutive dry years (unless otherwise noted).
2. SWP supplies are calculated by multiplying CLWA's Table A Amount of 95,200 af by percentages of average deliveries projected to be available during the worst case four-year drought of 1931-1934 as provided in Tables 6-5 and 6-14 of DWR's "State Water Project Delivery Reliability Report 2007." Year 2030 figure is calculated by multiplying by DWR's 2027 percentage of 32%.
3. Based on total amount of storage available divided by 4 (4-year dry period). Initial term of the Ventura County entities' flexible storage account is ten years (from 2006 to 2015).
4. Total Saugus pumping is the average annual amount that would be pumped under the groundwater operating plan, as summarized in Table 3-6 of the 2005 UWMP  $(11,000+15,000+25,000+35,000)/4$ .
5. Recycled water supplies based on projections provided in CLWA's 2005 UWMP Chapter 4, Recycled Water.
6. CLWA has 64,900 af of recoverable water as of 12/31/07 in the Rosedale-Rio Bravo Water Banking and Recovery Program.
7. Average dry year period supplies could be up to 20,000 af for each program depending on storage amounts at the beginning of the dry period.
8. Assumes additional planned banking supplies available by 2014.
9. Assumes increase in total demand of 10 percent during dry years.
10. Demands are for uses within the existing CLWA service area. Demands for any annexations to the CLWA service area are not included.
11. Assumes 10 percent reduction on urban portion of total normal year demand resulting from conservation best management practices (urban portion of total normal year demand x 1.10] \* 0.10), as discussed in CLWA's 2005 UWMP, Chapter 7.
12. Delivery of stored water from the Newhall Land Semitropic Groundwater Bank requires further agreements between CLWA and Newhall Land.

## **6.0 CONCLUSION**

Based on the analysis set forth in this WSA and as supported by the documents relied on for its preparation, SCWD's total projected water supplies available during the ensuing twenty years will meet the projected water demands associated with the Skyline Ranch Project in combination with existing and other planned uses within SCWD's service area. This determination is consistent with current information and CLWA's 2005 UWMP.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 60922 (Rev.)

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TENTATIVE MAP DATED 07-01-2009  
EXHIBIT "A" MAP DATED 07-01-2009

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) Acquire all offsite easements/rights of way to the satisfaction of Public Works. Please see attached Storm Drain/Hydrology review sheet for comments and requirements.
- (2) Please see attached Road review sheet for comments and requirements.
- (3) Provide evidence of approval from the water purveyor related to the acceptability of the proposed booster pump stations and associated lots access driveways. Please see attached Water review sheet for comments and requirements.

*HW*

*JHC*  
Prepared by John Chin

tr60922L-rev4.doc

Phone (626) 458-4918

Date 07-22-2009



**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 60922

TENTATIVE MAP DATE: 07/01/2009  
EXHIBIT MAP DATE: 07/01/2009

STORM DRAIN AND HYDROLOGY SECTION, PHONE: (626) 458-4921

The Tentative Map is not approved at this time.

**Prior to Tentative Map Approval:**

Acquire all offsite easements/rights of way to the satisfaction of the Department of Public Works.

Name Yen Gwo Date 07/22/09 Phone (626) 458-4921

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. The subdivider is proposing offsite work northerly of the tract boundary within TR 46018. The subdivider has reached an agreement with the offsite property owner that allows the offsite work to occur. However, offsite easements have not been secured at this time. We recommend prior to tentative map approval that the subdivider secures all necessary offsite easements or right of way to permit construction of the proposed public improvements.
2. The proposed two-lane alternate road section with bike lane for Skyline Ranch Road is not acceptable. Please provide a four-lane road section with bike lane commensurate with secondary highway classification and consistent with the One Valley One Vision (OVOV) Plan to the satisfaction of Public Works.

*SR*

Prepared by Sam Richards  
tr60922r-rev4.doc

Phone (626) 458-4921

Date 07-21-2009

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - WATER  
TRACT NO. 60922 (Rev.)

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TENTATIVE MAP DATED 07-01-2009  
EXHIBIT MAP DATED 07-01-2009

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:

- Provide evidence of approval from the water purveyor related to the acceptability of the proposed booster pump stations and associated lots access driveways.

  
Prepared by Lana Radle

tr60922w-rev4.doc

Phone (626 )458-4921

Date 07-21-2009

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 60922 (Rev.)

TENTATIVE MAP DATED 07-01-2009  
EXHIBIT "A" MAP DATED 07-01-2009

- 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  John Chin  
tr60922L-rev4.doc

Phone (626) 458-4918

Date 07-21-2009

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.

COUNTY OF LOS ANGELES  
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LAND DEVELOPMENT DIVISION – SUBDIVISION  
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TENTATIVE MAP DATED 07-01-2009  
EXHIBIT "A" MAP DATED 07-01-2009

7. Design the boundaries of the unit final maps to the satisfaction of the Director of Public Works and the Department of Regional Planning.
8. The first unit of this subdivision shall be filed as Tract No. 60922-01, the second unit, Tract No. 60922-02, ..... and the last unit, Tract No. 60922.
9. Show open space/graded slope lots on the final map and dedicate residential construction rights over the open space/graded slope lots.
10. 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.
11. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
12. Quitclaim or relocate easements running through proposed structures.
13. Dedicate vehicular access rights to the rear of double frontage residential lots, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
14. If possible, modify the boundaries of the open space lots or add additional open space lots to include the airspace easements for sight distance to the satisfaction of Public Works and the Department of Regional Planning.
15. Provide full width off-site easement and/or right of way on Skyline Ranch Road from the tract boundary southerly to join Sierra Highway and westerly to join the existing Skyline Ranch Road on the final map to the satisfaction of Public Works.
16. 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.
17. 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.

18. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
19. 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.

*HW*  
Prepared by *JJC* John Chin  
tr60922L-rev4doc

Phone (626) 458-4918

Date 07-21-2009



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
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TRACT NO.: 60922

TENTATIVE MAP DATE: 07/01/2009  
EXHIBIT MAP DATE: 07/01/2009

**STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

**Prior to Improvement Plans Approval:**

1. Comply with the requirements of the Drainage Concept/Hydrology Study/Standard Urban Stormwater Mitigation Plan (SUSMP), which was approved on 05/13/09 to the satisfaction of the Department of Public Works.
2. Obtain approval or letter of non-jurisdictional from the State Department of Fish and Game.
3. Obtain approval or letter of non-jurisdictional from the State Water Resources Control Board.
4. Obtain approval or letter of non-jurisdictional from the Corps of Engineers.
5. This site is located in Zone A per the Federal Flood Insurance Rate Map. Obtain a Conditional Letter of Map Revision (CLOMR) from FEMA to the satisfaction of the Department of Public Works.

**Prior to recordation of a Final Map or Parcel map Waiver:**

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.
2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.
3. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all drainage devices/systems identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.

**Prior to Building Permit:**

1. 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 SUSMP requirements.

**Prior to Improvement Acceptance for Public Maintenance:**

1. A Letter of Map Revision (LOMR) from FEMA must be obtained. Public Works, Watershed Management Division, (626) 458-7155, should be contacted to obtain required procedures.
2. All maintenance permits of the regulatory agencies must be active at the time of acceptance.



**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

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TRACT NO.: 60922

TENTATIVE MAP DATE: 07/01/2009  
EXHIBIT MAP DATE: 07/01/2009

**Note:**

Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record an irrevocable offer to dedicate right of way and slope/drainage easements for Skyline Ranch Road and Sierra Highway within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the irrevocable offer to dedicate has been recorded.

It is agreed that the improvements to be constructed on Lots 48 and 49 of Tract No. 7493, which are under the same ownership as VTM 60922 at the time of approval, shall not be considered "offsite improvements". Therefore, Section 66462.5 of the Subdivision Map Act will have no future effect to compel the County or City of Santa Clarita to acquire any rights over the subject lots in the future for the benefit of any subdivider.

Name Yong Guro Date 07/22/09 Phone (626) 458-4921

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

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

1. Notarized covenants shall be secured and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite 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. Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively.
2. Provide approval of:
  - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The location/alignment and details/typical sections of any park/trail, as shown on the grading plan, to the satisfaction of the Department of Parks and Recreation.
  - c. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - d. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from

all easement holders may be required.

4. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

**ADDITIONAL COMMENTS:**

1. Provide easements for the pedestrian bridge and associated appurtenances over Skyline Ranch Road for access and maintenance purposes to the satisfaction of Public Works.
2. Slope set back as shown on the tentative map are not necessarily approved. All the set back shall conform to section J108.1 of grading code.
3. Westerly face of the Debris Basin containing the inlet for MTD 1548 (on the western tract boundary) shall be concrete lined if determined to be appropriate to the satisfaction of Public Works.
4. Paseo located to the northeast side of the pedestrian bridge needs to be connected to the Skyline Ranch Road to the satisfaction of Public Works.

MDE *AD*

Name David Esfandi Date 07/15/09 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

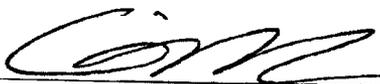
TENTATIVE TRACT MAP 60922  
SUBDIVIDER Pardee Homes  
ENGINEER Sikand  
GEOLOGIST & SOILS ENGINEER Geolabs - Westlake Village

TENTATIVE MAP DATED 7/1/09 (Revision & Exhibit)  
LOCATION Santa Clarita  
GRADING BY SUBDIVIDER [Y] (Y or N)  
REPORT DATE 8/28/08, 4/13/07, 11/16/06, 1/3/05, 8/23/04, 3/6/04

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT**

**THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports).
5. The Soils Engineering review dated 7/8/09 is attached.

Reviewed by  Date 7/7/09  
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

Tentative Tract Map 60922  
Location Santa Clarita  
Developer/Owner Pardee Homes  
Engineer/Architect Sikand  
Soils Engineer Geolabs - Westlake Village  
Geologist Same as above

DISTRIBUTION:

Drainage  
 Grading  
 Geo/Soils Central File  
 District Engineer  
 Geologist  
 Soils Engineer  
 Engineer/Architect

Review of:

Revised Tentative Tract Map Dated by Regional Planning 7/1/09 (Exhibit A)  
Soils Engineering Report and Addenda Dated 4/13/07, 11/16/06, 1/3/05, 8/23/04, 3/6/04  
Previous Review Sheet Dated 9/30/08

ACTION:

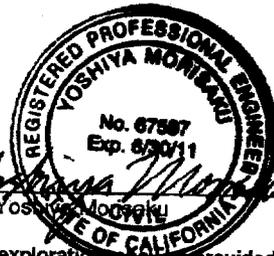
Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At the grading plan stage, provide geotechnical maps and tentative maps that conform. The geotechnical maps within the submitted report do not conform to the latest tentative map dated 8/27/08 by Regional Planning.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

- A. ONSITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL AND ARE CORROSIVE TO METALS.
- B. OFF-SITE GRADING IS RECOMMENDED FOR THE REMOVAL AND RECOMPACTION OF LANDSLIDES QLS-9A, QLS-10, QLS-10A, L1, AND L17.



Reviewed by \_\_\_\_\_

Date 7/8/09

**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\60922TentTh

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

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. 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. 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.
3. 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.
4. 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.
5. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances.
6. 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.
7. 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 60 feet to 58 feet of right of way.
8. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
9. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.

10. 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.
11. 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.
12. Depict all line of sight easements on landscaping and grading plans.
13. Permission is granted to vacate the excess right of way on Vasquez Canyon Road providing the adjoining property owners have the underlying ownership of the portion of street to be vacated. 40 feet of right of way shall be retained on Vasquez Canyon Road. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.
14. Dedicate slope and drainage easements for future widening on Vasquez Canyon Road to the satisfaction of Public Works.
15. Dedicate vehicular access rights on Skyline Ranch Road and Vasquez Canyon Road for all lots, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
16. Provide standard property line return radii of 13 feet at all local street intersections, and 27 feet at the intersection of local streets with General Plan Highways and where all General Plan Highways intersect, or to the satisfaction of this Department.
17. Dedicate right of way 40 feet from centerline within the tract boundaries on Skyline Ranch Road per the latest approved I.E.C. alignment P-270(PW). The alignment and grade of Skyline Ranch Road shall be compatible with Tract 46018.
18. Dedicate off-site right of way 40 feet from centerline on Skyline Ranch Road from Sierra Highway to the southerly property line per the latest approved I.E.C. alignment P-270(PW). It shall be the sole responsibility of the subdivider to acquire the necessary right of way.
19. Dedicate right of way 32 feet from centerline within the tract boundaries on Main Street South and Main Street North. The details of the proposed ultimate typical

section are not necessarily approved. Approval is contingent on the traffic study demonstrating that the projected traffic volumes do not exceed the capacity of this roadway. If so, provide additional lanes.

20. Dedicate right of way 32 feet from centerline within the tract boundaries on S-A Street, S-L Street, S-M from Main Street South to S-L Street, S-U Street, S-BB Street, S-HH Street, N-A Street from Main Street North to N-D, N-B from Main Street North to N-E Street, N-J Street from Main Street North to N-C Street, N-R Street, N-S Street, and N-X1 Street.
21. Dedicate right of way 30 feet from centerline within the tract boundaries on S-B Street, S-C Street, S-D Street, S-G Street, S-J Street, S-N Street, S-P Street, S-V Street including a standard cul-de-sac bulb, S-CC Street, S-DD Street, S-GG Street, S-OO Street including a standard cul-de-sac bulb, S-NN Street, S-MM Street, S-JJ Street, S-KK Street, S-LL Street including a standard knuckle, N-A, N-B from N-E Street to N-G Street, N-C Street, N-D Street, N-E Street, N-G Street, N-H Street including a standard cul-de-sac bulb, N-J Street from N-C Street to N-F Street, N-Q N-W Street, N-T Street, N-U Street, N-V Street, N-X Street, N-CC Street, and N-DD Street.
22. Dedicate right of way 29 feet from centerline including a standard cul-de-sac bulb within the tract boundaries on S-B1 Street, S-B2 Street, S-D1 Street, S-E Street, S-E Street, S-F Street, S-H Street, S-J1 Street, S-K Street, S-M1 Street, S-N1 Street, S-O Street, S-Q Street, S-S Street, S-W Street, S-X Street, S-Y Street, S-Z Street, S-AA Street, S-CC1 Street, S-CC2 Street, S-DD1 Street, S-EE Street, S-FF Street, S-GG1 Street, S-JJ1 Street, S-MM1 Street, S-MM2 Street, S-PP Street, S-QQ Street, S-RR Street, N-B1 Street, N-C1 Street, N-F Street, N-H1 Street, N-H2 Street, N-I Street, N-J1 Street, N-K Street, N-L Street, N-N Street, N-O Street, N-P Street, N-Q Street, N-T1 Street, N-V1 Street, N-Y Street, N-Z Street, N-AA Street, N-BB Street, and N-DD1 Street.
23. Provide off-site full street r/w and construct off-site improvements and cul-de-sac bulbs wherever required to the satisfaction of the City of Santa Clarita.
24. Dedicate additional right of way at all proposed roundabout locations to the satisfaction of Public Works.
25. Construct curb, gutter, base, pavement and full-width sidewalk within the tract boundaries on Skyline Ranch Road to the satisfaction of Public Works.
26. Off-site improvements are required. Construct off-site full width highway

improvements, including curb, gutter, base, pavement, sidewalk, street trees, and street lights, on the portion of Skyline Ranch Road from Sierra Highway to the southerly property line to the satisfaction of Public Works.

27. If Tract 46018 improvements are not constructed first, construct a minimum of 24 feet of "all weather" off-site pavement joining Skyline Ranch Road to Plum Canyon Road per the latest approved I.E.C. alignment P-270(PW) to the satisfaction of Public Works. If the Fire Department requires a wider pavement width, construct the additional pavement to the satisfaction of Public Works. Proof of off-site access is required.
28. Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record an irrevocable offer to dedicate right of way and slope/drainage easements for Skyline Ranch Road and Sierra Highway within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the dedication or irrevocable offer to dedicate has been recorded.
29. It is agreed that the improvements to be constructed on Lots 48 and 49 of Tract No. 7493, which are under the same ownership as VTM 60922 at the time of approval, shall not be considered "offsite improvements". Therefore, Section 66462.5 of the Subdivision Map Act will have no future effect to compel the County or City of Santa Clarita to acquire any rights over the subject lots in the future for the benefit of any subdivider.
30. Construct curb, gutter, base, pavement and sidewalk within the tract boundaries on all local streets. Permission is granted to use the alternate street section.
31. 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.
32. Plant street trees within the tract boundaries on Skyline Ranch Road and all local streets to the satisfaction of Public Works.
33. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.
34. Provide intersection sight distance for a design speed of:

- a. 40 mph (415 feet) on Main Street from "N-CC" Street (westerly direction), from "N-CC" Street (westerly direction), and from "S-P" Street (southerly direction); on "S-M" Street from "S-L" Street (southerly direction), and from "S-N" Street (northerly direction).
  - b. 30 mph (310 feet) on "S-MM" Street from "S-NN" Street (northerly direction); on "N-J" Street from "N-E" Street (westerly direction); on "S-V" Street from "S-W" Street (both directions); and on "S-N" Street from "S-L" Street (westerly direction).
  - c. 25 mph (260 feet) on "N-T1" Street from "N-W" Street (easterly direction); on "N-V" Street from "N-R" Street (easterly direction); and on "N-L" Street from "N-C" Street (southerly direction).
  - d. 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. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).
35. Comply with the following street lighting requirements:
- a. Provide street lights on concrete poles with underground wiring on Whites Canyon Alternate Highway and all internal public streets to the satisfaction of Public Works. Obtain Street Lighting Section's approval of the street light layout prior to project recordation. Street lighting plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. The proposed project, or portions thereof, are not within an existing Lighting District. Annexation is 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 prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk. Assessment will be imposed on portions of the development served by driveways or gated driveways as a result of benefits

derived from existing or future street lights on adjacent public roadways.

- (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 project, 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. Note that 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.
- e. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the above conditions are met and the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.
36. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

37. Install postal delivery receptacles in groups to serve two or more residential units.
38. Provide and install street name signs prior to occupancy of buildings.
39. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works.
40. Prior to final map approval, the applicant shall pay the fees established by the Board of Supervisors for the portion of the subdivision within the boundaries for the Bouquet Canyon Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is \$15,640 per factored unit and is subject to change.
41. Prior to final map approval, the applicant shall pay the fees established by the Board of Supervisors for the portion of the subdivision within the boundaries for the Eastside Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is \$16,190 per factored unit and is subject to change.
42. Comply with any additional requirements, as a means of mitigating any traffic impacts as identified in the traffic study approved by Public Works. If identified in the traffic study, prepare Traffic Signal Plans for all intersections (both on-site and off-site) affected by this subdivision to the satisfaction of Public Works.
43. Prepare signing and striping plans for Skyline Ranch Road within this subdivision to the satisfaction of Public Works.
44. Prepare Signing and Striping Plans for all off-site multi-lane highways and streets affected by this subdivision to the satisfaction of Public Works.
45. If the approved traffic study identifies the need of additional travel lanes on Main Street South and Main Street North, dedicate additional right of way on Main Street South and Main Street North to the satisfaction of Public Works.
46. If additional travel lanes are required on Main Street South and Main Street North, construct the additional travel lanes, and prepare signing and striping plans for Main Street South and Main Street North within this subdivision to the satisfaction of Public Works.
47. A deposit is required to review documents and plans for final map clearance.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
TRACT NO. 60922 (Rev.)

Page 8/8

REVISED MAP DATED 07-01-2009  
EXHIBIT MAP DATED 07-01-2009

48. Establish a Landscape Maintenance District (LMD), subject to the approval of the Department of Parks and Recreation, for the purpose of maintaining the landscaped medians on Whites Canyon Alternate Highway.
49. Permission is granted to vacate all excess easements and right of way acquired by dedication on Tract No.'s 44967, 49433, 49434 by the recordation of Tract No. 60922 to the satisfaction of Public and the Department of Regional Planning. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.

*SR*

Prepared by Sam Richards

tr60922r-rev4.doc

Phone (626) 458-4921

Date 07-21-2009



DEAN D. EFSTATHIOU, Acting Director

## COUNTY OF LOS ANGELES

### DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

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

IN REPLY PLEASE  
REFER TO FILE: T-4

September 18, 2008

Mr. Daryl J. Zerfass  
Austin-Foust Associates, Inc.  
2223 Wellington Boulevard, Suite 300  
Santa Ana, CA 92701-3161

Dear Mr. Zerfass:

**SKYLINE RANCH  
TENTATIVE TRACT NO. 60922  
REVISED TRAFFIC IMPACT ANALYSIS (FEBRUARY 29, 2008)  
SANTA CLARITA AREA**

As requested, we have reviewed the revised Traffic Impact Analysis (TIA) for the Skyline Ranch development (Tentative Tract No. 60922). The project site is generally located east of Sierra Highway between the Santa Clara River and Vasquez Canyon in the unincorporated County of Los Angeles area of Santa Clarita.

The proposed project consists of the construction of 1,270 single-family residential units and an 800-student elementary school. The project is estimated to generate approximately 13,121 vehicle trips daily, with 1,268 and 1,283 vehicle trips during the a.m. and p.m. peak hours, respectively.

We generally agree with the study that certain improvements are necessary to provide adequate access to the site. The following recommended improvements shall be the sole responsibility of the project:

- Construct Skyline Ranch Road between Plum Canyon Road and Sierra Highway as a four-lane highway.
- Construct a new intersection as a two-lane roundabout or as a conventional signalized intersection at Skyline Ranch Road at Main Street North.

*Studies*

Mr. Daryl J. Zerfass  
September 18, 2008  
Page 2

- Construct a new intersection as a two-lane roundabout or as a conventional signalized intersection at Skyline Ranch Road at Main Street South.
- Plum Canyon Road at Skyline Ranch Road/Heller Circle South

North approach: Restripe left-turn lane to allow the left-turn movement.

East approach: One left-turn lane, one shared through/left-turn lane, and one right-turn lane.

West approach: Restripe to provide one left-turn lane and one shared through/right-turn lane rather than one left-turn lane and one right-turn lane.

An adjacent development (Tentative Tract No. 46018) was conditioned to design and construct the east approach to provide one left-turn lane and one shared through/right-turn lane. We suggest the project's developer work with the developer of Tentative Tract No. 46018 to combine improvements at the intersection and coordinate the construction schedule of the aforementioned work at this location.

We also generally agree with the study that the project along with other related projects in the area may significantly impact the County intersection listed below. The project shall pay its pro-rata share of the cost for the following recommended mitigation measures:

Plum Canyon Road at Golden Valley Road/Santa Catarina Road

South approach: Two left-turn lanes, one through lane, and one right-turn lane rather than one left-turn lane, one through lane, and one right-turn lane.

The project's pro-rata share is 53.2 percent.

For all proposed cumulative mitigation measures, a cost estimate and conceptual plan shall be submitted to Public Works for review and approval.

We recommend the project's developer work with the Sulphur Springs Union School District to develop traffic circulation plans and drop-off/pick-up procedures for the proposed school. If possible, we recommend implementing a one-way counter-clockwise on-site traffic circulation for any valet service and restricting any site access from Skyline Ranch Road. The traffic circulation plan should include informational packets containing the approved drop-off/pick-up procedures, as well as

Mr. Daryl J. Zerfass  
September 18, 2008  
Page 3

brochures on trip reduction strategies, such as car pooling and transit services to minimize traffic generation in the area (the brochures should have specific average vehicle ridership goals for students and staff members). We also recommend the plan include a mechanism for enforcement and levying of noncompliance penalties. The recordation of the map shall be withheld until the traffic circulation informational packets and the detailed school site plan has been received and approved by Public Works.

The installation of a traffic signal at the intersection of Skyline Ranch Road at S-A Street may be warranted in the future due to the close proximity of the proposed elementary school. The project's developer shall enter into a secured agreement/bond with Public Works to guarantee the installation of a traffic signal when the traffic conditions warrant its installation. The intersection shall be monitored for the installation of the signal once the school is opened and every year thereafter for up to 5 years after the certificate of occupancy of the last unit is issued. The project's developer shall submit an annual traffic signal warrant analysis to Public Works for review and approval. When a traffic signal is warranted, the project's developer shall design the necessary striping and signal plans and construct the signal to the satisfaction of Public Works. Any security for the traffic signal construction submitted will be returned once the construction is completed to the satisfaction of Public Works or at the expiration of the above-mentioned monitoring program.

The project is within the ~~Via Princessa~~ <sup>\* Bouquet Canyon/Eastside</sup> Bridge and Major Thoroughfare (B&T) Districts. The project shall pay its share of the ~~Via Princessa~~ <sup>\* Bouquet Canyon/Eastside</sup> B&T District fees. Prior to approval of the final map, if any improvements constructed by the project developer are included as improvements in the ~~Via Princessa~~ <sup>\* Bouquet Canyon/Eastside</sup> B&T Districts, then the cost of the improvements may be credited against the project's District fee obligation if approved by Public Works.

The project shall submit conceptual striping plans and corresponding cost estimates for all proposed mitigation measures to Public Works for review.

Caltrans should be consulted for any possible California Environmental Quality Act (CEQA) impacts to the freeway system in the area. Therefore, we ask that you provide Caltrans with a copy of the report so they have an opportunity to review it prior to public circulation. Any written comments received from Caltrans should be submitted to Public Works and included in the Environmental Impact Report (EIR).

The City of Santa Clarita shall review this document to determine whether they concur with the study's findings of the potential CEQA impacts within their jurisdiction. Any written comments from the City shall be submitted to Public Works and included in the EIR.

Mr. Daryl J. Zerfass  
September 18, 2008  
Page 4

If you have any further questions regarding the review of this document, please contact Mr. Todd Liming of our Traffic Studies Section at (626) 300-4826.

Very truly yours,

DEAN D. EFSTATHIOU  
Acting Director of Public Works



WILLIAM J. WINTER  
Assistant Deputy Director  
Traffic and Lighting Division

TML:cn

P:\pub\WPFILES\FILES\STUT\Todd\EIR\EIR 08122 - Skyline Ranch Revised TIA FINAL.DOC

cc: Caltrans (Elmer Alvarez)  
City of Santa Clarita (Ian Pari)  
Department of Regional Planning (Rudy Silva)

bc: Land Development (Narag)

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. Comply with the mitigation measures as identified in the approved sewer area study (**PC 12109AS, dated 04-28-2009**) to the satisfaction of Public Works. The sewer area study shall be invalidated should the total number of dwelling units, increase, the density increases, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. Provide a digital copy (PDF Format) of the approved area study and/or approved sewer improvement plans.
4. 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.
5. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.
6. 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.
7. If proposed sewer crosses Flood hazard, alignment may be acceptable provided permits are obtained from agencies having jurisdiction for the existing natural water course crossings.
8. Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record dedication or an irrevocable offer to dedicate sewer easements within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the irrevocable offer to dedicate has been recorded.

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 booster 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. If necessary, extend the off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. Depict all line of sight easements on the landscaping and grading plans.
7. A "Written Verification" from the water supplier. Provide a "Written Verification" and supporting documents from the water supplier to indicate the availability of a "Sufficient Water Supply" as required per Section 66473.7 of the Subdivision Map Act (SB 221) prior to filing any map or parcel map to the satisfaction of Public Works and the Department of Regional Planning.



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 60922 Map Date July 01, 2009 - Ex. A

C.U.P. \_\_\_\_\_ Map Grid 3030B

- 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: **The Fire Department recommends APPROVAL of this subdivision as presently submitted with the following conditions of approval: (See additional sheet for specifics)**

By Inspector: Juan C. Padilla Date July 29, 2009

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



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 60922 Tentative Map Date July 01, 2009 - Ex. A

Revised Report

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
The required RESIDENTIAL 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 SCHOOL SITE fire flow for public fire hydrants at this location is 5000 gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 Hydrant(s) flowing simultaneously may be used to achieve 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 137 public RESIDENTIAL fire hydrant(s). Install 4 public SCHOOL SITE 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: The required fire hydrants shall be installed and tested or bonded for prior to Final Map clearance. Additional on-site fire hydrant for the School Site maybe required during the Building Plan Check process.
THE FIRE FLOW FOR THE PUBLIC FIRE HYDRANTS AROUND THE SCHOOL SITE MAYBE REDUCED DURING THE BUILDING PERMIT REVIEW OR CUP (EXHIBIT "A") REVIEW PROCESS.

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 Juan C. Padilla

Date July 29, 2009



**COUNTY OF LOS ANGELES  
FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

**LAND DEVELOPMENT UNIT REQUIREMENTS  
ADDITIONAL PAGE**

**Subdivision No:** TR 60922 **Map Date:** July 01, 2009 - Ex. A

**CONDITIONS OF APPROVALS**

- 1 The proposed Street Cross Sections and the Roundabout Detail shall be designed to comply with the County of Los Angeles Department of Public Works standards.
- 2 The proposed Culvert Bridge shall be designed to comply with the Department of Public Works standards and Section 503.2.6 of the 2002 Los Angeles County Fire Code (Title 32).
- 3 All proposed Flag Lots shall provide a minimum paved driveway width of 20ft.
- 4 All proposed Fire Road Access shall provide a minimum width of 20' and shall be provide adequate accessibility for emergency use and maintenance.
- 5 The School and Park sites shall provide a minimum paved access width of 26' for circulation purposes. Final design shall be further reviewed for access compliance when plans are submitted to Fire Prevention Engineering for building permit clearances or Land Development Unit for C.U.P. review.

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By Inspector: Juan C. Padilla Date: July 29, 2009

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

August 25, 2009

Ms. Alejandrina Baldwin  
Subdivision Committee Chair  
Department of Regional Planning  
320 West Temple Street, Room 1346  
Los Angeles, California 90012

Dear Ms. Baldwin:

**VESTING TENTATIVE TRACT MAP 060922  
PARK CONDITIONS OF MAP APPROVAL  
Regional Planning Map dated July 1, 2009**

These are primarily park conditions; trail and Landscaping and Lighting Act District (LLAD) conditions may be submitted under separate cover. The basic Quimby park land obligation is 12.13 net acres (maximum slope 3%). As shown on the attached Quimby Obligation Report and Worksheet, the dedication of a 10.60 net-acre public park on Lot 1262 results in a remaining Quimby obligation of \$230,975 in fees in lieu of park land. Total park development costs, estimated at \$2,272,435 as of June 2008 will be credited against and eliminate the subdivision's remaining obligation. Subdivider has agreed, as a condition of map approval, to provide a fully developed public park as described in Condition 2 of this report, at no cost to the County. Subdivider is responsible for total park development costs, even if they exceed \$2,272,435. Hold (**HOLD**) appears before items pending in order for the Department to clear the subject map for public hearing.

1. (**HOLD**) Lot 1262, Public Park. Revise Exhibit (Map) "A-1," sheet 7 of 8 to show the lot number, net acreage and limits of grading line for  $\leq 3\%$  slope, notes pertaining to proposed and existing easements, including those that will be abandoned, required vs. provided parking spaces, and total project cost estimate breakdown at schematic design level. Develop and then convey to the County a  $\pm 10.60$  net-acre (maximum slope 3%) park with the following improvements: a park identity monument; a community gathering area; a children's play area with parents' seat wall; a shade structure near the community gathering area; shade structure with group picnic area; picnic tables near the grass volleyball area; open lawn area; a plaza seat wall; grass volleyball area; one (1) basketball court; one (1) comfort station (to include a restroom, drinking fountain and storage room); ball field with ball field plaza and bleachers; multi-use field; bio-swales and planted buffers; parking for 20 cars (including 1 van accessible space); security lighting (locations to be indicated in the Design Development Phase); drinking fountain(s) and trash enclosure(s) [locations to be indicated in the Design Development Phase]; locking gates at park entrance; park landscaping (including plant material, grading, irrigation and drainage); and ADA compliant walkways.
2. Removal of the landslide material on Lot 1262 shall be addressed on the park site grading plan to the satisfaction of the Department of Public Works.

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, sewer, and telephone).
4. Prior to the County accepting title to the public park, create a Landscaping and Lighting Act District (LLAD) for the mutual benefit of Subdivider and the County to maintain the park. When forming an LLAD, all easements must be dedicated with recordation.
5. Dedicate the natural open space lots to the County. Re-write map note 28 to specify that the natural open space lots will be dedicated to the County.
6. Whenever these conditions require the Subdivider to enter into a Park Development Agreement (PDA) and to post bonds (Faithful Performance; Labor and Materials) with the Department and to submit a Park Delivery Schedule:
  - a. the PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on August 8, 2006;
  - b. the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW) and the Department may require them to be updated prior to construction commencement if contracted construction costs change; and
  - c. the Park Delivery Schedule shall use the critical path method (CPM), identify the design development phase and the various stages of construction document development, include all submittals, reviews, and approvals required by said phase/stages; permits; park construction commencement and completion dates identified as milestones; tests, inspections, and sign-offs; preparation and review time for the park deed, ALTA title policy and survey; and deed recordation. The Initial Park Delivery Schedule shall serve as the baseline for all activities. Subdivider 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 Subdivider 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. In the event Subdivider fails to comply with any submittal required by this condition, the Department shall give written notice to Subdivider describing such breach. If Subdivider fails to cure said breach, the Department may do one or both of the following: (1) withhold further clearance of final maps which contain residential units and (2) request the Department of Public Works to withhold further issuance of residential building permits until the required submittal is made. Notice shall be deemed given when sent by Certified Mail, postage prepaid or by reliable over-night courier to Subdivider's address set forth in the PDA.

7. Lot 1262, Public Park:
  - a. Enter into a PDA, post bonds, and submit a Park Delivery Schedule prior to the Department clearing the first unit (final) map containing housing:
  - b. Commence park construction before the Department clears a cumulative amount of 377 residential units, currently before tract 60922-06 is cleared. Construction commencement is defined as when the Subdivider starts fine grading for the park.
  - c. Complete park construction and conveyance to the County twenty (20) months after entering into the PDA with the Department.
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. Subdivider's designated title company shall provide the County with an ALTA title policy and survey and shall record the park deed simultaneously to County's acceptance of the park improvements, as evidenced by the County's issuance of a Certificate of Acceptance for the park, and shall deliver the recorded deed to the Chief Executive Office Real Estate Division, Property Management Section, 222 South Hill Street, Third Floor, Los Angeles, CA 90012.
9. Any major change proposed by the Subdivider to the public park's improvements, size (not more than 2 acres variance), shape, location, or typography as shown on the approved tentative tract map shall be deemed a revision of the tentative tract map and shall require the filing of a revised map, as described in Los Angeles County Code Section 21.62.030.
10. Designate and identify a project manager who will oversee design and construction of the public park. The project manager shall communicate by providing written documentation via facsimile, e-mail, or mail to County's representative and abide by County's requirements and direction to ensure acceptable park completion; provide the 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 Subdivider 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.

11. Submit park plans and specifications 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 2006 format. Any corrections or changes made by the Department during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for the Department's approval of said stage prior to permission by Department for Subdivider to proceed with the next stage. The public park shall be developed in accordance with 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 Subdivider.
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; provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide the County with certification that the playground(s) constructed in the public park meet American Society for Testing and Materials (ASTM) standards, United States Consumer Product Safety Commission (USCPSC) standards, and all State of California accessibility playground guidelines.
13. Provide the Department with written Notice of Construction Commencement for the public park. 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, Department shall provide Subdivider 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. Upon Department's Notice of Acceptance of Completed Park Improvements, provide the Department with two (2) sets of record drawings, maintenance manuals, and irrigation controller charts, and contact information for utility companies and

Ms. Alejandrina Baldwin  
August 25, 2009  
Page 5 of 5

utility account codes in order for the Department to request timely transfer of utilities serving the public park. These documents shall also be submitted on a CD-ROM with the drawings in AutoCAD 2006 format.

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

Sincerely,



James Barber, Section Head  
Land Acquisition/Developer Obligations

60922 SkyRnch\_7.01.09 DRPmd\_8.25.09

Attachments

Park Obligation Report and Worksheet  
c: K. Ritner, N.E. Garcia, L. Hensley, J. McCarthy (Parks and Recreation)  
P. Malekian (LLAD)  
Roger Hernandez (CEO-RED)



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION REPORT**

Tentative Map #	<b>60922</b>	DRP Map Date: <b>07/01/2009</b>	SCM Date: <b>07/23/2009</b>	Report Date: <b>07/16/2009</b>
Park Planning Area #	<b>35D</b>	<b>CANYON COUNTRY</b>		Map Type: <b>REV. (REV RECD)</b>

Total Units  = Proposed Units  + Exempt Units

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:	<b>12.13</b>
IN-LIEU FEES:	<b>\$1,831,193</b>

**Conditions of the map approval:**

See Attached Conditions of Map Approval to Alejandrina Baldwin of Regional Planning, dated July 23, 2009

**The park obligation for this development will be met by:**

- The dedication of 10.60 acres for public park purposes.
- Contributing \$230,975 in park improvements.
- Conditions of approval attached to report.

**Trails:**

See also attached Trail Report. For Trail Requirements, contact Robert Ettleman, at (213) 351-5134

**Advisory:**

**Advisory: the Representative Land Values (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1<sup>st</sup> of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1<sup>st</sup> pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.**

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

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

By: James Barber  
James Barber, Developer Obligations/Land Acquisitions



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map #	60922	DRP Map Date: 07/01/2009	SMC Date: 07/23/2009	Report Date: 07/16/2009
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)people 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 1,260 = Proposed Units 1,260 + Exempt Units 0

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.21	0.0030	1,260	12.13
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	
<b>Total Acre Obligation =</b>				<b>12.13</b>

Park Planning Area = 35D CANYON COUNTRY

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	12.13	\$150,964	\$1,831,193

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
1262	Public Park	10.60	100.00%	10.60	Public
<b>Total Provided Acre Credit:</b>				<b>10.60</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
12.13	10.60	0.00	1.53	\$150,964	\$230,975



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

Russ Guiney, Director

July 23, 2009

Ms Alejandrina Baldwin  
Principal Planner  
Land Divisions Section  
Department of Regional Planning  
320 West Temple Street, Room 1346  
Los Angeles, California 90012

Dear Ms Baldwin:

**TRAIL CONDITIONS OF MAP APPROVAL**  
**Vesting Tentative Tract Map # 060922**  
**Map Date-Stamped by Regional Planning: July 1, 2009**

The Department of Parks and Recreation (DPR) has completed the review of VTTM #060922. The proposed trail alignment with connection to TTM#46018 to the south and north to Bouquet Canyon as shown upon map is approved. The Applicant shall provide a twenty (20)-foot wide easement for the Mint Canyon (Regional) Trail, if the Open Space Lot #1293 is not dedicated to the County.

Applicant is required to construct a variable-width six to eight foot (6-8)' wide trail (switchbacks), at the northern end of Open Space Lot 1293 (see attachment) to the satisfaction of Parks and Recreation Trail Construction 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 Final Map.

The map is approved with the following conditions, prior to final map recordation:

Map Specific Conditions

1. Add trail exhibit as a separate sheet for trail alignment and include trail switchback detail (see attached).
2. After Department approval of the trail alignments shown on the rough grading plans, and prior to the Department clearing the final (unit) map containing residential units, the trail bonds (Faithful Performance, Labor and Materials) will be incorporated into the Park bonds to cover design and construction of the Mint Canyon Trail segment located at the northern most section of the natural open space lot #1293, and the trail construction estimate will be incorporated into the Park Development Agreement.
3. Dedications and the following language (in exact form) must be shown for trail dedications on the first phase of final map recordation:

- a. Title Page: We hereby dedicate to the County of Los Angeles, Department of Parks and Recreation a twenty (20) foot width multiuse (Equestrian, Mtn. Biking, & Hiking) trail easement with estimated length of two miles, designated as the, "Mint Canyon Trail."
- b. If a waiver is filed, a Plat Map depicting the trail alignment must accompany the waiver.

Standard Trail Conditions

1. Full public access shall be provided for the multi-use (Equestrian, Mtn. Biking, & Hiking) trail easement.
2. The Applicant shall provide the submittal of the rough grading plans, to include detailed grading information for the segment of trails the County will accept. The detailed grading information for the trail construction, shall include all pertinent information required, per Department trail standards and all applicable codes, but not limited to the following:
  - a. Cross slope gradients not to exceed two percent (2%), and longitudinal (running) slope gradients not to exceed ten percent (10%) for more than 300 feet. The Department will review and *may* allow slopes slightly greater than ten percent (10%) on a case by case basis.
  - b. Typical trail section and details to include:
    - Longitudinal (running) gradients
    - Cross slope gradients
    - Name of trail
    - Width of trail or, if requested by Department of Parks and Recreation, denote as variable width.
  - c. Appropriate retaining walls as needed.
  - d. Appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department of Parks and Recreation.
  - e. Trail easement must be outside of the road right-of-way, and slope easement.
  - f. If street crossing requested, streetlight pole(s) must have cross-walk activation buttons at two heights to accommodate both pedestrian and equestrian traffic.

Contact the Los Angeles County, Department of Public Works to address crosswalk design standards.

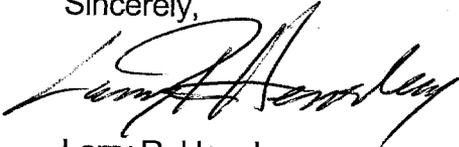
3. The Applicant shall submit a cost estimate for the construction of the trails with the rough grading plans. An electronic copy (AutoCAD 2005 or newer version) of the rough grading plans shall also be submitted in a burned CD or DVD with the cost estimate.
4. After Department approval of the trail alignments shown on the rough grading plans, and prior to the Department clearing the final (unit) map containing residential units, the trail bonds (Faithful Performance, Labor and Materials) will be incorporated into the Park bonds to cover design and construction of the Mint Canyon Trail segment located at the northern most section of the natural open space lot #1293, and the trail construction estimate will be incorporated into the Park Development Agreement.
4. The Applicant then shall submit a preliminary construction schedule showing milestones for completing the trail.
5. Prior to the start of trail construction, the Applicant's authorized representative (project manager, licensed surveyor, etc.) shall stake or flag the centerline of the trail. The Applicant's representative shall then schedule a site meeting with the Department's Trails Case Planner for an inspection and approval.
6. The Applicant's representative shall provide updated trail construction schedules to the Department on a monthly basis. All schedule submittals shall provide a "Two Week Look-Ahead" schedule, to reflect any modifications to the original schedule.
7. Within five (5) business days after completing the trail, the Applicant shall notify the Department for a Final Inspection Trail Walk.
8. After the initial Final Inspection Trail Walk, any portions of the constructed trail not approved shall be corrected and brought into compliance, with the County of Los Angeles Department of Parks and Recreation Standards within thirty (30) calendar days. Applicant shall then call for another final inspection with the Department.
9. Upon Departmental approval and acceptance of the trail construction, the Applicant shall:
  - a. Issue a letter to the Department requesting acceptance of the dedicated trail.
  - b. Submit copies of the As-Built Trail drawings.

Ms. Alejandrina Baldwin  
July 23, 2009  
Page 4

11. Upon receiving the Applicant's trail acceptance request and submittal of the As-Built drawing the Department will issue a Final Trail Sign-Off letter.

If you have any questions or comments, please contact Mr. Robert Etleman, Park Planner at (213) 351-5134.

Sincerely,

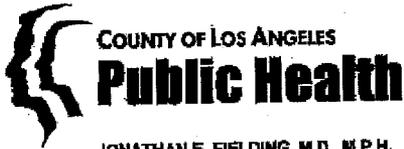


Larry R. Hensley  
Chief of Planning

LH:RE:tl:trlrpt060922-09b

c: Tom Mitchel, Pardee Homes  
James Barber, Frank Moreno (Parks and Recreation)





COUNTY OF LOS ANGELES  
**Public Health**

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

**JONATHAN E. FREEDMAN**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**ALFONSO MEDINA, REHS**  
Director of Environmental Protection Bureau

**KEN HABARADAS, MS, REHS**  
Acting Environmental Health Staff Specialist  
5050 Commerce Drive  
Baldwin Park, California 91708  
TEL (626) 430-3280 • FAX (626) 960-2749



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July 22, 2009

RFS No 09-0018098

Tract Map No. 060922

Vicinity: Canyon Country

Tentative Tract Map Date: July 12, 2009 (Memo 3<sup>rd</sup> Revision)

- Environmental Health recommends approval of this map.
- Environmental Health does NOT recommend approval of this map.

The County of Los Angeles Department of Public Health's has no objection to this subdivision and Vesting Tentative Tract Map 060922 is cleared for public hearing. The following conditions still apply and are in force.

1. Potable water will be supplied by the Santa Clarita Water Division of Castaic Lake Agency, a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the Los Angeles County Sanitation District No. 26 (Annexation) as proposed.
3. Any existing private sewage disposal system to be decommissioned shall be properly emptied of effluent and filled with approved material.
4. Existing water wells to be decommissioned shall comply with all applicable laws and the requirements of the Department of Public Health.

If you have any questions or need additional information, please let me know.

Respectfully,

Ken Habaradas, MS, REHS  
Bureau of Environmental Protection

**Skyline Ranch  
Draft Mitigation Monitoring Program**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>A. GEOTECHNICAL RESOURCES</b></p>				
<p>Prior to issuance of grading or building permits, the following mitigation measures shall be revised as necessary to support an equivalent or greater level of environmental protection based on a design-level geotechnical investigation completed to the satisfaction of the County of Los Angeles Department of Public Works:</p>				
<p><b>4.A-1:</b> The following materials are considered unsuitable and shall be removed and recompacted in the grading of the site: existing fill soils, colluvial deposits and slopewash, alluvial deposits, landslide debris, and terrace deposits. Their removal and recompaction mitigate the potential for seismic settlement.</p>	<p>Submittal and approval of Grading Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DPW</p>
<p><b>4.A-2:</b> Landslides (or portions thereof) that remain in place and are not removed and recompacted following the grading of the project site shall be designated as Restricted Use Areas, in accordance with Los Angeles County Department of Public Works (LACDPW) requirements. Landslides designated as Restricted Use Areas and landslides that are removed and recompacted are identified in the Geotechnical Investigations prepared by Geolabs-Westlake Village (dated March, 6, 2004, August 23, 2004, January 3, 2005, November 16, 2006, April 13, 2007, and August 28, 2008 ).</p>	<p>Submittal and approval of Grading Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DPW</p>
<p><b>4.A-3(a):</b> Interior slopes with daylighted bedding conditions shall be analyzed for appropriate buttress design. Tall cut slopes in the southerly portion of the site are anticipated to expose friable, uncemented</p>	<p>Submittal and approval of Grading Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DPW</p>

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>bedrock zones and large cobbles and boulders. Several of these slopes require stabilization in order to mitigate the potential for raveling and dislocation of cobbles and boulders. All stability fills and buttresses shall be provided with backdrains and shall incorporate the generalized stability fill key dimensions for the "refacing" of planned cuts slopes.</p>				
<p><b>4.A-3(b):</b> Fill caps for cut/fill lots shall be constructed to provide uniform foundational support for future structures. Shallow cut lots and cut/fill lots shall be provided with a minimum 5-foot cap of compacted fill. Cut/fill lots underlain by 10 feet or less of compacted fill on the fill portion of the lot shall have the cut portion overexcavated a minimum of 5 feet below finish grade and replaced with compacted fill, thus providing a fill cap with a minimum 5-foot fill thickness. For those transition lots with 10 to 20 feet of fill on the fill side, the cut side shall be provided with a minimum 7-foot-thick fill cap. For those transition lots with in excess of 20 feet of fill on the fill side, the cut side shall be provided with a minimum 10-foot-thick fill cap. Fill caps shall extend a minimum of 5 feet beyond the perimeter footings. Where the backslope is 3:1 or steeper, the last bench prior to reaching the undercut shall be at least 15 feet in width. The 15-foot-wide bench is intended to reduce the steep dip of the fill-bedrock contact commonly created during undercutting.</p>	<p>Submittal and approval of Grading Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DPW</p>

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>4.A-3(c):</b> All vegetation, trash debris, or other deleterious material shall be stripped from the area to be graded. These materials shall be removed from the site and deposited at a local landfill or recycled on site. Soils bearing sparse grasses may be thoroughly mixed with at least ten parts clean soil and incorporated into the engineered fill. Other materials shall be removed from the site.</p>	<p>Submittal and approval of Grading Plan  Field verification</p>	<p>Prior to issuance of grading permit  During grading</p>	<p>Applicant  Applicant</p>	<p>DPW/DRP  DPW/DRP</p>
<p><b>4.A-3(d):</b> Fill slopes, which toe onto sloping ground, shall be founded in bedrock, below the compressible surface soils. The key shall be at least 20 feet wide and 3 feet deep (measured on the downslope side). The bottom of the key shall be graded so that there is at least 1 foot of fall across its width (toward the upslope side). The key shall be located in front of the toe of slope (as shown on the plan) so that the outside limit of the key lies at or beyond a 1:1 projection from the planned toe of the slope.</p>	<p>Submittal and approval of Grading Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DPW</p>
<p><b>4.A-3(e):</b> Fill-over-cut slopes shall have the fill founded on a 20-foot-wide bench cut into the bedrock or, where bedrock is not present in the cut portion of the slope, on a key cut below the toe of the slope. The 20-foot bench shall be graded to provide at least 1 foot of fall toward its upslope side. If keyed below the toe of slope, then the key shall be at least 20 feet wide, 3 feet deep (below the toe), and tilted (at least 1 foot) into the slope. The cut portion of the slope shall be exposed (and observed by a representative of a</p>	<p>Submittal and approval of Grading Plan  Field verification</p>	<p>Prior to issuance of grading permit  During grading</p>	<p>Applicant  Applicant</p>	<p>DPW  Representative of qualified geotechnical firm</p>

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
qualified geotechnical firm) prior to constructing the fill portion of the slope.				
<b>4.A-3(f):</b> Exposed surfaces shall be scarified, moistened, or air-dried, as appropriate, and compacted to 90 percent of the material's maximum dry density prior to placement of fill.	Submittal and approval of Grading Plan  Field verification	Prior to issuance of grading permit  During grading	Applicant  Applicant	DPW  DPW
<b>4.A-3(g):</b> Where the ground slopes steeper than 5:1 (horizontal: vertical), the fill shall be properly benched into bedrock.	Submittal and approval of Grading Plan  Field verification during grading	Prior to issuance of grading permit  During grading	Applicant  Applicant	DPW  DPW
<b>4.A-3(h):</b> All fill slopes shall utilize mixed soils [sand with some proportion of fines; i.e., clayey sand] in the outer 20 feet of the fill slope in order to minimize the potential for surficial slope deterioration.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
<b>4.A-3(i):</b> Fill materials shall be placed in thin lifts, watered to near the material's optimum moisture content (or to near two percent over optimum moisture	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
content and compacted to the applicable level of relative compaction prior to placing the next lift).	Field verification	During grading	Applicant	DPW
<b>4.A-3(j):</b> The 90 percent relative compaction standard applies to the face of fill slopes. This may be achieved by overfilling the constructed slope and trimming to a compacted finished surface, rolling the slope face with a sheepfoot, or any method that achieves the desired product.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
<b>4.A-3(k):</b> All retaining walls constructed within the project site shall be constructed in accordance with the Los Angeles County Building Code requirements and a design-level geotechnical investigation.	Submittal and approval of Building Plans	Prior to issuance of building permits	Applicant	DPW
<b>4.A-3(l):</b> Backfill for retaining walls shall be properly compacted. An impervious cap shall be provided at the top of the backfill to retard infiltration of water.	Submittal and approval of Building Plans	Prior to issuance of building permits	Applicant	DPW
<b>4.A-3(m):</b> Slope setbacks set forth in the Los Angeles County Building Code shall be applied to residences and appurtenant structures. Structures situated within the setback area shall require special foundation design, which might include deepening footings, pile/caisson construction, and/or consideration of creep loads.	Submittal and approval of Building Plans	Prior to issuance of building permits	Applicant	DPW
<b>4.A-3(n):</b> Backfill for utility trench excavations shall be compacted to at least 90 percent relative compaction. Where installed in sloping areas, the backfill shall be properly keyed and benched.	Submittal and approval of Improvement Plans	Prior to issuance of Improvement Plan	Applicant	DPW

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>4.A-3(o):</b> Those lots exposed to ascending natural slope conditions shall be provided with drainage ditches or swales, berms or impact walls, and/or small slopes descending from the pads to the natural slopes, to provide protection from potential debris flow hazard.</p>	<p>Submittal and approval of Grading Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DPW</p>
<p><b>4.A-4:</b> Expansive lithologies shall be over-excavated where encountered within lots and streets in order to mitigate the potential for differential expansion. The depth of such over-excavation shall range between 7 and 10 feet.</p>	<p>Submittal and approval of Grading Plan Field verification</p>	<p>Prior to issuance of grading permit During grading</p>	<p>Applicant Applicant</p>	<p>DPW DPW</p>
<p><b>4.A-5:</b> During grading, soils containing significant fines content (cohesive soils) shall be preferentially placed in the outer five feet of fill slopes. In addition, the required 90 percent relative compaction standard shall be applied to the outer face of fill slopes in order to reduce the amount of infiltration and erosion. Cut slopes exposing erodible bedrock formations shall require stabilization with engineered fill.</p>	<p>Submittal and approval of Grading Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DPW</p>
<p><b>B. HYDROLOGY AND WATER QUALITY</b></p>				
<p><b>4.B-1:</b> Final drainage plans for the project shall ensure that there is no displacement of flood plain area in the vicinity of Sierra Highway and its intersection with proposed Skyline Ranch Road through construction of a culvert, bridge, or combination thereof, within the flood plain area. Final drainage plans and the culvert or bridge shall be designed during the engineering</p>	<p>Submittal and approval of final drainage plans/Drainage Concept Plan</p>	<p>Prior to issuance of phased grading permit</p>	<p>Applicant</p>	<p>DPW/City of Santa Clarita</p>

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>stage by a licensed engineer to ensure that the water surface shall be equal or lower than existing conditions both downstream and upstream of the proposed project entrance along Sierra Highway and adjacent properties during a 50-year storm event and that post-development flow rates shall be less than existing conditions downstream along Sierra Highway and adjacent properties. Final drainage plans to achieve these standards shall be designed to the satisfaction of, and approved by, the Los Angeles County Department of Public Works and City of Santa Clarita, Department of Public Works.</p>				
<p><b>4.B-2:</b> Prior to issuance of grading permits, the construction contractor shall prepare an Erosion Control Plan (ECP) that incorporates BMPs to specifically address and reduce the potential for erosion and sedimentation impacts on downstream receiving waters. The project shall include any combination of the following erosion control BMPs: Hydraulic mulch, preservation of existing vegetation, hydroseeding,<sup>1</sup> streambank stabilization, diversion of runoff (such as earth dikes, temporary drains, slope drains), velocity dissipation devices (outlet protection, check dams, and slope roughening/terracing), and dust control measures (such as sand fences and watering). Sedimentation control BMPs may include filtration devices and barriers (such as silt fencing, check berms,</p>	<p>Submittal and approval of Erosion Control Plan/Drainage Concept Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DPW/LARWQCB</p>

<sup>1</sup> *California Stormwater Quality Association, California Stormwater BMP Handbook—Construction, January 2003.*

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>debris basins, sediment traps, fiber rolls, sandbags, gravel inlet filters, and straw bale barriers) and/or settling devices (such as sediment traps or basins). Stabilization control BMPs may include blankets, reinforced channel liners, soil cement, fiber matrices, geotextiles, or other erosion resistant soil coverings or treatments. The construction entrance(s)/exit(s) should also be stabilized (e.g. aggregate underdrain with filter cloth). Specific application of these BMPs shall occur before site runoff is discharged to proposed and existing off-site storm drain/flood control channel systems that ultimately discharge water to the Santa Clara River.</p> <p>The ECP shall be reviewed by the Los Angeles County Department of Public Works and by the Los Angeles Regional Water Quality Control Board for inclusion of appropriate and effective erosion and sedimentation controls.</p>				
<p><b>4.B-3:</b> Prior to issuance of any grading permits, a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared by the construction contractor and submitted to the Los Angeles County Department of Public Works and the Los Angeles Regional Water Quality Control Board for approval. The SWPPP shall meet all applicable regulations by requiring controls of pollutant discharges that utilize best available technology economically achievable (BAT) and best conventional pollutant control technology (BCT) to reduce pollutants. The SWPPP shall be certified in accordance with the signatory requirements of the</p>	<p>Submittal and approval of Notice of Intent and Storm Water Pollution Prevention Plan/Drainage Concept Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DPW/LARWQCB/Construction Contractor</p>

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>General Construction Permit.</p> <p>The SWPPP shall be developed and amended or revised, when necessary to meet the following objectives:</p> <ul style="list-style-type: none"> <li>• Identify all pollutant sources including sources of sediment that may affect the quality of storm water discharges associated with construction activity (storm water discharges) from the construction site;</li> <li>• Identify non-storm water discharges;</li> <li>• Identify, construct, implement in accordance with a time schedule, and maintain Best Management Practices (BMPs) to reduce or eliminate pollutants in storm water discharges and authorized non-storm water discharges from the construction site during construction; and,</li> <li>• Develop a maintenance schedule for BMPs installed during construction designed to reduce or eliminate pollutants after construction is completed (post-construction BMPs). Paving operations shall be performed using measures to prevent runoff pollution.</li> </ul> <p>In compliance with the SWPPP, non-stormwater level BMPs shall be implemented that include controls and objectives for vehicle and equipment maintenance, cleaning, and fueling, and potable water/irrigation practices. Material/waste management BMPs shall include: liquid waste management, spill prevention and control, hazardous waste management, and</p>				

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>sanitary/septic waste management. Specific BMPs to be implemented by the construction contractor may include but are not necessarily limited to the following:</p> <ul style="list-style-type: none"> <li>• Paving operations shall be performed using measures to prevent runoff pollution;</li> <li>• Wash out areas for concrete trucks, construction vehicles and equipment, paint and stucco equipment, and other construction materials shall be designated, and containment measures employed, to prevent discharges of wash water;</li> <li>• Vehicle and equipment maintenance and fueling activities shall occur off-site to the degree feasible;</li> <li>• Construction area, street and pavement washing shall be controlled to preclude discharges of wash water;</li> <li>• Discharging super-chlorinated water pipe and sprinkler system flushing and test water to the storm drain system shall be prohibited;</li> <li>• All waste shall be properly stored and disposed of off-site;</li> <li>• Employees and subcontractors shall be trained in the prevention of storm water contamination;</li> <li>• Hazardous material (specifically chlorine- and ammonia-containing products) shall be stored in elevated (e.g., on pallets or a deck) and covered structures to prevent any contact between the chemicals and irrigation or precipitation;</li> <li>• All hazardous and chemical materials generated</li> </ul>				

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>during construction (i.e., diesel fuel, hydraulic fluid, motor oil, etc.) shall be cleaned up and disposed of in compliance with Federal, State, and local laws, regulations and ordinances; and</p> <ul style="list-style-type: none"> <li>All structure construction and painting areas shall be enclosed, covered, or bermed to prevent run-on/run-off in these areas and associated contamination of storm water.</li> </ul>				
<p><b>4.B-4:</b> Prior to approval of a NPDES Stormwater Permit No. CAS004001 (Order No. 01-182) and issuance of a grading permit, the applicant or an applicant designee shall complete and have approved a Stormwater Quality Management Plan (SQMP) and a Standard Urban Stormwater Mitigation Plan (SUSMP) outlining usage of BMPs for non-point source pollution control measures to address pollutants from such sources as roofing materials, atmospheric deposition, grease, oil, suspended solids, metals, solvents, phosphates, fertilizers and pesticides. Post-construction structural or treatment BMPs shall be designed to meet performance standards that mitigate (treat) storm water runoff from either: 1) the 85<sup>th</sup> percentile 24-hour runoff event determined as the maximized capture storm water volume for the area, from the formula recommended in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87, (1998), or; 2) the volume of annual runoff based on unit basin storage water quality volume, to achieve 80 percent or more treatment by the method recommended in California Stormwater Best Management Practices Handbook—</p>	<p>Submittal and approval of Stormwater Quality Management Plan and Standard Urban Stormwater Mitigation Plan/Drainage Concept Plan</p>	<p>Prior to issuance of grading permit and approval of an NPDES Permit</p>	<p>Applicant</p>	<p>DPW/LARWQCB</p>

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Industrial Commercial, (1993), or: 3) the volume of runoff produced from a 0.75 inch storm event, prior to its discharge to a storm water conveyance system; and, 4) the volume of runoff produced from a historical-record based reference 24-hour rainfall criterion for "treatment" (0.75 inch average for the Los Angeles County area) that achieves approximately the same reduction in pollutant loads achieved by the 85<sup>th</sup> percentile 24-hour runoff even. Furthermore, project BMPs and design features shall control peak flow discharge to provide stream channel and over bank flood protection, based on design criteria selected by the local agency.</p> <p>The range of BMPs, which shall meet the performance standards identified above, shall include but not be limited to the following to the extent feasible:</p> <p><u>Site Planning and Design BMPs</u></p> <p>Minimize Impervious Area and Directly Connected Impervious Areas</p> <ul style="list-style-type: none"> <li>Minimize impervious areas by incorporating landscaped areas over substantial portions of the project area. [For the Skyline Ranch Project, the area designated solely for uses with impervious surfaces are about 401 acres or 18 percent of the entire project site. This means the remaining 1,772 acres or 82 percent will be either vacant or in uses with impervious ground surface such as landscaped and park areas.]</li> </ul>				

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<ul style="list-style-type: none"> <li>• If possible, minimize directly connected impervious areas by draining parking lots to landscaped areas, desilting (secondary infiltration) basins or other pervious surfaces to promote filtration and infiltration of storm water, if landscaping slopes are less than 2 percent and the area is not directly adjacent to steep slopes (which promotes further erosion); or the area is being treated with catch basin inserts. Furthermore, lot runoff (from the pervious surfaces) shall be infiltrated from the graded pad areas through onsite pervious soils.</li> <li>• To the extent practicable, utilize vegetated areas (e.g., parks, setbacks, end islands, and median strips) for biofiltration and/or bioretention of nuisance and storm runoff flows from parking lots.</li> </ul> <p><u>Selection of Construction Materials and Design Practices</u></p> <ul style="list-style-type: none"> <li>• Select building materials for roofs, roof gutters and downspouts that do not include exposed copper or zinc.</li> <li>• Construct streets, sidewalks, and parking lot aisles to the minimum widths as specified in the Los Angeles County Department of Public Work's requirements (also in compliance with regulations for the Americans with Disabilities Act) for safety requirements for fire and emergency vehicle access and incorporate landscaped buffer areas between sidewalks and streets.</li> </ul>				

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><u>Conserve Natural Areas</u></p> <ul style="list-style-type: none"> <li>Concentrate or cluster the development on the least environmentally sensitive portions of the project site while leaving the remaining land in a natural, undeveloped condition. [For the Skyline Ranch Project, about 1,551 acres of the site (71 percent of the project site) is proposed to remain undeveloped, including 1,355 acres to be designated as natural open space through the establishment of the Skyline Ranch Conservation Area (SRCA) .]</li> <li>Maximize canopy interception and water conservation by preserving existing native trees and shrubs and planting additional native or drought tolerant trees and large shrubs. [For the Skyline Ranch Project, approximately 71 percent of the project site is proposed to remain undeveloped, and along the perimeter of the site, landscaping would consist of a mix of native, drought-tolerant and non-invasive plant species.]</li> </ul> <p><u>Protect Slopes and Channels</u></p> <ul style="list-style-type: none"> <li>Protect slopes and minimize erosion potential by covering highly erodible soils with vegetative cover (preferably native or drought tolerant plants), route flows safely from or away from steep and or sensitive slopes, stabilize disturbed slopes. All slopes within the project should be designed and constructed to minimize erosion.</li> <li>Protect channels and minimize erosion by</li> </ul>				

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>controlling and treating flows in landscaping and/or other controls prior to reaching existing natural drainage systems; stabilize channel crossings; ensure that increases in runoff velocity and frequency caused by the project do not erode the channel; install energy dissipaters (riprap), at the outlets of storm drains, culverts and conduits.</p> <p><u>Source (non-structural) Control BMPs</u></p> <ul style="list-style-type: none"> <li>• <u>Drain Inlet Stenciling or Signage.</u> Stenciling (or signage) is intended to raise public awareness and limit illegal dumping of trash, debris, oil, and other pollutants into storm drains. "Stenciling" may be accomplished via a traditional stencil or via the use of grates with text such as "Warning! Drains to Ocean" notes or other equivalent symbols. All catch basins and inlets shall be stenciled.</li> <li>• <u>Irrigation Controls and Management.</u> Irrigation controls shall be implemented to ensure that irrigation is conducted efficiently. Where feasible, plants with similar watering requirements shall be grouped in order to reduce excess irrigation runoff and promote surface filtration. Efficient irrigation systems may include computerized and/or radio telemetry that controls the amount of irrigation based on soil moisture or other indicators.</li> <li>• <u>Proper Application of Fertilizers and Pesticides.</u> Best management practices shall be implemented to minimize the application of fertilizers, pesticides, and other landscape management products on slopes and landscaped areas</li> </ul>				

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**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>maintained by the homeowner's association (HOA) and/or landscape maintenance districts (if any). Examples of these management practices include, but are not limited to: the use of slow release fertilizers, applying fungicides only to greens to limit the use of pesticides, and closely monitoring weather forecast to ensure appropriate timing (during dry periods) for the application of landscape management products.</p> <ul style="list-style-type: none"> <li>Community Education Program. Public education shall be used to reduce the potential for hazardous materials entering the storm drain system. This shall be accomplished through distribution of brochures or other materials to property managers, owners and occupants, and employees at the time of initial sale or lease of property or hiring of employees and periodically thereafter. Brochures shall discuss, among other topics and as appropriate for the audience: 1) the importance of downstream water bodies, the storm water system, management of fertilizers, pesticides, and other harmful chemicals, 2) the impacts of dumping oil, antifreeze, pesticides, paints, and other pollutants into storm drains and proper handling and disposal of these materials, 3) effective cleaning practices such as the cleaning of vehicles only in maintenance areas where the water will be recycled or routed to the sanitary sewer system to prevent nuisance flows, 4) the benefits of the prevention of excessive erosion and sedimentation, 5) the benefits of proper landscaping practices,</li> </ul>				

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Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>6) pavement clean-up practices, 7) the impacts of over-irrigation, 8) swimming pool draining practices, and 9) other relevant issues.</p> <ul style="list-style-type: none"> <li>• Prevention of Nuisance Flows. Grease traps shall be included for school cafeterias (if any). Draining swimming pools into storm drains shall be prohibited. These flows shall be properly connected to sewer lines.</li> <li>• Pavement Sweeping Program. The majority of roads in the project area are proposed to be dedicated to the public, and would thus be maintained by the Los Angeles County Department of Public Works. The County has street sweeping programs that will help control trash, vegetation debris and sediment that may accumulate on roadways. Other non-public roadways shall also be periodically swept.</li> <li>• Litter Control Program &amp; Design of Trash Storage Areas. A program for litter control shall be implemented to control litter in common areas. The program may include standards for proper placement and emptying of trash receptacles, practices to ensure that trash bins are maintained in the closed position, and regular removal of trash from parking and landscaped areas. In conjunction with the litter control program, trash storage areas shall be designed to prevent introduction of pollutants into runoff. The design principles to prevent this pollution from occurring are using impervious surfaces for storage areas which prevent run-on from adjacent areas, ensuring that</li> </ul>				

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Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>there is no connection of trash drains to the storm drain system, and keeping lids on all trash receptacles in addition to the use of roofs or awnings to minimize direct precipitation.</p> <ul style="list-style-type: none"> <li>• Proper Connection and Maintenance of Sewer Lines. Sewer lines shall be properly connected and adequately maintained.</li> <li>• Activity Restrictions (Conditions, Covenants, and Restrictions). For source control BMPs, County maintenance and implementation of BMPs or Conditions, Covenants, and Restrictions (CC&amp;Rs) shall be prepared requiring maintenance and implementation of BMPs by the HOA for the purpose of surface water quality protection, or use restrictions shall be developed through lease terms.</li> <li>• BMP Maintenance. Los Angeles County shall assume responsibility for the inspection and maintenance of structural BMPs within their boundaries. For the public school site, the school district with jurisdiction shall be responsible for the inspection and maintenance of structural BMPs. For private roads and private parks the HOA shall be responsible for BMP maintenance.</li> <li>• Common Area Drainage Facility Inspection. Privately-owned common area drainage facilities shall be inspected each year and, if necessary, cleaned and maintained prior to the storm season.</li> </ul> <p><u>Structural and Treatment Control BMPs</u> Implementation of NPDES General Permit</p>				

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Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>requirements entails the use of post-construction structural controls that will remain in service to protect water quality throughout the life of the project. Therefore, these BMPs will need to be regularly maintained for proper function. As Los Angeles County will assume maintenance of BMPs in public rights-of-way, the main structural BMPs recommended below are systems that the County currently approves of for use within their jurisdiction. Final selection, design and siting of structural BMPs will ultimately depend on the project-wide drainage plan approved by the County. The following BMP options were selected due to their relative effectiveness for treating potential pollutants from the project site; as well as consideration for County of Los Angeles requirements and acceptance of these systems (as they would be maintained by the County), site feasibility, relative costs and benefits; and other constraints. The recommended BMP design flow rates, volumes, types and other specifications will be provided during final design stage of the project (with hydrology map approval).</p> <ul style="list-style-type: none"> <li>Hydrodynamic Separator Systems and Gross Solids Removal Devices. Hydrodynamic Separation Systems (HSS) and Gross Solids Removal Devices (GSRDs) are flow-based, flow-through BMPs that are installed within a storm drain line in order to remove large sediment particles and associated storm water pollutants, as well as trash, oils, and grease. HSS and/or GSRDs, such as a Continuous Deflective Separator (CDS), manufactured by CDS Technologies, Inc.,</li> </ul>				

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Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>supplemented with oil absorbent materials (such as pellets), are recommended for use at various locations in the proposed storm drain systems. Depending on the particular model and manufacturer, maintenance shall occur quarterly to yearly for clean-outs. Cleaning after a storm event may also be required. Inspection is required to make certain that the unit is operating correctly and to make any repairs.</p> <ul style="list-style-type: none"> <li>Stormscreen. The StormScreen is a manufactured patented BMP by CONTECH Stormwater Solutions, Inc., designed to remove mostly trash and debris and larger suspended solids at high flow rates. The StormScreen is comprised of a grouping of StormScreen cartridges placed in a precast or cast-in-place concrete vault. Although maintenance may be required within six (6) months of project completion due to erosion occurring on newly constructed sites, it is intended that the StormScreen be maintained annually by the Los Angeles County Department of Public Works, Flood Control Division. For the StormScreen maintenance, during the first year, an inspection is recommended every other month for the first six months of operation in order to develop an ongoing maintenance schedule. A visual inspection can be conducted without entering the vault. Sediments and water must be disposed of in accordance with all applicable waste disposal regulations.</li> <li>Catch Basin Inserts. Catch basin inserts are flow-based BMP options for consideration at various</li> </ul>				

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Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>locations to treat runoff before it enters the storm drain system by filtering or screening out sediments and associated storm water pollutants during dry weather and low flow events. During large flow events, they are typically designed to allow storm water runoff to bypass the inlet device and continue directly into the storm drain system. Although treatment levels are generally low for the pollutants of concern for this project, the inserts would provide pre-treatment of storm water runoff prior to further treatment at downstream BMPs. Drainage inserts could be replaced with HSS or GSRDs that perform similar functions and are interchangeable. At the time of final design, if the implementation of a CDS is deemed infeasible, a catch basin insert may be used in its place. Although maintenance requirements vary greatly depending on the particular model and manufacturer, they are typically maintained quarterly to yearly for clean-outs. Cleaning after a storm event and in anticipation of storm events after extended dry periods or periods of typical debris removal is recommended. Inspection will be required to make certain that the unit is operating correctly and to make any repairs.</p> <ul style="list-style-type: none"> <li>• Detention/Retention Basins. Detention and retention basins require a fairly large amount of space to build them. Basins can be used on sites with slopes up to about 15 percent. The design should incorporate enough elevation drop from the basins inlet to the outlet to ensure that flow can</li> </ul>				

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**Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>move through the system. These systems require regular maintenance (semi-annual and annual), as well as sediment removal from the forebay every 5 to 7 years and monitoring the sediment accumulation and removal when the volume has been significantly reduced (about every 25 to 50 years). Basins shall be properly maintained to avoid safety hazards.</p>				
<b>C. BIOLOGICAL RESOURCES</b>				
<p><b>4.C-1</b> Mitigation for grading and fuel modification impacts (calculated 200 feet beyond the limits of grading) to 467.9 acres of combined coastal sage scrub and disturbed coastal sage scrub (452.3 acres within on- and off-site, and 15.6 acres within on- and off-site fuel modification zones), 77.0 acres of coastal sage-chaparral scrub (69.9 acres within on- and off-site grading and 7.1 acres within on- and off-site fuel modification zones), and 2.8 acres of holly-leaved cherry scrub (2.1 acres within on-site grading and 0.7 acre within on- and off-site fuel modification zones) shall be provided by establishing a 1,355 acre conservation area [Skyline Ranch Conservation Area (SRCA)] within the northern portion of the study area as shown in Figure 2-3, Aerial View-Development and Conservation Area. The applicant shall cause the preservation of this 1,355-acre area through either a Declaration of Restrictions or a Conservation Easement, or dedication or transfer of the land to a conservation organization committed to the preservation of the land in perpetuity. A Declaration of Restrictions, Conservation Easement, or similar</p>	<p>Prepare a Declaration of Restrictions, Conservation Easement, or dedication or transfer to ensure the preservation of the 1,355 acre Skyline Ranch Conservation Area</p>	<p>Prior to transfer of SRCA</p>	<p>Applicant</p>	<p>DRP</p>

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Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>recorded instrument shall be placed and recorded in this area to ensure its long-term preservation. The applicant shall arrange for the long-term management of the property to ensure the long-term persistence of the property's biological resources through a non-profit organization, conservation-oriented entity, or entity with experience in biological resource conservation approved by the County. The applicant shall provide long-term funding to assure the management of the property to protect its biological resources in perpetuity. The SRCA includes approximately 623.9 acres of coastal sage scrub, 115.8 acres of disturbed coastal sage scrub, 248.6 acres of coastal sage-chaparral scrub, and 10.6 acres of holly-leaved cherry scrub. This area shall be preserved as natural open space. These 1,355 acres provide substantial ecological value based on the quantity, quality, and regional value of the habitats preserved. Establishment of the 1,355-acre SRCA shall achieve the following performance standards:</p> <ol style="list-style-type: none"> <li>1. Provision of sufficient quantity of habitat to offset vegetation impacts associated with the proposed project. When considering coastal sage scrub, disturbed coastal sage scrub, coastal sage-chaparral scrub, and holly-leaved cherry scrub collectively, this 1,355-acre area will provide close to 2:1 preservation of like and contiguous habitats [1,354.6 acres preserved vs. 642.1 acres impacted (621.7 acres impacted by grading and 20.4 acres impacted by fuel modification)]. Preserved habitats are similar to those impacted</li> </ol>				

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Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>by the project and most vegetation communities (with the exception of sycamore woodland), regionally common species, and special status plant and wildlife species impacted by the project are represented within the SRCA.</p>				
<p>2. An on-going maintenance and management program shall be adequately funded and implemented to ensure the long-term integrity of biological resources within the 1,355-acre SRCA. Direct and indirect degradation of habitat shall be prevented in part through steep topography that separates the SRCA from the proposed development area and through the prohibition or restriction of uses within the SRCA.</p>	<p>Establish maintenance and management program for the SRCA</p>	<p>Post-Construction/Ongoing</p>	<p>Applicant and subsequent owner(s)</p>	<p>DRP</p>
<p>3. The SRCA shall include signage, where appropriate, and other management practices to discourage off-road vehicles, domestic pets, and other activities harmful to natural lands.</p>				
<p>4. Any continued use of lands within the SRCA (such as film-making) shall be subject to approval by the SRCA habitat manager and restricted to uses that are not incompatible with the resource conservation objectives of the SRCA.</p>				
<p>5. A 21.6-acre Mitigation Exchange Area shall be provided to replace the 21.6 acres of preserve area that would be disturbed within Tract 46018 due to the construction of Skyline Ranch Road. This shall be established separately from the SRCA through an agreement between the applicant, Shapell-Monteverde Partnership (owner of the</p>	<p>Establish a 21.6-acre Mitigation Exchange Area through an agreement between the applicant, Shapell-Monteverde Partnership, the Army Corps of</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DRP/ACOE</p>

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Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>recorded Tract 46018), the Army Corps of Engineers, and the County of Los Angeles.</p> <p>6. Following grading operations any areas that have been disturbed within the 50-foot grading buffer zone; which includes coastal sage scrub (10.7 acres), disturbed coastal sage scrub (6.1 acres), coastal sage-chaparral scrub (3.3 acres), non-native grassland (1.8 acres), disturbed (0.8 acres), holly-leaved cherry scrub (0.7 acres) and sycamore riparian woodland (0.2 acres), shall be restored to pre-graded conditions by a qualified biologist. Restoration shall be designed to provide the same vegetation resources and habitat value as those removed within the buffer zone. At the end of all project grading, proposed restoration actions within the buffer zone (if necessary) shall be presented in a restoration plan provided to the County. Following approval by the County, restoration shall be initiated and completed according to the approved restoration plan.</p>	<p>Engineers, and the County of Los Angeles</p> <p>Submittal and approval of a restoration plan</p>	<p>Following grading operations and prior to issuance of building permit</p>	<p>Applicant</p>	<p>DRP/Qualified Biologist</p>
<p>4.C-2: As detailed in the Habitat Mitigation and Monitoring Plan (HMMP) prepared by GLA, mitigation for impacts to 5.22 acres of Army Corps of Engineers (ACOE) and RWQCB jurisdiction, none of which consists of jurisdictional wetlands, and 9.30 acres of California Department of Fish and Game (CDFG) jurisdiction (of which 2.91 acres is vegetated riparian habitat) shall be accomplished by the applicant through the following:</p>	<p>Comply with provisions of Habitat Mitigation and Monitoring Plan and obtain permits from the Army Corps of Engineers, the Regional Water Quality Control Board, and from the California Department of Fish and Game</p>	<p>Prior to transfer of SRCA</p>	<p>Applicant</p>	<p>DRP/ACOE/LARWQCB/ CDFG</p>

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Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>1. The preservation of 1,355 acres of natural open space within the SRCA through the use of a conservation easement or the dedication of such land to a qualified conservation organization. This 1,355-acre area includes approximately 5.35 acres of ACOE and RWQCB jurisdiction, none of which consists of jurisdictional wetlands and approximately 5.71 acres of CDFG jurisdiction (of which 0.31 acre is vegetated riparian habitat).</p> <p>2. The preservation of 1.53 acres of southern vernal pool and artificial pool habitats within the SRCA subject to RWQCB jurisdiction.</p> <p>3. On-site establishment of 7.27 acres of sycamore/cottonwood riparian woodland within Plum Canyon.</p> <p>As described further in the HMMP, the proposed 7.27-acre sycamore riparian woodland (mitigation site) will be established within portions of Plum Canyon on-site within the SRCA as shown in Figure 4.C-7, Proposed Conservation and Mitigation Areas, on page 4.C-74. Hydrology is currently present at the mitigation site and the mitigation site supports Cortina sandy loam and Saugus loam which are conducive to the establishment of sycamore riparian woodland. An ACOE-approved reference site will be used prior to implementation of the mitigation program to provide the necessary data to measure the performance of the mitigation site.</p> <p>The plant palette for the proposed mitigation site includes the planting of two riparian species; 727 one-</p>				

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Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>gallon containers of Fremont cottonwood and 1,818 one-gallon containers of western sycamore. One-gallon upland buffer species will also be planted including chamise, hoaryleaf ceanothus, California buckwheat, deerweed, coast prickly pear, snake cholla, scrub oak, white sage, black sage, and our Lord's candle. A seed mix of 12 native shrub and herbaceous species will also be used.</p> <p>The planting of a sycamore riparian woodland in the vicinity of the holly-leaved cherry woodland is not intended to, nor is it expected to, result in an inadvertent conversion of the riparian area from holly-leaved cherry to sycamore woodland. The creation of 7.27 acres of sycamore riparian woodland within Plum Canyon within the SRCA is expected to provide an overstory on the edges of the holly-leaved cherry woodland that replicates the conditions currently found in Drainage 5 (where impacts are proposed). On-site occurrences of both species indicate that they can exist concomitantly without the risk of conversion from one type to another altogether. With appropriate spacing and the use of drip irrigation on the planted sycamores, the existing swath of holly-leaved cherry will not be adversely affected by the addition of the sycamore riparian woodland.</p> <p>The HMMMP includes a number of features to ensure the success of the mitigation site including supervision by a qualified habitat restoration specialist, a 5-year</p>				

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Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>qualitative and quantitative monitoring program, contractor education, the use of mycorrhizal fungi, supplemental irrigation, regular maintenance (e.g., exotic vegetation control, pest control, trash removal), and adaptive management assurances.</p> <p>The Hybrid Functional Assessment (HFA) conducted by GLA (2009) concluded that the proposed project, considering off-setting mitigation measures, would result in a 25 percent increase in the total functionality of the aquatic features remaining within the SRCA after project implementation.</p> <p>In addition to the measures proposed above, the project will require permits from the ACOE under section 404 of the Clean Water Act (CWA), from the Regional Water Quality Control Board (RWQCB) under section 401 of the CWA, and from the CDFG under section 1602 of the State Fish and Game Code. Should the ACOE, RWQCB, and/or CDFG impose additional or greater mitigation measures on the project for these impacts, those measures – to the extent that they exceed what is required by the measures contained herein – may be substituted for the measures set forth herein, as the County does not intend to require the project to mitigate twice for the same impact once the project has already mitigated the impact below a level of significance.</p>				
<p><b>4.C-3:</b> In order to avoid impacts to nesting birds protected by the Migratory Bird Treaty Act and raptors protected by State Fish and Game Code, project grading and vegetation removal should take place</p>	<p>If grading or vegetation removal is to take place during the nesting season, a biologist shall</p>	<p>Prior to grading</p>	<p>Applicant</p>	<p>Qualified Biologist/DRP/CDFG</p>

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Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>outside of the nesting season, roughly defined as mid-February to mid-August. If grading or vegetation removal is to take place during the nesting season, a biologist acceptable to Los Angeles County shall be present during vegetation clearing operations to search for and flag active nests so that they can be avoided. A raptor survey will also be required in the unnamed canyon prior to the fill of that drainage. An avoidance buffer of 100 to 500 feet (exact radius to be determined by the monitoring biologist) will be fenced around any active raptor nests and impacts to nests will be avoided until after the nesting season is over. After mitigation the anticipated impact on nesting birds is less than significant. The results of the nesting bird construction monitoring will be provided in writing to the CDFG and County Department of Regional Planning (DRP).</p>	<p>survey and mark active nesting areas to avoid</p> <p>Conduct a raptor survey of the unnamed canyon prior to the fill of that drainage and delineate an avoidance buffer</p> <p>Provide written report documenting results of nesting bird construction monitoring/Field verification</p>	<p>Prior to grading</p> <p>After grading</p>	<p>Applicant</p> <p>Applicant</p>	<p>DRP/CDFG</p> <p>DRP/CDFG</p>
<p><b>4.C-4:</b> To mitigate the loss of the coast live oak on-site (32 inches diameter at breast height [dbh]) in the southeastern section of the study area, an oak tree permit will be obtained from the County. The impacted oak tree will be replaced at a minimum ratio of 10:1 in the appropriate location at the interface between development and undeveloped areas. This ratio is in excess of the mitigation ratio set forth in the County ordinance, which is 2:1.</p> <p>No mitigation is necessary for oak woodlands regulated under SB 1334 because no oak woodlands occur within the study area.</p>	<p>Obtain oak tree permit</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DRP</p>

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Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>The loss of two California junipers within mixed coastal sage chaparral scrub shall be replaced in the landscaping scheme along roadways and in parks and other recreational areas at a minimum ratio of 3:1. Trees grown from local area stock shall be used, along with salvaged trees from the development area where possible.</p>	<p>Submittal and approval of Landscape Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DRP</p>
<p>To mitigate the potential loss of the coast live oak off-site, the Applicant shall obtain an oak tree removal permit from the City of Santa Clarita for the coast live oak tree that may be adversely impacted by trenching for the proposed 78-inch pipeline installation, prior to initiation of pipeline trenching and construction. To the extent feasible, impacts to areas within the drip line (or root system) should be avoided during construction.</p>	<p>Avoid root system during grading or obtain oak tree removal permit</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DRP/City of Santa Clarita</p>
<p><b>4.C-5:</b> To mitigate potentially significant indirect impacts to open space areas adjacent to fuel modification zones due to the possible spread of invasive plant species, the proposed project shall incorporate the use of native plant species to the maximum extent practicable and avoid the use of plant species known to be highly invasive adjacent to open space areas. The plant palette for the fuel modification areas adjacent to open space areas shall be consistent</p>	<p>Submittal and approval of Fuel Modification Plan and Landscape Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>Fire Department/DRP</p>

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Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>with the County of Los Angeles Fire Department Fuel Modification Plan Guidelines<sup>2</sup> and shall focus on native species provided in the table of desirable plant species.</p>				
<b>D. CULTURAL AND PALEONTOLOGICAL RESOURCES</b>				
<p><b>4.D-1(a):</b> Archaeological Monitoring. Archaeological Monitoring. At the commencement of project grading or construction, all workers associated with earth disturbing activities (particularly remedial grading and excavation) shall be given an orientation regarding the possibility of exposing unexpected archaeological material and/or cultural remains by a qualified archaeologist who satisfies the Secretary of the Interior's Professional Qualification Standards for Archaeology (prehistoric/historic archaeology) pursuant to 36 CFR 61. The archaeologist shall also instruct the workers as to what steps are to be taken if such a find is encountered. Due to the moderate sensitivity and possibility of buried cultural materials within the project area, it is recommended that initial grading and ground disturbing activities in areas determined to be sensitive (primarily those areas proximal to recorded sites) be monitored by an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology (prehistoric/historic archaeology) pursuant to 36 CFR</p>	<p>Provide orientation to all workers associated with earth disturbing activities. Monitor initial grading and ground disturbing activities. Stop work if cultural remains are discovered and notify the applicant and notify the County. If necessary, formulate and implement a mitigation plan.</p>	<p>Prior to and during grading/construction</p>	<p>Applicant</p>	<p>Qualified Archaeologist/DPW</p>

<sup>2</sup> County of Los Angeles Fire Department, Fuel Modification Unit, Prevention Bureau, Forestry Division, Brush Clearance Section. Fuel Modification Plan Guidelines, January 1998. Available at <http://www.fire.lacounty.gov/Forestry/PDF/FuelModificationPlan.pdf>.

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Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>61. The archaeologist shall have the authority to stop work if sensitive or potentially significant cultural remains are discovered during excavation or ground disturbing activities. Test excavations may be necessary to reveal whether such cultural materials are significant. In the event the archaeologist indicates that a significant or unique archaeological/cultural find has been unearthed, grading operations shall cease in the affected area until the geographic extent and scientific value of the resources can be reasonably verified. Upon such discoveries the archaeologist shall notify the applicant and Los Angeles County. Any excavation and recovery of resources shall be performed by a qualified archaeologist using standard archaeological techniques. If necessary, a mitigation plan shall be formulated. Work in the area shall only resume with the approval of the project archaeologist. Artifacts, notes, photographs, and other project materials recovered during the monitoring program shall be curated at a facility meeting federal and state standards.</p>				
<p><b>4.D-1(b):</b> Human Remains. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner will notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely</p>	<p>Stop work if human remains are discovered and notify County Coroner. If the remains are Native American then follow recommendations of Most Likely Descendent for disposition.</p>	<p>During grading/construction</p>	<p>Applicant</p>	<p>DPW/County Coroner/NAHC/MLD Representative</p>

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Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Descendent (MLD) of the deceased Native American, who will have 24 hours to make a formal recommendation as to disposition of the remains. All work associated with the remains will be done respectfully, and with recognition that the remains are considered sacred. All work in the area of the remains will be monitored by an authorized representative of the MLD.</p>				
<p><b>4.D-2(a):</b> Paleontological Survey and Treatment Program. Prior to the implementation of grading or construction related activities, a qualified paleontologist shall be retained by the applicant to survey the project area to relocate known fossil localities, and determine the most sensitive areas. Following the survey, a paleontological resources monitoring and mitigation program will be developed that will include salvage of known fossil resources, areas that will be monitored during project-related earth-moving activities. The paleontological resources monitoring and mitigation program shall be submitted to the County for review and approval prior to construction grading activities. The program shall define specific procedures for construction monitoring; emergency discovery; sampling and data recovery, if needed; museum storage of any specimen and data recovered; preconstruction coordination; and reporting.</p>	<p>Conduct paleontological survey. Submittal and approval of a paleontological resources mitigation and monitoring program.</p>	<p>Prior to issuance of grading permit and during grading/construction</p>	<p>Applicant</p>	<p>Qualified paleontologist/DPW</p>
<p><b>4.D-2(b):</b> Paleontological Monitoring. The paleontologist shall monitor earth-moving construction activities at depths determined to be sensitive as specified in the County approved monitoring plan.</p>	<p>Monitor sensitive areas as determined in the County approved monitoring plan.</p>	<p>During grading/construction</p>	<p>Applicant</p>	<p>Qualified Paleontologist/DPW</p>

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

<b>Mitigation Measures</b>	<b>Action Required</b>	<b>When Monitoring to Occur</b>	<b>Responsible Agency or Party</b>	<b>Monitoring Agency or Party</b>
<p>Monitoring will not be conducted in areas where the ground has been previously disturbed or in areas where exposed sediment will be buried, but not otherwise disturbed.</p>				
<p><b>4.D-2(c):</b> Paleontological Data Recovery. Prior to the start of grading or construction related activities, construction personnel involved with earth-moving activities shall be informed of procedures to follow if fossil remains are encountered. In the event that paleontological resources are encountered during construction-related earth-moving activities, all work shall cease within the immediate area and be redirected elsewhere until the paleontological monitor has evaluated the situation and provided recommendations for the protection of, or mitigation of adverse effects to, significant paleontological resources assessed. Upon such discoveries the contractor shall notify the applicant and Los Angeles County. Procedures for mitigating potential impacts to significant paleontological resources shall follow the monitoring and mitigation program previously developed under this mitigation measure. Construction work within this area shall resume upon approval from the principal project paleontologist.</p>	<p>Provide orientation to all workers associated with earth disturbing activities. Stop work if paleontological resources are encountered. Evaluate resources and provide recommendations for mitigation. Notify the applicant and County.</p>	<p>Prior to and during grading/construction</p>	<p>Applicant</p>	<p>Qualified Paleontologist/DPW</p>
<b>E. VISUAL QUALITIES</b>				
<p><b>4.E-1:</b> During construction, the applicant or his contractors shall locate equipment, stockpiles, and staging areas out of direct public or private view to the extent feasible.</p>	<p>Field Verification</p>	<p>During construction</p>	<p>Applicant</p>	<p>DPW/DRP</p>

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>4.E-2(a):</b> To reduce the significant aesthetic impact associated with graded slopes and paved terrace drains along the southern entrance to the project site, the slopes on both sides of proposed Skyline Ranch Road shall be revegetated and landscaped as soon as feasible following grading and roadway development. Landscaping in this area shall be selected and planted to screen proposed terrace drains from public views and to merge ornamental and native materials such that sharp contrasts in form and color with undeveloped areas are avoided.</p>	<p>Revegetate and landscape slopes on both sides of Skyline Ranch Road  Field Verification</p>	<p>After grading</p>	<p>Applicant</p>	<p>DRP/DPW</p>
<p><b>4.E-2(b):</b> A landscape plan for the planned residential development shall be prepared by a Landscape Architect with a plant palette that will merge ornamental and native materials such that shape contrasts in form and color are avoided with adjacent undeveloped areas. Trees and shrubs on streets, slopes and ridgelines should emphasize mounded rather than columnar forms (such as palm trees and cypress). Plantings on the hillsides to the south and east of the entry road shall be specifically selected, sized, and placed to soften angular forms created by grading at the interface of manufactured slopes and natural hillsides. Furthermore, every effort shall be made as grading plans are finalized and during grading to create rounded landforms that are generally reflective of the natural topography of the area. Planting of common landscape areas shall be undertaken as soon as possible following grading to avoid prolonged view degradation. Landscaping on the site shall be routinely maintained by a homeowners association and/or</p>	<p>Submittal and approval of Landscape Plan  Maintain landscaping/Field</p>	<p>Prior to issuance of grading permit  Post</p>	<p>Applicant  HOA</p>	<p>DRP  DRP</p>

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>through Covenants, Conditions and Restrictions (CC&amp;Rs) throughout the life of the project. The landscape plan shall be subject to review and approval by the County prior to issuance of any grading permits.</p>	<p>verification</p>	<p>Construction/Ongoing</p>		
<p><b>F. TRAFFIC/ACCESS</b></p>				
<p><b>4.F-1(a):</b> Plum Canyon Road at Skyline Ranch Road/Heller Circle (South): Prior to issuance of a certificate of occupancy, the project shall redesign and construct the new east leg (Skyline Ranch Road) to include one left-turn lane, one shared left/through lane, and one right-turn lane; and restripe the existing west leg (Heller Circle South) to consist of one left-turn lane and one shared through/right-turn lane; and restripe the existing north leg (Plum Canyon Road) left-turn pocket to allow the left-turn movement. Implementation of improvements and fair share determination shall be coordinated with adjoining Tract 46018, since many of the stated improvements are conditions of approval for Tract 46018 and are required to be in place prior to occupancy of Tract 46018 or the proposed project.</p>	<p>Coordinate roadway improvements for Plum Canyon/Skyline Ranch Road/Heller Circle and payment of fair share fees with adjoining Tract 46018</p>	<p>Prior to issuance of a certificate of occupancy</p>	<p>Applicant</p>	<p>DPW</p>
<p><b>4.F-1(b):</b> Golden Valley Road at Plum Canyon Road: The project shall pay its fair share (53 percent) to restripe the northbound Golden Valley Road approach to provide a second left-turn lane, for a total of two northbound left-turn lanes, one northbound through lane, and one northbound right-turn lane. Timing of improvement shall be determined by the County based on Bridge and Thoroughfare (B&amp;T) District priorities.</p>	<p>Payment of fair share fees  Submitral and approval of striping plans for Improvements to Golden Valley Road</p>	<p>Prior to final tract map approval  Prior to final tract map approval</p>	<p>Applicant  Applicant</p>	<p>DPW  DPW</p>

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
	Construction of improvements	To be determined based on B&T District priorities	Applicant	DPW
<p><b>4.F-2(a):</b> Sierra Highway at Soledad Canyon Road: The project shall pay its fair share (100 percent) to add a second southbound left-turn lane, for a total of five approach lanes and reconfigure the approach lanes as two left-turn lanes, two through lanes, and one right turn lane, so as to mirror the northbound approach. This improvement may require the acquisition of additional right-of-way to widen the southbound approach of the north leg. Timing of improvement shall be determined by the City based on B&amp;T District priorities.</p>	<p>Payment of fair share fees</p> <p>Submittal and approval of striping plans for improvements to Sierra Highway</p>	<p>Prior to final tract map approval</p> <p>Prior to final tract map approval</p>	<p>Applicant</p> <p>Applicant</p>	<p>DPW/City of Santa Clarita</p> <p>DPW/City of Santa Clarita</p>
	Construction of improvements	To be determined based on B&T District priorities	Applicant	DPW/City of Santa Clarita
<p><b>4.F-2(b):</b> Sierra Highway at Skyline Ranch Road: Prior to the issuance of the first building permit the project shall construct a new intersection for project access; provide one northbound left-turn lane, two northbound through lanes, two southbound through lanes, one eastbound left-turn lane, and two eastbound</p>	<p>Submittal and approval of striping plans for intersection improvements to Sierra Highway at Skyline Ranch Road</p>	<p>Prior to final tract map approval</p>	<p>Applicant</p>	<p>DPW/City of Santa Clarita</p>

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>right-turn lanes; and install a traffic signal. The placement of the new west leg should be of sufficient distance from the Sierra Highway centerline to allow for the eventual addition of a third southbound through lane as identified in the City of Santa Clarita General Plan Circulation Element.</p>	<p>Construction of improvements</p>	<p>Prior to issuance of the first building permit</p>	<p>Applicant</p>	<p>DPW/City of Santa Clarita</p>
<p><b>4.F-3:</b> In the event the State approves a Caltrans impact fee mitigation program prior to implementation of the proposed project, the applicant shall pay a fair share to fund programmed improvements to Highway 14 that would mitigate the project's contribution to cumulative impacts on the highway. Such improvements may include the addition of HOV lanes, truck lanes, and additional mixed flow lanes to the segments of Highway 14 between Sand Canyon Road to south of the Sierra Highway interchange, that have been identified in the Short Range Plan outlined in the North County Combined Highway Corridors Study.</p>	<p>Payment of fair share fees if Caltrans impact fee mitigation program approved and implemented by the State</p>	<p>Prior to implementation of the project (if Caltrans impact fee program implemented)</p>	<p>Applicant</p>	<p>DPW/Caltrans</p>
<p><b>G. NOISE</b></p>				
<p><b>4.G-1(a):</b> Construction truck routes and equipment shall, to the extent feasible, avoid residential areas and roadways adjacent to noise sensitive receptors.</p>	<p>Submit a copy of approved Building Plans with note referencing noise attenuation measures  Field Verification</p>	<p>During construction  During construction</p>	<p>Applicant/Contractor  Applicant/Contractor</p>	<p>DPW  DRP</p>

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>4.G-1(b):</b> Wherever heavy duty truck traffic associated with project construction utilizes roadways with adjacent noise sensitive receptors, the trucks shall avoid peak hour traffic in order to minimize potential truck idling in proximity to these receptors.</p>	<p>Submit a copy of approved Building Plans with note referencing noise attenuation measures  Field Verification</p>	<p>During construction  During construction</p>	<p>Applicant/Contractor  Applicant/Contractor</p>	<p>DPW  DRP</p>
<p><b>4.G-2(a):</b> All construction activities within 300 feet of an occupied single- or multi-family residential lot shall be restricted to between the hours of 7:00 A.M. and 7:00 P.M. Monday through Friday, and between 8:00 A.M. and 6:00 P.M. on Saturday. Construction work shall be prohibited on Sundays, New Year's Day, Independence Day, Thanksgiving Day, Christmas Day, Memorial Day, and Labor Day.</p>	<p>Submit a copy of approved Building Plans with note referencing noise attenuation measures  Field Verification</p>	<p>During construction  During construction</p>	<p>Applicant/Contractor  Applicant/Contractor</p>	<p>DPW  DRP</p>
<p><b>4.G-2(b):</b> The construction contractor shall provide at least 72-hour advance notice of the start of construction activities to all noise sensitive uses within 300 feet of on-site and off-site occupied residences. Notification shall be by mail. The announcement shall state specifically where and when construction activities will occur, and provide contact information for filing noise complaints. Notices shall provide tips on reducing noise intrusion, for example, by closing windows facing the planned construction.</p>	<p>Submit a copy of approved Building Plans with note referencing noise attenuation measures  Prepare and distribute notice</p>	<p>Prior to beginning construction/During construction  Prior to beginning construction/During construction</p>	<p>Applicant/Contractor  Applicant/Contractor</p>	<p>DPW/DRP  DPW/DRP</p>

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>4.G-2(c):</b> When construction operations occur within 300 feet of on-site or off-site occupied residences, all feasible measures to reduce construction equipment noise levels at the residences shall be employed. These measures shall include among other things changing the location of stationary construction equipment to increase the distance between the equipment and the receptors, shutting off idling equipment, notifying residents in advance of construction work, and installing temporary acoustic barriers around stationary construction noise sources.</p>	<p>Submit a copy of approved Building Plans with note referencing noise attenuation measures Install temporary acoustic barriers Field verification</p>	<p>During construction  During construction  During construction</p>	<p>Applicant/Contractor  Applicant/Contractor  Applicant/Contractor</p>	<p>DPW/DRP  DRP  DRP</p>
<p><b>4.G-2(d):</b> Prior to construction of structures on the residential lots east of existing residences east of Falcon Crest Drive and Bakerton Avenue, temporary acoustic barriers shall be erected along the rear lot lines within 300 feet of the western site boundary. The extent of this requirement, including the height, length, number of properties, etc., shall be determined by an acoustical consultant retained by the applicant with access to project-related design and construction information. These barriers may be constructed of any solid material, shall be continuous with no gaps, and shall remain in place until building construction on these lots is completed.</p>	<p>Submit a copy of approved Building Plans with note referencing noise attenuation measures Prepare acoustical study Install temporary acoustic barriers Field verification</p>	<p>Prior to building construction  Prior to building construction  Prior to building construction  During construction</p>	<p>Applicant/Contractor  Applicant  Applicant  Applicant</p>	<p>DPW/DPH  Acoustical Consultant/DPW/DPH  DRP  DRP</p>

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>4.G-3(a):</b> Prior to construction of any residential development along Skyline Ranch Road a detailed acoustical analysis report prepared by a qualified acoustical consultant shall be submitted to the County for review and approval. For all on-site single family residences that have rear and/or side yard lines within 100 feet from the centerline of the proposed Skyline Ranch Road, the acoustical analysis report shall describe and quantify the noise sources impacting the area and the measures required to meet the 60 dBA CNEL residential noise standard. Based on a preliminary acoustical analysis included in Appendix G of this Draft EIR, the placement of a 6-foot high solid masonry wall is recommended at the locations shown in Appendix G, Figures 1 through 8, in order to achieve this noise standard.</p>	<p>Submit a copy of approved Building Plans with note referencing noise attenuation measures                       Submittal and approval of a detailed acoustical analysis report                       Field verification</p>	<p>Prior to building construction                       Prior to building construction                       Prior to occupancy</p>	<p>Applicant                       Applicant                       Applicant</p>	<p>DPW/DPH                       Acoustical Consultant/DPW/DPH                       DRP</p>
<p><b>4.G-3(b):</b> Balconies, greater than six (6) feet in depth, are considered exterior living areas and must also meet the exterior noise standard. Therefore, balconies shall either be discouraged from exposure to exterior noise levels greater than the 65 dBA CNEL (residences that are within 50 feet from the edge of the proposed Skyline Ranch Road) standard for single-family residences through architectural or site design, or balconies shall be enclosed by solid noise barriers, such as 3/8-inch glass or 5/8-inch Plexiglas or other equally effective construction materials to a height specified by a qualified noise consultant.</p>	<p>Submit a copy of approved Building Plans with note referencing noise attenuation measures</p>	<p>Prior to building construction</p>	<p>Applicant</p>	<p>Acoustical Consultant/DPW/DPH</p>

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>4.G-3(c):</b> All on-site single-family residences within 50 feet of the Skyline Ranch Road right-of-way shall include whole-house air conditioning so that windows facing the roadway may be closed without compromising a comfortable interior living environment.</p>	<p>Submit a copy of approved Building Plans with note referencing noise attenuation measures</p> <p>Install air conditioning</p>	<p>Prior to building construction</p> <p>Prior to occupancy</p>	<p>Applicant</p> <p>Applicant</p>	<p>DPW/DPH</p> <p>DPW/DPH</p>
<p><b>4.G-4(a)</b> Prior to issuance of building permits, a detailed acoustical analysis study shall be prepared by a qualified acoustical consultant for all on-site single family residences that have rear and/or side yard lines within line-of-site of the proposed school and/or park and shall be submitted to the County. This acoustical analysis report shall describe and quantify the noise sources impacting the area. In the event the report shows that noise levels for the residences would exceed applicable standards, measures shall be required to reduce noise to levels that are within applicable standards. Such measures may include:</p> <ul style="list-style-type: none"> <li>• Locate student pick-up/drop-off and parking areas as far away from residences as feasible;</li> <li>• Arrange school buildings such that they will provide shielding between the play field and the residences; or</li> <li>• Provide acoustical walls with sufficient mass, length and height to break the line-of-sight between the residences and the play field.</li> </ul>	<p>Submit a copy of approved Building Plans with note referencing noise attenuation measures</p> <p>Submittal and approval of a detailed acoustical analysis report</p>	<p>Prior to issuance of building permits</p> <p>Prior to building construction</p>	<p>Applicant</p> <p>Applicant</p>	<p>DPW/DPH</p> <p>Acoustical consultant/ DPW/DPH</p>

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>The acoustical analysis report shall be subject to review and approval by the County and shall ensure compliance with applicable noise standards in the County Code.</p>				
<p><b>4.G-4(b)</b> Prior to completion of plans for the proposed elementary school and public park, a detailed acoustical analysis report shall be prepared by a qualified acoustical consultant in consultation with the Sulfur Springs School District and the County of Los Angeles Department of Parks and Recreation. The requirements set forth in the report shall ensure that on-site single family residences that have rear and/or side yard lines within line-of-site of the proposed school and/or park are not subject to unacceptably high levels of noise (i.e., noise levels in excess of the standards provided in the County Code) from school yard or park activities. The acoustical analysis report, subject to review and approval by the County, shall include requirements relating to the locations of courts and playfields and the materials and heights of property walls as necessary to support compliance with applicable noise standards in the County Code.</p>	<p>Submit a copy of approved Building Plans with note referencing noise attenuation measures</p> <p>Submittal and approval of a detailed acoustical analysis report</p>	<p>Prior to construction</p> <p>Prior to completion of plans for proposed elementary school and public park</p>	<p>Applicant</p> <p>Applicant</p>	<p>DPW/DPH</p> <p>DPW/DPH</p>
<b>H. AIR QUALITY</b>				
<p><b>4.H-1(a):</b> Develop and implement a construction management plan, as approved by the County of Los Angeles prior to issuance of a grading permit, which includes the following measures recommended by the South Coast Air Quality Management District</p>	<p>Submittal and approval of a construction management plan</p> <p>Implement construction management plan</p>	<p>Prior to issuance of grading permit</p> <p>During construction</p>	<p>Applicant</p> <p>Applicant</p>	<p>DPW/SCAQMD</p> <p>DPW</p>

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures (SCAQMD) to implement SCAQMD Rule 403.	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>a. Ground cover shall be replaced in disturbed areas as quickly as practicable;</p> <p>b. Soil stabilizers/dust suppressants shall be applied to inactive disturbed areas in sufficient quantity and frequency to maintain a stabilized surface;</p> <p>c. Haul roads and site access roads shall be watered no less than three times daily;</p> <p>d. Disturbed surfaces shall be watered no less than two times daily;</p> <p>e. All stockpiles shall be covered with tarps as soon as practicable;</p> <p>f. Travel speed on unpaved surfaces shall not exceed 15 miles per hour;</p> <p>g. Provide a publicly visible sign and directly notify property owners in the vicinity of a contact person and telephone number to call regarding dust complaints; the contact person shall respond with appropriate corrective actions within 24 hours;</p> <p>h. Prohibit construction vehicle idling in excess of 10 minutes;</p> <p>i. Stockpiles, haul routes, staging locations, and parking areas shall be located as far as possible from adjacent residential uses;</p> <p>j. Pave or place gravel on all construction access roads at least 100 feet on to the site from the main road;</p> <p>k. Configure construction parking to minimize traffic</p>	Field verification	During construction	Applicant	DRP

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>interference;</p> <p>l. Provide temporary traffic controls when construction activities have the potential to disrupt traffic to maintain traffic flow (e.g., signage, flag person, detours);</p> <p>m. Schedule construction activities that affect traffic flow to off-peak hours (e.g., between 7:00 P.M. and 6:00 A.M. and between 10:00 A.M. and 3:00 P.M.);</p> <p>n. Develop a construction traffic management plan that includes the following measures to address construction traffic that has the potential to affect traffic on public streets:</p> <ul style="list-style-type: none"> <li>• Consolidate truck deliveries</li> <li>• Provide temporary dedicated turn lanes for movement of construction trucks and equipment on and off of the site;</li> </ul> <p>o. Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at 800/242-4022 for daily forecasts;</p> <p>p. Use electricity from power poles rather than temporary fossil fuel-powered generators; and</p> <p>q. Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices.</p>				

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>4.H-1(b):</b> Maintain construction equipment and vehicle engines in good condition and in proper tune as per manufacturers' specifications and per SCAQMD rules, to minimize exhaust emissions.</p>	<p>Submittal and approval of a construction management plan</p>	<p>During construction</p>	<p>Applicant</p>	<p>DPW</p>
<p><b>4.H-1(c):</b> All on-site heavy-duty construction equipment shall be equipped with diesel particulate traps as feasible.</p>	<p>Submittal and approval of a construction management plan</p>	<p>During construction</p>	<p>Applicant</p>	<p>DPW</p>
<p><b>4.H-2(a):</b> Subdivisions and buildings will be required to exceed Title 24 of the California Code of Regulations (also known as the California Building Standards Code) 2005 requirements by 15 percent.</p>	<p>Submit a copy of approved Building Plans with note referencing Green Building Ordinance requirements</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<p>DPW/DRP</p>
<p><b>4.H-2(b):</b> Lighting for public streets, parking areas, and recreation areas shall utilize energy efficient light and mechanical, computerized or photo cell switching devices to reduce unnecessary energy usage.</p>	<p>Submittal and approval of a Lighting Plan with note referencing Green Building Ordinance requirements</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<p>DPW/DRP</p>
<p><b>I. WATER RESOURCES</b></p>				
<p><b>4.I-1</b> All appliances such as showerheads, lavatory faucets and sink faucets shall comply with efficiency standards set forth in Title 20, California Administrative Code Section 1604(f). Title 24 of the California Administrative Code Section 1606(b) prohibits the installation of fixtures unless the manufacturer has certified to the California Energy Conservation compliance with the flow rate standards.</p>	<p>Submit a copy of approved Building Plans with note referencing Green Building Ordinance requirements</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<p>DPW/DRP</p>

Applicant Initials \_\_\_\_\_

**Skyline Ranch  
Draft Mitigation Monitoring Program (Cont'd)**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>4.1-2</b> Low flush toilets shall be installed as specified in California State Health and Safety Code Section 17921.3 and the County Green Building Ordinance.</p>	<p>Submit a copy of approved Building Plans with note referencing Green Building Ordinance requirements</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<p>DPW/DRP</p>
<p><b>4.1-3</b> All common area irrigation areas shall be capable of being operated by a computerized irrigation system which includes an onsite weather station/ET gage capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. All common area irrigation controllers shall also include a rain sensing automatic shutoff.</p>	<p>Submittal and approval of a Landscape Plan with note referencing Green Building Ordinance requirements</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<p>DPW/DRP</p>
<p><b>4.1-4</b> Common area landscaping shall emphasize drought-tolerant vegetation. Plants of similar water use shall be grouped to reduce over-irrigation of low-water-using plants. Those areas not designed with drought-tolerant vegetation shall be gauged to receive irrigation using the minimal requirements.</p>	<p>Submittal and approval of a Landscape Plan with note referencing Drought-Tolerant Landscaping Ordinance requirements</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<p>DPW/DRP</p>
<p><b>4.1-5</b> Residential occupants shall be informed as to the benefits of low-water-using landscaping and sources of additional assistance in such.</p>	<p>Provide information to residents</p>	<p>Post occupancy</p>	<p>Applicant</p>	<p>DRP</p>

Applicant Initials \_\_\_\_\_

August \_\_, 2009

**Flag Lot Burden of Proof**  
**Project No. 04-075**  
**Vesting Tentative Tract Map No. 060922**  
**Skyline Ranch Project**

**As Required by County Code Section 21.24.320, the Proposed Platting of Flag Lots is Justified by Topographic Conditions and the Size and Shape of the Division of Land Because:**

The proposed subdivision includes 1,260 single-family residential lots, of which only 5 lots are flag lots. The proposed flag lots are Lot 20, Lot 499, Lot 502, Lot 539, and Lot 542. The frontages for each of the flag lots range from 20 feet to 24 feet. The proposed subdivision is a hillside development.

The proposed flag lots are not the traditional flag lot design. They do not contain a skinny "pole" between other residential lots and a wider "flag" behind a residential lot. Rather, the lots are more pie-shaped, with direct frontage on a County-maintained street unimpeded by another residential lot. Each flag lot widens towards the rear of the lot because it is located on a cul-de-sac, where a row of rectangular lots would underutilize the property comprising the rear portion of the lots.

The flag lots were necessary to accommodate the City of Santa Clarita's request for an extensive paseo system throughout the project and, with respect to Lot 20, to accommodate a greenbelt area at the end of the cul-de-sac.

**As Required by County Code Section 21.24.320, the Proposed Platting of Flag Lots is Not in Conflict with the Pattern of Neighborhood Development Because:**

The proposed flag lots have direct frontage on a County-maintained street. The homes will maintain a presence to the street, are oriented to the street, and will be visible from the street. Each unit will have both a front and a rear yard on opposite sides of the home. The front yard setback will match the neighborhood pattern and meet County standards, including adequate vehicle turn-around space for each home. No area, setback or other variance is needed for the

proposed homes, and no privacy concerns are raised by the proposed design because the flag lots do not locate one home behind the back yard of another home.

Because the proposed flag lots are not the typical flag lot design, many of the concerns regarding traditional flag lots are not implicated by the proposed design.

Traditional flag lots are discouraged for safety reasons because it can be difficult for emergency services to locate and access lots that do not have direct frontage along a County-maintained street and are often hidden behind other homes. With the proposed design, the new homes will have direct frontage on and will be visible from a County-maintained street.

Traditional flag lots are also discouraged because the sharing of a common driveway by several homes can create additional civil concerns of ongoing maintenance that all users must agree to. This subdivision is designed so that each of the proposed flag lots will have its own driveway.

Lastly, traditional flag lots are discouraged on smaller infill sites because redevelopment of existing low-density, single-family residential neighborhoods with flag lots can lead to overdensification of narrow streets, large asphalt areas to access rear lots and an overwhelming mass of new units incompatible with the existing neighborhood. None of these concerns are raised by the proposed flag lots. The proposed subdivision creates a new neighborhood, with streets built to County standards, and the proposed design will not increase suddenly the density of an existing neighborhood.

July 20, 2009

**Burden of Proof for Requested Conditional Use Permit  
Hillside Management  
Project No. 04-075  
Vesting Tentative Tract Map No. 060922  
Skyline Ranch Project**

**As Required by County Code Section 22.56.215(F)(1)(a), the Proposed Project is Located and Designed So As To Protect the Safety of Current and Future Community Residents, and Will Not Create Significant Threats to Life and/or Property Due to the Presence of Geologic, Seismic, Slope Instability, Fire, Flood, Mud Flow, or Erosion Hazard Because:**

The project will comply with all applicable grading and development standards that have been established and are required to ensure that hillside development is conducted in a manner to protect the public health and safety.

Please see the following for additional supportive information:

**1. The Project Will Result in No Significant Geotechnical Resources Impacts.**

Adherence to standard engineering practices and Uniform Building Code requirements will ensure that project grading and construction will not generate hazardous conditions to on-site structures. Implementation of proposed measures, which include remedial grading, compacted fill buttresses, stabilization fill sections and shear keys, and design in accordance with the latest Uniform Building Code and current state-of-the-industry practices, will stabilize graded areas and create stable and safe conditions for current and future community residents.

**2. The Project Will Result in No Significant Seismic Impacts.**

No known active or potentially active faults traverse the project site and the project site is not within an Alquist-Priolo Earthquake Fault Zone. Therefore, the potential for ground rupture on the project site is considered very low.

Like all projects in the County of Los Angeles, the project site is situated within the seismically active Southern California region, and ground shaking is likely to occur from movement along nearby faults. The project will comply with the Uniform Building Code and Los Angeles County building standards to reduce potential for significant damage to structures resulting from strong seismic ground shaking.

Appropriate mitigation measures will be implemented to mitigate potentially significant impacts due to liquefaction, settlement, and landslides to less-than-significant levels, including designation of Restricted Use Areas and removal and recompaction of existing fill soils, colluvial deposits and slopewash, alluvial deposits, landslide debris, and terrace deposits.

### **3. The Project Will Result in No Significant Impacts Due to Slope Instability.**

The project site will be graded for major roads and infrastructure, to establish drainage patterns and to create buildings pads. Remedial grading in the form of buttress and stability fills will also occur. Appropriate mitigation measures in the form of drainage ditches, berms, and swales, impacts walls, and slope design will be required to mitigate potentially significant impacts due to slope instability to less-than-significant levels.

### **4. The Project Will Improve Regional Fire Protection.**

The project will provide on-site an appropriate fuel modification area, which will protect the project site and the surrounding community from fire. The project will comply with all Los Angeles County Fire Department requirements for development in the Very High Fire Hazard Severity zone, and all other applicable requirements in the County Fire and Building Codes regarding site access, fire hydrant spacing, water storage, building materials, and fire flow.

Based on an engineering study prepared for the project, the proposed water system could deliver fire flow of 1,250 gpm at 20 pounds per square inch for the duration of two hours in compliance with Los Angeles County Fire Department requirements.

The project will improve the regional circulation system, which will improve access for emergency vehicles. Emergency access to the project site would be provided primarily by the off-site extension of Whites Canyon Road, which would connect from Plum Canyon on the west (through Tract 46018) to the southeast and through the project site as Skyline Ranch Road, ultimately connecting to Sierra Highway north of its existing intersection with Adon Avenue. Internal access within the project site would be provided via the project's internal streets, which would all be constructed to meet Los Angeles County Fire Department standards with respect to minimum street width, turning radii and other similar requirements.

The project will be required to pay fees pursuant to the Los Angeles County Fire Department's Developer Fee Program, which would be used toward land acquisitions, facility improvements, and partial funding of new equipment.

### **5. The Project Will Result in No Significant Impacts Due to Soil Erosion.**

The project will comply with standard measures implemented in grading plans to reduce erosion, including berms, paved interceptor drains, paved terrace drains, down drains, and other drainage structures to capture surface flows and convey them to appropriate basins or storm drain inlets. Such elements are required by the applicable Building Code and are commonly finalized through the plan check process.

Compliance with applicable Best Management Practices, required erosion control plans, and other regulatory requirements will be mandatory by the governing agencies. Such measures have proven to reduce undue soil erosion on projects in the nearby vicinity with similar soil types. A mitigation measure requiring preferential placement of soils containing significant

finer content in the outer five feet of fill slopes and 90 percent relative compaction for the outer face of fill slopes will be implemented to mitigate potentially significant impacts due to soil erosion to less-than-significant levels.

**6. The Project Results in No Significant Flood or Mud Flow Impacts and Will Improve Drainage Patterns.**

The project will construct comprehensive drainage systems designed in compliance with County standards, which will eliminate flood, mudflow or erosion hazards. Construction of the project is proposed to include several storm drain systems, 13 on-site desilting basins, and approved Standard Urban Storm Water Mitigation Plan (SUSMP) devices. A storm drain system will be installed to carry runoff from the developed and undeveloped portions of the project to regional off-site storm drain facilities. The proposed storm drain system includes a series of catch basins, inlets, and pipelines within the roads and parks. Energy dissipaters, such as rip rap, would be placed at the discharge points of each storm drain outlet.

Implementation of the approved SUSMP and drainage concept plan, combined with implementation of all proposed mitigation measures, will reduce on-site and downstream potential for flooding or increased water pollution to a less than significant level.

Potential impacts on flooding along Sierra Highway at Skyline Ranch Road due to the displacement of floodplain area within fill required to connect the roadways would be mitigated to less than significant levels by providing drainage features, such as a culvert or a bridge at the project entrance, that would allow water to flow under Skyline Ranch Road.

**7. The Project Site is Located Proximate to Emergency Fire Services.**

The project is located proximate to urban emergency services, including fire protection facilities. The project site is located within Battalion 6 of the Los Angeles County Fire Department's District. There are 9 existing and 11 proposed fire stations within the District, which serves the unincorporated areas of the Santa Clarita Valley and the City of Santa Clarita.

Based on the project's density, the Los Angeles County Fire Department has a minimum response distance of three miles. The closest fire station to the project site is Fire Station 107, located approximately one mile south of the site and well within the minimum response distance. The next closest fire station, Fire Station 104, is located temporarily approximately 2.5 miles southwest of the site. A permanent location for Fire Station 104 will be at the intersection of Golden Valley Road and Soledad Canyon Road, but a timeframe for its establishment has not been decided. In addition, Fire Station 128 is planned in the vicinity of the intersection of Plum Canyon and Whites Canyon Road, approximately 0.75 miles from the project site, and is expected to replace Fire Station 107 as the primary responder for the site.

**As Required by County Code Section 22.56.215(F)(1)(b), the Proposed Project is Compatible With the Natural, Biotic, Cultural, Scenic and Open Space Resources of the Area Because:**

The project transfers density and clusters development to preserve sensitive biological resources, including a proposed Significant Ecological Area (“SEA”), to provide large contiguous areas of natural open space, to reduce landform alteration and preserve views, and to avoid development of a significant ridgeline. The project will not significantly impact cultural resources.

Please see the following for additional supportive information:

**1. The Project Transfers Density and Clusters Development to Preserve Resources and Open Space.**

The project proposes to transfer density and cluster residential development on a 622-acre portion of a 2,173-acre project site. The transfer of density from urban areas within the project site, including 200 approved residential lots on Cruzan Mesa, is appropriate because the topography of the development site is flatter than the northerly portion of the site, the development site is located proximate to existing urban developments, and development patterns of the surrounding areas support the preservation of urban-designated areas as open space.

The transfer of urban and non-urban densities supports general plan policies encouraging the concentration of development near urban areas, preservation of open space and SEAs, preservation of major ridgelines and flood-prone areas, and reductions in grading:

- The proposed density transfer moves development from the more rugged portions of the project site (e.g., the central portion of the site dominated by areas in excess of 50 percent) to flatter portions of the site, even though pockets of greater than 50 percent slope will be developed by the project. This avoids impacts on a major ridgeline and development on steeper slopes in less accessible areas, reducing the amount of grading required for development, the area of disturbance per unit, and visual impacts.
- The proposed density transfer moves development from an area within Cruzan Mesa previously approved for development, which contains regionally significant biotic resources (vernal pools) and supports that area’s preservation and designation as a County SEA.
- The proposed density transfer maintains the northerly portion of the site in open space, thus preserving the rural character of the surrounding areas to the north, avoiding additional traffic in these areas, and providing transitional open space between the development to the south and the National Forest to the north.
- The proposed density transfer helps support development of a regional roadway to connect Whites Canyon Road and Sierra Highway, consistent with a proposed update to the County Highway Plan. The current Highway Plan depicts proposed Cruzan Mesa Road through the

proposed SEA. Compared to alignments shown on the current Highway Plan, this alternative roadway improvement would reduce grading and avoid impacts on sensitive biotic resources.

**2. The Project Will Preserve All of the On-Site Portion of the Proposed Cruzan Mesa Vernal Pools SEA.**

The proposed Cruzan Mesa Vernal Pools SEA comprise the Cruzan Mesa Vernal Pool Complex and the smaller Plum Canyon Vernal Pool. Vernal pools are regionally unique biotic communities that support a variety of special-status plants and animal species. These pools support the federally and state endangered California Orcutt grass, the federally threatened spreading navarretia and vernal pool fairy shrimp, and sensitive/declining vegetation communities of coastal sage scrub and holly-leaved cherry scrub. These pools also provide potential habitat for several additional non-agency listed special status species.

The project proposes to transfer density and cluster development to ensure that no development will occur in the 1,356 acres of the project site that are located within the proposed Cruzan Mesa Vernal Pools SEA. This includes 200 lots approved as part of recorded tract map number 44967. Additional open space outside the proposed SEA will also be provided.

The project will provide perimeter landscaping with a mix of native, drought-tolerant, low-fuel, and non-invasive plant species to serve as a buffer between improved areas of the site and adjacent open space areas.

**3. The Project Will Preserve Significant Open Space and an Immense Buffer to Transition to the Angeles National Forest.**

The project will preserve approximately 1,551 acres of the project site as permanent open space. Large portions of the open space are contiguous and preserve the entirety of the on-site portion of the proposed Cruzan Mesa Vernal Pools SEA.

Approximately 1,356 acres of the project's open space include the proposed SEA, which will be maintained as natural open space through the establishment of the proposed Skyline Ranch Conservation Area.

By transferring density from the northern portion of the project site, the project preserves the rural character of the surrounding areas to the north, avoiding additional traffic in these areas, and providing transitional open space between the development to the south and the National Forest to the north.

**4. The Project Will Preserve Wildlife Corridors.**

The vernal pools on Cruzan Mesa are isolated, high resource value sites, providing a habitat linkage for migrating waterfowl and potentially for shorebirds. They also provide a feeding ground for resident species. The project would not affect the vernal pools on Cruzan Mesa and

within Plum Canyon, therefore habitat linkages for migrating waterfowl and other mobile wildlife species using vernal pool resources would not be adversely affected by the project.

The project site is not a component of a significant regional wildlife movement corridor, it does not provide a linkage between two or more larger habitat area, and it is outside of any identified Missing Linkages in the San Gabriel Mountains/Castaic design. However, Plum Canyon and the unnamed canyon to the south undoubtedly still serve as local travel routes for terrestrial mammals and other more mobile species. The study area is directly linked to the Angeles National Forest through Vasquez Canyon to the north. Impacts to the unnamed canyon in the southern portion of the study area would not significantly impact regional wildlife movement as this canyon is currently fragmented from open space areas to the south. Effects on wildlife movement would be less than significant.

#### **5. The Project Will Improve Trails and Trail Connectivity.**

The project will extend the County trail system by dedicating an easement in the northern portion of the site, from Vasquez Canyon Road to the Plum Canyon fire road and southwesterly to a lookout point. Sufficient area will be provided at Vasquez Canyon Road for a staging area. The proposed trail extension would run a total distance of approximately 2.43 miles within portions of the project's open space.

#### **6. The Project Will Result in No Significant Impacts to Cultural Resources.**

Known archaeological resources have been subject to Phase II testing, which included mapping, surface collecting of artifacts, hand excavation of test pits, laboratory testing, cataloging, analyses of the recovered artifact collection, and historical records searches. The results of the testing indicate a low probability for the sites to provide additional information to the extent that the sites are not considered unique archaeological resources. Project impacts are considered less than significant.

There are no known Native American resources recorded near the project area, and the project is not expected to have an impact on these resources.

Mitigation measures will be implemented, including paleontological survey and treatment program, monitoring, and data recovery, to mitigate potential impacts to paleontological resources to less-than-significant levels.

#### **7. The Project Minimizes View Impacts.**

Development has been sited to minimize views of the project from off-site locations. The project preserves the dominant ridgelines and landscaping and revegetation will be required to mitigate impacts to views. From most off-site locations, the development is either buffered by natural features or the project is not expected to figure prominently in views.

**As Required by County Code Section 22.56.215(F)(1)(c), the Proposed Project is Conveniently Served by Neighborhood Shopping and Commercial Facilities Because:**

The project site is located adjacent to urban development and proximate to commercial land uses.

Please see the following for additional supportive information:

**1. Existing Commercial Land Uses are Located Nearby.**

A full range of nearby commercial land uses exist near the project site and in the City of Santa Clarita. Soledad Canyon Road is located approximately one mile south of the project site and provides the nearest major commercial activities.

**As Required by County Code Section 22.56.215(F)(1)(c), the Proposed Project Can Be Provided with Essential Public Services Without Imposing Undue Costs on the Total Community Because:**

The project site is located adjacent to urban development and proximate to public services and infrastructure.

Please see the following for additional supportive information:

**1. The Project is Located Proximate to Urban Development and to Essential Public Services.**

Proposed urban areas within the project site are located immediately adjacent to existing and approved urban development, and are located proximate to essential public services, which can be extended readily to the project site.

The project results in no significant impacts with respect to water resources, wastewater disposal, solid waste disposal, education, libraries, parks, and fire services.

**2. Utility Services are Readily Available.**

Utility services are available without imposing any additional costs to the community and existing utility services have the capacity to serve the proposed development without any burden on the utilities and without creating deficiencies in existing developments.

In addition, the project will improve water delivery infrastructure to provide needed additional storage capacity to the Santa Clarita Water Division of the Castaic Lake Water Agency. The project provides an additional connection for infrastructure through Skyline Ranch Road between Sierra Highway to Plum Canyon.

**3. The Project Will Provide Important Infrastructure Improvements to Benefit the Community.**

The project will construct substantial infrastructure improvements and pay developer fees that will benefit the community. These include the school improvements and fees (estimated cost of \$41,004,549); the park site and park improvements (estimated cost of \$4,780,000); off-site sewer improvements (estimated cost of \$1,392,840); deeded streets for Skyline Ranch Road (estimated cost of \$13,950,614); Mint Canyon Trail improvements (estimated cost of \$175,000); improvements to the water delivery system (estimated cost of \$1,501,652); fire department developer fee (estimated cost of \$3,628,800); 78-inch storm drain system to mitigate downstream erosion and drainage; bridge to mitigate flooding for Skyline Ranch Road; open space, including SEA preservation (estimated land cost of \$65,000,000); optional pedestrian bridge over Skyline Ranch Road (estimated cost of \$1,250,000); and library developer fees (estimated cost of \$895,860). These represent a combined value of \$133,579,315 of infrastructure improvements for the community.

**As Required by County Code Section 22.56.215(F)(1)(c), the Proposed Project is Consistent with the General Plan Because:**

**1. The Project is Consistent with the General Plan, including Plan Policies Encouraging Clustering and Density Transfer to Preserve Resources and Open Space and to Minimize Grading.**

The project utilizes density transfers and clustering to maximize open space, to eliminate all development within the proposed SEA (including 200 recorded lots on Mystery Mesa), to preserve significant ridgelines, to minimize grading, to preserve floodways and drainages, and to preserve wildlife corridors and sensitive biological resources. All of these important objectives are supported by the General Plan.

The Santa Clarita Valley Area Plan The General Plan includes the following provisions:

- Section V.B.1.d, page 33, expressly authorizes density transfer among land use classifications within a project site (regardless of urban or non-urban designation) when geological and topographic data support the need, the number of units is not increased and health and safety is not detrimentally affected;
- Section V.B.1.b, page 33, provides that residential densities should be considered as average densities for the total proposed development site, to promote clustering, the provision of additional open space and the avoidance of hazardous lands;
- Section V.B.7.c.3, page 41, expressly authorizes density transfer as a tool to preserve SEAs; and
- Sections V.C.1.a.2 and V.C.1.b.2, pages 44 and 46, respectively, encourage density transfer and clustering of structures in urban and non-urban hillsides from steeper to more gently

rolling and level land as a means of preserving the natural terrain, minimizing grading and reducing exposure to natural hazards.

Further, the following general policies encourage density transfer:

- Land Use Element Policy 2.4 encourages the consideration of residential densities as averages to allow for the clustering of development and the transfer of unit credit;
- Land Use Element Policy 2.5 authorizes density transfer to preserve hillsides, to promote superior design and to respond to changing housing needs; and
- Environmental Natural Resources Element Policy 1.5 encourages clustering of residential uses in hilly and mountainous areas to minimize grading and to preserve the natural terrain.

The project does not violate the Plan policy prohibiting density transfer within Non-Urban hillsides to areas of a project site predominantly in excess of 50 percent natural slope (page 46 of the Plan). To the contrary, the project will transfer density from the northerly portion of the site where 50% slopes predominate to the development site where less than 50% slopes predominate.

General Plan consistency cannot be determined by identifying isolated General Plan policies. Policies relating to protection of slopes cannot be elevated above all other policies. The project is designed to direct development away from steeper slopes to flatter areas, and promotes many important General Plan goals and policies to preserve SEAs, open space, sensitive biological resources, drainages, and views.

Perfect conformity with each and every Plan policy is an impossible and inappropriate task given the wide range of competing interests that a general plan attempts to promote. Indeed, as a matter of law, strict consistency with each and every Plan policy is not required when reviewing a project for consistency with a general plan. *See Families Unafraid to Uphold Rural Etc. County v. Board of Supervisors*, 62 Cal.App.4th 1332, 1336 (1998). Because the various policies promoted by a general plan attempt to balance a range of competing interests, the governmental decisionmaker must be allowed to weigh and balance a plan's policies when applying them, and it has broad discretion to construe its policies in light of the plan's purposes. *See Families Unafraid*, 62 Cal.App.4th at 1336. It follows that it is impossible for a project to be in perfect conformity with each and every policy set forth in the plan. *See Families Unafraid*, 62 Cal.App.4th at 719-20 and *Defend the Bay v. City of Irvine*, 119 Cal.App.4th 1261 (2004).

Consequently, the law provides that a proposed project is consistent with a general plan if it is in overall harmony with the plan, furthers one or more plan policies and does not conflict with mandatory plan policies. See *Sequoyah Hills Homeowners Ass'n v. City of Oakland*, 23 Cal.App.4th 704 (1993).

The project also promotes the following General Plan Objectives and Policies:

**A. The Project Provides for Land Use Arrangements That Take Full Advantage of Existing Public Service and Facility Capacities.**

The proposed density transfer clusters development areas adjacent to urban development and nearby infrastructure, thereby avoiding the need to extend infrastructure to remote areas of the site. Existing public services and facilities that serve built residential areas next to the project site can be readily extended, and the project will also provide an elementary school site and an improved community park.

**B. The Project Maintains and Enhances the Quality of Existing Residential Neighborhoods.**

The proposed project will complement and be an extension of existing residential neighborhoods. Combined public facilities and recreational opportunities will enhance the value and attractiveness of existing and new neighborhoods.

**C. The Project Encourages High Quality Design, Compatible With and Sensitive to the Natural and Manmade Environment.**

Contour grading, clustered residential development, open space preservation, and restoration of the project site with native landscaping ensures compatibility and sensitivity to the natural environment.

**D. The Project Encourages More Efficient Use of Land, Compatible With and Sensitive to Natural Ecological, Scenic, Cultural and Open Space Resources.**

Maximizing the preservation of large areas of the project site as natural open space and a naturalized restoration of open space along with development transition areas ensures compatibility with areas which will remain in their natural state after project development. Limiting development to lower elevation areas will minimize viewshed impacts from off-site view locales.

**E. The Project is Compatible with the Natural and Manmade Environment and Implements High Quality Design Standards.**

Development of the project will be blended with open space areas through contour grading transition between development and open space. The areas will be restored with native vegetation.

**F. The Project Ensures Compatibility of Development Adjacent to the Angeles National Forests.**

The Angeles National Forest is located to the north of the project site. This area will be protected from encroachment by a buffer of natural open space, which transitions to the south into the residential area. The buffer will minimize the potential for intrusion into the National Forest.

**G. The Project Has Adequate Access to Paved Roads and Water Lines of Sufficient Capacity.**

The proposed density transfer would help support development of a regional roadway that would connect Whites Canyon Road and Sierra Highway consistent with a proposed update to the County Highway Plan. The off-site extension of Whites Canyon Road, which would connect from Plum Canyon on the west (through Tract 46018) to the southeast and through the project site as Skyline Ranch Road, ultimately connecting to Sierra Highway north of its existing intersection with Adon Avenue. Internal access within the project site would be provided via the project's internal streets, which would all be constructed to meet Los Angeles County Fire Department standards with respect to minimum street width, turning radii and other similar requirements.

Potable water service serving existing subdivisions presently can be extended to the project site.

**H. The Project Affords Effective Protection for Significant Ecological and Habitat Resources, and Lands of Major Scenic Value.**

The project proposes to transfer density and cluster development to ensure that no development will occur within the proposed Cruzan Mesa Vernal Pools SEA (1,356 acres), including 200 lots approved as part of recorded tract map number 44967.

**2. The Project is Consistent With the Draft *One Valley One Vision* Update to the Santa Clarita Valley Area Plan.**

The County is preparing an update to the Santa Clarita Valley Area Plan called *One Valley One Vision*. The plan is meant to ensure consistency with both the County's General Plan and the City of Santa Clarita's General Plan.

The draft plan designates the southerly portion of the project site where development is proposed as Large Lot Residential (H2). The northerly portion of the site, which comprises the proposed Cruzan Mesa Vernal Pools SEA, is designated Rural Land (RL5). Under the proposed land use classifications, approximately 1,795 dwelling units could be developed on the site, which is far more than the current development proposal of 1,260 homes.

**As Required by County Code Section 22.56.215(F)(1)(d), 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 Because:**

The project is clustered adjacent to existing urban development and infrastructure, which takes advantage of existing infrastructure and allows for the preservation of most of the site as open space, including a proposed SEA and a significant ridgeline, and an immense buffer between the Angeles National Forest and urban development.

**1. The Project's Density Transfer and Clustered Land Plan Was Chosen to Preserve Open Space and Environmental Resources, Including a County-Proposed SEA.**

The project proposes to transfer density and cluster residential development on a 622-acre portion of a 2,173-acre project site. The density transfer includes the retirement of 200 approved residential lots on Mystery Mesa, a regionally significant open space resource and the drainage areas for vernal pools located within a County-proposed SEA.

The proposed density transfer supports general plan policies encouraging the concentration of development near urban areas, preservation of open space and SEAs, preservation of major ridgelines and flood-prone areas, and reductions in grading.

The proposed density transfer moves development from the more rugged portions of the project site (e.g., the northerly portion of the site predominated by areas in excess of 50 percent) to flatter portions of the site, thereby avoiding impacts to a major ridgeline and development on steeper slopes in less accessible areas, reducing the amount of grading required for development, the area of disturbance per unit, and visual impacts.

The proposed density transfer also avoids development of a County-proposed SEA and maintains the northerly portion of the site in open space, thus preserving the rural character of the surrounding areas to the north and providing transitional open space between the development to the south and the National Forest to the north.

The proposed density transfer would help support development of a regional roadway to connect Whites Canyon Road and Sierra Highway consistent with a proposed update to the County Highway Plan. The current Highway Plan depicts proposed Cruzan Mesa Road through the proposed SEA.

**2. The Project Establish a National Forest Buffer and Preserves the Rural Character of the Surrounding Areas to the North.**

By transferring density from the northern portion of the project site, the project preserves the rural character of the surrounding areas to the north, avoiding additional traffic in these areas, and providing transitional open space between the development to the south and the National Forest to the north.

**3. The Preserves Substantial Public Open Space and Utilizes Contour Grading.**

Single family residences will be clustered, thereby preserving substantial open space and habitat areas. Contour grading will allow the development areas to better blend into the open space areas and at the same time reduce the volume of grading as compared to conventional grading techniques.

July 20, 2009

**Burden of Proof for Requested Conditional Use Permit  
Density-Controlled Development  
On-Site Grading  
Project No. 04-075  
Vesting Tentative Tract Map No. 060922  
Skyline Ranch Project**

**As Required by County Code Section 22.56.040(A)(1), 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 Because:**

The project is appropriately designed for the property and surrounding community. The project site is large and located in the Santa Clarita Valley. Existing urban development and infrastructure is located directly to the south, and the southerly portion of the site is flatter and has fewer geological, biological and topographical constraints than the northerly portion of the site.

The northerly portion of the site is adjacent to the Angeles National Forest and the County proposes to designate it as a Significant Ecological Area (SEA) due to the presence of vernal pools and other important biological resources. Steep slopes greater than 50% predominate and geological constraints limit the development potential. Lastly, changed circumstances including the elimination of proposed roadways, make planned urban development in the northerly portion of the site less appropriate.

Accordingly, the project proposes to develop only within the southerly portion of the site, where less than 50% slopes predominate and infrastructure and services can be readily extended from adjacent urban development to service the new community.

Density will be transferred from the northerly portion of the property to the development site, and homes will be clustered to minimize land disturbance and maximize open space. The proposed density transfer and clustered development will preserve the vernal pools and the entirety of the on-site portion of the proposed SEA and the majority of the greater than 50% slopes on the project site.

Lastly, the project will comply with all applicable grading and development standards that have been established and are required to ensure that hillside development is conducted in a manner to protect the public health and safety.

Please see the following for additional supportive information:

**1. The Project is Adjacent to and a Logical Extension of Existing Urban Development.**

The project site is located adjacent to existing and planned urban development, infrastructure, emergency services, transportation corridors and major employment centers. No incompatible uses will be created that would adversely affect existing development.

The project will extend existing utility and service systems to the project site but will not adversely affect capacities that currently serve the County of Los Angeles, the City of Santa Clarita and its sphere of influence.

The project will include off-site improvements to the regional sewer system at an estimated cost of \$1,392,840 and improvements to the regional water delivery system at an estimated cost of \$1,501,652.

**2. The Project Will Comply With All County Development Standards Required to Ensure that Hillside Development is Conducted in a Safe Manner and all Geotechnical, Seismic, Slope Stability, Erosion, and Flooding Hazards are Mitigated.**

The project will comply with standard engineering practices, all regulatory requirements, and best management practices pertaining to geotechnical and flooding hazards. The County's Environmental Impact Report prepared for the project finds that all impacts related to geotechnical, seismic, slope stability, erosion and flooding hazards are less than significant or will be mitigated to less-than-significant levels.

**3. The Project Will Transfer Density and Cluster to Preserve Steep Slopes and Significant Biological Resource Areas.**

The project will transfer density between land use classifications and cluster homes within land use classifications, so that only approximately one-quarter of the project site will be developed. The proposed density transfers and clustering allow the project to shift development from the northerly portion of the site to the more appropriate southerly portion of the site.

The northerly portion of the site is next to rural communities and the Angeles National Forest. The County proposes to designate most of the northerly portion of the site as a Significant Ecological Area (SEA) due to the presence of vernal pools and other important biological resources. Steep slopes greater than 50% predominate and geological constraints limit the development potential.

In addition to these topographical and geological constraints, changed circumstances make many of the areas preserved by the proposed density transfer less appropriate for development. For example, Urban and Floodway designated land in the easterly portion of the project site is no longer appropriate for urban development because the existing community located to the east of those areas was not developed to urban densities as anticipated. In addition, the County proposes to delete future White's Canyon and Cruzan Mesa Roads, which traverse the proposed SEA, from the Highway Plan. As such, substantial portions of areas that would be expected to take access from these roads are less appropriate for urban development.

The project will even transfer density from 200 recorded lots on Mystery Mesa (Tract Map No. 44967). Mystery Mesa is a regionally significant open space and scenic vista resource. Vernal pools, which are the basis for the inclusion of a large portion of the project site in a proposed

SEA, are located within Mystery Mesa, and property at Mystery Mesa proposed for development includes the drainage area for these important vernal pools. Significant grading will also be required to access the recorded lots. The proposed density transfer will preserve Mystery Mesa in its entirety.

The project will transfer density from these areas to the proposed development site, which is proximate to urban development, infrastructure and services. The development site is located entirely outside of the proposed SEA and less than 50% slopes predominate. The proposed density transfer will therefore minimize grading, preserve open space and promote superior planning by locating urban development proximate to already developed communities.

#### **4. The County General Plan Encourages Density Transfer.**

The General Plan includes the following:

- Section V.B.1.d, page 33, expressly authorizes density transfer among land use classifications within a project site (regardless of urban or non-urban designation) when geological and topographic data support the need, the number of units is not increased and health and safety is not detrimentally affected;
- Section V.B.1.b, page 33, provides that residential densities should be considered as average densities for the total proposed development site, to promote clustering, the provision of additional open space and the avoidance of hazardous lands;
- Section V.B.7.c.3, page 41, expressly authorizes density transfer as a tool to preserve SEAs; and
- Sections V.C.1.a.2 and V.C.1.b.2, pages 44 and 46, respectively, encourage density transfer and clustering of structures in urban and non-urban hillsides from steeper to more gently rolling and level land as a means of preserving the natural terrain, minimizing grading and reducing exposure to natural hazards.

Further, the following general policies encourage density transfer:

- Land Use Element Policy 2.4 encourages the consideration of residential densities as averages to allow for the clustering of development and the transfer of unit credit;
- Land Use Element Policy 2.5 authorizes density transfer to preserve hillsides, to promote superior design and to respond to changing housing needs; and
- Environmental Natural Resources Element Policy 1.5 encourages clustering of residential uses in hilly and mountainous areas to minimize grading and to preserve the natural terrain.

The project does not violate the Plan policy prohibiting density transfer within Non-Urban hillsides to areas of a project site predominantly in excess of 50 percent natural slope (page 46

of the Plan). To the contrary, the project will transfer density from the northerly portion of the site where 50% slopes predominate to the development site where less than 50% slopes predominate.

General Plan consistency cannot be determined by identifying isolated General Plan policies. Policies relating to protection of slopes cannot be elevated above all other policies. The project is designed to direct development away from steeper slopes to flatter areas, and promotes many important General Plan goals and policies to preserve SEAs, open space, sensitive biological resources, drainages, and views.

Perfect conformity with each and every Plan policy is an impossible and inappropriate task given the wide range of competing interests that a general plan attempts to promote. Indeed, as a matter of law, strict consistency with each and every Plan policy is not required when reviewing a project for consistency with a general plan. *See Families Unafraid to Uphold Rural Etc. County v. Board of Supervisors*, 62 Cal.App.4th 1332, 1336 (1998). Because the various policies promoted by a general plan attempt to balance a range of competing interests, the governmental decisionmaker must be allowed to weigh and balance a plan's policies when applying them, and it has broad discretion to construe its policies in light of the plan's purposes. *See Families Unafraid*, 62 Cal.App.4th at 1336. It follows that it is impossible for a project to be in perfect conformity with each and every policy set forth in the plan. *See Families Unafraid*, 62 Cal.App.4th at 719-20 and *Defend the Bay v. City of Irvine*, 119 Cal.App.4th 1261 (2004).

Consequently, the law provides that a proposed project is consistent with a general plan if it is in overall harmony with the plan, furthers one or more plan policies and does not conflict with mandatory plan policies. *See Sequoyah Hills Homeowners Ass'n v. City of Oakland*, 23 Cal.App.4th 704 (1993).

**5. The Project is Consistent With the Draft *One Valley One Vision* Update to the Santa Clarita Valley Area Plan.**

The County is preparing an update to the Santa Clarita Valley Area Plan called *One Valley One Vision*. The plan is meant to ensure consistency with both the County's General Plan and the City of Santa Clarita's General Plan.

The draft plan designates the southerly portion of the project site where development is proposed as Large Lot Residential (H2). The northerly portion of the site, which comprises the proposed Cruzan Mesa Vernal Pools SEA, is designated Rural Land (RL5). Under the proposed land use classifications, approximately 1,795 dwelling units could be developed on the site, which is far more than the current development proposal of 1,260 homes.

**6. The Project Will Provide Important Infrastructure Improvements to Benefit the Community.**

The project will construct substantial infrastructure improvements and pay developer fees that will benefit the community. These include the school improvements and fees (estimated cost

of \$41,004,549); the park site and improvements (estimated cost of \$4,780,000); off-site sewer improvements (estimated cost of \$1,392,840); deeded streets for Skyline Ranch Road (estimated cost of \$13,950,614); Mint Canyon Trail improvements (estimated cost of \$175,000); improvements to the water delivery system (estimated cost of \$1,501,652); fire department developer fee (estimated cost of \$3,628,800); 78-inch storm drain system to mitigate downstream erosion and drainage; bridge to mitigate flooding for Skyline Ranch Road; open space, including SEA preservation (estimated land cost of \$65,000,000); optional pedestrian bridge over Skyline Ranch Road (estimated cost of \$1,250,000); and library developer fees (estimated cost of \$895,860). These represent a combined value of \$133,579,315 of infrastructure improvements for the community.

**As Required by County Code Section 22.56.040(A)(2), the Requested Use at the Proposed Location Will Not be Materially Detrimental to the Use, Enjoyment or Valuation of Property of Other Persons Located in the Vicinity of the Site Because:**

The project will complement existing, adjacent development and will provide the community with amenities, including a turn-key elementary school, improved community park, regional roadway improvements, an extended County trail system, and large amounts of contiguous, permanent open space, which includes a proposed SEA.

This new development will be part of an expanding new residential community with recreational and open space amenities that serve all of the area's residents. With the project, the area will move closer to buildout, resulting in enhanced property values as a complete living environment will be created to serve the area's residents. Amenities and facilities will complete the community, thereby enhancing its benefits to homeowners who have a living and recreational environment complete with a full range of services and amenities.

Please see the following for additional supportive information:

**1. The Project Will Construct an 11-Acre Elementary School and Contribute School Fees.**

The project will dedicate an 11-acre site to the Sulphur Springs School District and construct an elementary school serving approximately 750 kindergarten through sixth grade students. The estimated cost of the school improvements and fees to all applicable local school districts is \$41,004,549.

**2. The Project Will Dedicate and Improve a Large Public Community Park and Will Provide Additional Private Parks and Recreational Amenities.**

The project will construct a large public community park on approximately 12 acres within the development. The park will be improved and dedicated to the County of Los Angeles for operation and maintenance by the County Department of Parks and Recreation. A conceptual park plan approved by the Department of Parks and Recreation includes a multi-purpose ballfield, a basketball court, volleyball court, children's play area, picnic areas, a community

gathering area, seating and lawn areas, and a meandering pathway. Restrooms and a parking lot would also be provided.

In addition to the public park, several smaller parks and recreational amenities are proposed throughout the site. An approximately 2.5-acre park for passive recreation is proposed in the southern residential portion of the site along Skyline Ranch Road. Eight pocket parks, totaling 3.7 acres, are also proposed, as well as an enhanced paseo system segregated from vehicle traffic throughout the development.

Recreational amenities also include approximately two miles of hiking trails along the western, northern and eastern perimeters of the development site and approximately eight miles of bike lanes.

The estimated cost of the park site and park improvements is \$4,780,000.

**3. The Project Transfers Density and Clusters Development to Preserve the Proposed Cruzan Mesa Vernal Pools SEA.**

The project proposes to transfer density and cluster development to ensure that no development will occur in the entirety of the on-site portion of the proposed Cruzan Mesa Vernal Pools SEA.

The proposed SEA includes 958 acres within and adjacent to the project site, and is proposed as an SEA due to the presence of two vernal pool areas: the Cruzan Mesa Vernal Pool Complex and the smaller Plum Canyon Vernal Pool. Vernal pools are regionally unique biotic communities that support a variety of special-status plants and animal species. These pools support the federally and state endangered California Orcutt grass, the federally threatened spreading navarretia and vernal pool fairy shrimp, and sensitive/declining vegetation communities of coastal sage scrub and holly-leaved cherry scrub. These pools also provide potential habitat for several additional non-agency listed special status species.

**4. The Project Will Preserve Significant Open Space.**

The project will preserve approximately 1,551 acres (nearly three-quarters of the 2,173-acre site) as permanent open space. Most of the open space is contiguous.

1,356 acres of the open space comprise the entirety of the on-site portion of the proposed Cruzan Mesa Vernal Pools SEA. The open space also includes Mystery Mesa, a regionally significant open space and scenic vista resource.

The estimated land cost of open space to be preserved by the project is \$65,000,000.

**5. The Project Provides an Immense Permanent Open Space Transition from Urban Development to the Angeles National Forest.**

By transferring density from the northern portion of the project site and preserving approximately 1,551 acres of the site as permanent open space, the project preserves the rural character of the surrounding areas to the north and provides transitional open space between the development to the south and the Angeles National Forest to the north.

**6. The Project Will Extend the County Trail System.**

The project will dedicate an easement in the northern portion of the site, from Vasquez Canyon Road to the Plum Canyon fire road and southwesterly to a lookout point. Sufficient area will be provided at Vasquez Canyon Road for a staging area. The proposed trail extension would run a total distance of approximately 2.43 miles within portions of the project's open space, and will connect to a proposed park and staging area within an adjacent development project.

The estimated cost to improve the Mint Canyon Trail is \$175,000.

**7. The Project Minimizes View Impacts.**

Development has been sited to minimize views of the project from off-site locations. The project preserves the dominant ridgelines and landscaping and revegetation will be required to mitigate impacts to views. From most off-site locations, the development is either buffered by natural features or the project is not expected to figure prominently in views.

**8. The Project Will Enhance Regional Circulation.**

The project will develop a regional roadway to connect Whites Canyon Road and Sierra Highway, consistent with a proposed update to the County Highway Plan. Future White's Canyon and Cruzan Mesa Roads, which traverse the proposed SEA, are proposed to be deleted from the Highway Plan. The project's proposed regional roadway connection will replace these inappropriate alignments.

The proposed off-site extension of Whites Canyon Road would connect from Plum Canyon on the west (through Tract 46018) to the southeast and through the project site as Skyline Ranch Road, ultimately connecting to Sierra Highway north of its existing intersection with Adon Avenue. Internal access within the project site would be provided via the project's internal streets, which would all be constructed to meet Los Angeles County Fire Department standards with respect to minimum street width, turning radii and other similar requirements.

The project will provide bike lanes and an extension of bus services along Skyline Ranch Road to facilitate alternate transportation. Improvements for deeded streets for Skyline Ranch Road are estimated to cost \$13,950,000.

**As Required by County Code Section 22.56.040(A)(3), the Requested Use at the Proposed Location Will Not Jeopardize, Endanger or Otherwise Constitute a Menace to the Public Health, Safety or General Welfare Because:**

The project is located proximate to emergency services and will improve regional fire protection. In addition, the project will comply with standard engineering practices, all regulatory requirements, and best management practices pertaining to geotechnical and flooding hazards.

The County's Environmental Impact Report prepared for the project finds that all impacts related to fire, geotechnical, and flooding hazards are less than significant or will be mitigated to less-than-significant levels.

Please see the following for additional supportive information:

**1. The Project is Located Proximate to Urban Development, Emergency Services and Other Essential Services.**

The proposed development is adjacent to existing residential communities. Urban infrastructure has been extended to the project site and emergency services and other essential services are proximate to the project site.

**2. The Project Will Improve Regional Fire Protection.**

The project will provide on-site an appropriate fuel modification area, which will protect the project site and the surrounding community from fire. The project will comply with all Los Angeles County Fire Department requirements for development in the Very High Fire Hazard Severity zone, and all other applicable requirements in the County Fire and Building Codes regarding site access, fire hydrant spacing, water storage, building materials, and fire flow.

Based on an engineering study prepared for the project, the proposed water system could deliver fire flow of 1,250 gpm at 20 pounds per square inch for the duration of two hours in compliance with Los Angeles County Fire Department requirements.

The project will improve the regional circulation system, which will improve access for emergency vehicles. Emergency access to the project site would be provided primarily by the off-site extension of Whites Canyon Road, which would connect from Plum Canyon on the west (through Tract 46018) to the southeast and through the project site as Skyline Ranch Road, ultimately connecting to Sierra Highway north of its existing intersection with Adon Avenue. Internal access within the project site would be provided via the project's internal streets, which would all be constructed to meet Los Angeles County Fire Department standards with respect to minimum street width, turning radii and other similar requirements.

The project will be required to pay fees pursuant to the Los Angeles County Fire Department's Developer Fee Program, which would be used toward land acquisitions, facility improvements,

and partial funding of new equipment. The estimated fire department developer fee to be paid by the project is \$3,628,800.

**As Required by County Code Section 22.56.040(B), the Proposed Site is Adequate in Size and Shape to Accommodate the Yards, Walls, Fences, Parking and Loading Facilities, Landscaping and Other Development Features Prescribed in the County Zoning Ordinance, or as is Otherwise Required in Order to Integrate the Proposed Use with the Uses in the Surrounding Area Because:**

The project site is large and can accommodate the development standards of the County Zoning Ordinance.

Please see the following for additional supportive information:

- 1. The Project Site is Large and Can Accommodate Required Development Standards Prescribed in the Zoning Ordinance.**

The project provides sufficient space and accommodates all provisions of the County Zoning Ordinance as required to integrate the proposed development with the land uses existing in the surrounding area. The areas within the project site proposed for residential development, the park site and the elementary school lot will have appropriate space and area to accommodate required parking and loading, walls, yards, and landscaping.

**As Required by County Code Section 22.56.040(C)(1), 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 Because:**

The project is adjacent to urban roadways and proposes roadway improvements to improve regional circulation.

Please see the following for additional supportive information:

- 1. The Project Site is Located Near Urban Roadways.**

The project site is located adjacent to existing urban development. Improved roadways are adjacent to the site and can be easily connected to the proposed development.

- 2. The Project Will Construct and Provide Funding for Important Regional Roadway Improvements.**

The project will develop a regional roadway to connect Whites Canyon Road and Sierra Highway, consistent with a proposed update to the County Highway Plan. The off-site extension of Whites Canyon Road will connect from Plum Canyon on the west (through Tract 46018) to the southeast and through the project site as Skyline Ranch Road, ultimately connecting to Sierra Highway north of its existing intersection with Adon Avenue.

**As Required by County Code Section 22.56.040(C)(2), the Proposed Site is Adequately Served by Other Public or Private Service Facilities as are Required Because:**

The project site will be part of an existing urban community, including public and private services, some of which will be developed by the project (e.g., an elementary school site, community park, smaller parks, and open space).

Please see the following for additional supportive information:

**1. The Project is Located Proximate to Urban Development, Emergency Services and Other Essential Services.**

Proposed urban areas within the project site are located immediately adjacent to existing and approved urban development, and are located proximate to emergency services and other essential services.

**2. The Project Will Build a New Public Elementary School.**

The project will provide a site and construct a much-needed new public elementary school.

**3. Utility Services are Readily Available.**

Utility services are available without imposing any additional costs to the community and existing utility services have the capacity to serve the proposed development without any burden on the utilities and without creating deficiencies in adjacent residential areas.

The Environmental Impact Report prepared for the project determined that the project results in no significant impacts with respect to water resources, wastewater disposal, solid waste disposal, education, libraries, parks, and fire services.

**4. The Project Will Pay Library Fees.**

The project will pay a library fee in accordance with the County Public Libraries fee schedule to mitigate its impacts to library services. The estimated library fee to be paid by the project is \$895,860.

**5. Sufficient Commercial Land Uses Are Located Nearby.**

A full range of nearby commercial land uses exist near the project site. Soledad Canyon Road is located approximately one mile south of the project site and provides the nearest major commercial activities.



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Jon Sanabria  
Acting Director of Planning

September 10, 2009

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

FROM: <sup>ACB</sup> Alejandrina C. Baldwin, Principal Regional Planner  
Land Divisions Section

SUBJECT: **PROJECT NO. 04-075-(5)**  
**VESTING TENTATIVE TRACT MAP NO. 060922**  
**CONDITIONAL USE PERMIT CASE NO. 04-075**  
**OAK TREE PERMIT CASE NO. 04-075**  
**HIGHWAY REALIGNMENT CASE NO. 200900001**

**September 16, 2009; AGENDA ITEM NO. 9 a, b, c, d, e**  
**Supplemental Information**

**ENTITLEMENTS REQUESTED**

Vesting Tentative Tract Map: The applicant requests approval of a Vesting Tentative Tract Map No. 060922 to create 1,260 single-family residential lots, a 12 acre public park lot, nine private park lots, an 11.6 acre elementary school lot, four water tank/booster pump station lots (with three water tanks and two booster pump stations), 13 debris basin lots, and 25 open space lots within 2,173 gross acres. The project also proposes a concurrent merger and re-subdivision of 200 single-family lots on an approximate 360 acres previously subdivided by Tract Map Nos. 49433, 49434, and 44967, recorded in 1995 and 1999.

Conditional Use Permit: The applicant requests approval of a Conditional Use Permit ("CUP") to ensure compliance with requirements for development within urban and non-urban Hillside Management areas, density-controlled development, onsite project grading exceeding 100,000 cubic yards, and a temporary materials processing facility proposed during construction within the project site.

Oak Tree Permit: The applicant requests an Oak Tree Permit to authorize the removal of one oak tree (non heritage oak tree) within the project boundary.

Highway Realignment: The applicant requests a Highway Realignment to authorize the realignment of Whites Canyon Road, a 100 foot Major Highway on the Master Plan of Highways, extending from Plum Canyon Road southeast through the project site to Sierra Highway, to be renamed Skyline Ranch Road.

### **PROJECT BACKGROUND**

Your Regional Planning Commission ("Commission") will be holding a public hearing on September 16, 2009 for Vesting Tentative Tract Map No. 060922, and associated entitlements. A complete staff analysis with map exhibits was distributed on September 3, 2009. As of time of writing, there have not been any changes to staff's recommendation.

### **ADDITIONAL CORRESPONDENCE**

Additional correspondence from The Wolcott Company with attachments has been received and is attached.

SMT:ACB

9/10/2009

Attachment:           Additional Correspondence

**THE WOLCOTT COMPANY**  
A LEGACY IN PUBLIC RELATIONS  
Co.

September 3, 2009

Susan Tae, ACIP  
Supervising Regional Planner  
Land Divisions Section  
County of Los Angeles  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

RE: Pardee Homes, Skyline Ranch (Project No. 04-075, TR 060922)

Dear Ms. Tae:

Enclosed are letters from individuals and organizations in the Santa Clarita Valley in support of the proposed Skyline Ranch project or that support Pardee Homes for being an important, contributing corporate citizen in the Santa Clarita Valley.

I hope staff and the Planning Commission find these letters helpful as this project is considered. I have sent a copy of these letters to Paul Novak, too.

Please call me if you have any questions or need to reach any of these individuals or organizations.

Sincerely,

  
Denis Wolcott, APR  
President

cc: Jim Bizzelle, Pardee Homes

Enclosures

SEP - 8 2009



**Santa Clarita Valley Chamber of Commerce**  
28460 Avenue Stanford, #100 • Santa Clarita, CA 91355  
(661) 702-6977 • (661) 702-6980

August 26, 2009

County of Los Angeles  
Regional Planning Commission  
320 W. Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012

RE: Pardee Homes, Skyline Ranch (Project No. 04-075, TR 060922)

Dear Commissioners:

The Santa Clarita Valley Chamber of Commerce Board of Directors supports the planned Skyline Ranch project by Pardee Homes.

The master-planned community would provide much needed single-family housing in the Canyon Country area, add an important major new east-west roadway, and provide a new elementary school and local park. Skyline Ranch's design, with its interior trail and bikeway system, is consistent with the style and quality of other local housing projects that have made Santa Clarita a desired community to live, work and invest.

Skyline Ranch also adds to our valley a significant amount of open space that will be enjoyed by the entire region. We have a rare opportunity to set aside an important area for the environment.

Pardee Homes has been a long-time contributing member of our valley, and has reached out to organizations like ours to receive input about its planned projects. Their commitment to building communities, not just homes, has enhanced Santa Clarita's overall appeal. Pardee Homes has supported various community events and charitable organizations, and has maintained these commitments through one of the toughest economic times for homebuilders.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Larry G. Mankin".

Larry G. Mankin  
President/CEO



August 17, 2009

County of Los Angeles  
Regional Planning Commission  
320 W. Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012

RE: Pardee Homes, Skyline Ranch (Project No. 04-075, TR 060922)

Dear Commissioners:

As a long-time resident and businessman in the Santa Clarita Valley, I support the planned Skyline Ranch project by Pardee Homes.

As a real estate agent who has dedicated his professional service and personal commitment to the Santa Clarita community, I have worked closely with many homebuilders. Pardee Homes has clearly demonstrated a deep commitment to building in our valley quality homes and sustainable communities that bring important amenities, like parks and schools, to completion ahead of schedule.

What I like about the Skyline Ranch project is that it is envisioned as a community very similar to other, well-planned neighborhoods that we have come to enjoy in the Santa Clarita Valley. This includes as a paseo system and trail network that makes it easy to get around neighborhoods. I'm also glad to see Skyline Ranch will add a major new road in this area of valley. It will certainly help with overall traffic flow in this area. What's more, I am very pleased with the large amount of open space, including the pristine Plum Creek Canyon area, to be preserved as open space.

Thank you for considering my support of this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Tanner". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jim Tanner  
Realty Executives  
661-964-1600

August 25, 2009

County of Los Angeles  
Regional Planning Commission  
320 W. Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012

RE: Pardee Homes, Skyline Ranch (Project No. 04-075, TR 060922)

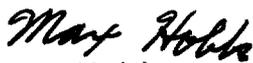
Dear Commissioners:

The writers of this letter are Max Hobbs, the President of the Fair Oaks Ranch Neighborhood Homeowners Association (the "Homeowners Association"), and Dan Carmichael, the Vice President of the Homeowners Association. Pardee Homes is the developer of the Fair Oaks Ranch master-planned community.

Over the past several years, we have worked closely with Pardee Homes on numerous issues which directly affected our Association. Based on our experience, Pardee Homes has demonstrated that it is a responsible developer, which is interested in improving the quality of life in our community. Overall, we have had a positive relationship with Pardee Homes.

We have not fully studied the proposed Skyline Ranch project and, therefore, cannot speak to that specific project. However, based on our observation of the projects Pardee Homes has developed in our area, we know that Pardee Homes is committed to constructing well designed master-planned communities with amenities that significantly enhance the quality of the neighborhoods.

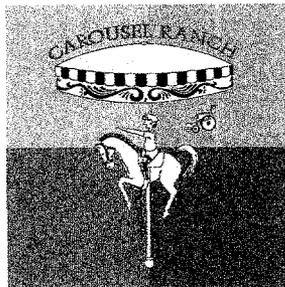
Sincerely,

  
Max Hobbs

  
Daniel Carmichael

# Carousel Ranch

...where hope goes round and round



August 19, 2009

Jim Bizzelle  
Vice President, Community Development  
Pardee Homes  
10880 Wilshire Blvd., Ste. 1900  
Los Angeles, CA 90024

Board of Directors  
Eric Stroh, President  
Brent Gallegos, Vice President  
Rick Delia, Immediate Past President  
Caroline Welcher, Treasurer  
Jami Kennedy, Secretary  
Bruce Crable  
Jeanna Crawford  
Wayne Crawford  
Jeff Fishkin  
Earle Greenberg  
Stacy Nochenson  
Denise Tomey, Executive Director  
Becky Graham, Program Director

Advisory Cabinet  
Richard Budman  
Therese Edwards  
Bob Kellan  
Dr. Kent Robbins  
Jeri Seratti-Goldman

Dear Mr. Bizzelle:

In these tough economic times, it is always heart-warming to know that important members of our local business community continue to find a way to support the programs and non-profit organizations that provide much-needed services to North Los Angeles County.

Carousel Ranch relies on the financial support of the local community to operate its programs and provide services to children with special needs. So, we wish to thank Pardee Homes for its continued support of our organization.

Your contribution to our annual holiday program in 2008 assured us a very meaningful program for our clients, and a great presentation of Carousel Ranch's success in front of the many other organizations that support us. In addition, your gift provided full-scholarships for two of our riders...Cameron and Briana. Pardee Homes understands the importance of building communities - not just houses - in the region.

Through your support, Pardee Homes recognizes that Carousel Ranch is the region's primary resource for therapeutic riding for the disabled. You have recognized the value of our program, which combines traditional horsemanship skills with concepts of physical therapy to improve the strength, balance, and self-esteem for physically and mentally disabled children and adults.

Again, the staff and Board of Directors at Carousel Ranch thank Pardee Homes for its support and we look forward to your continued assistance.

Sincerely,

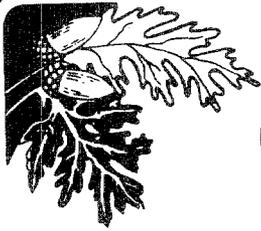
A handwritten signature in cursive script that reads "Denise Tomey".

Denise Tomey  
Executive Director

cc: Los Angeles County Supervisor Michael Antono

34289 Rocking Horse Road • Agua Dulce, CA 91390 • (661) 268-8010

[www.carouselranch.org](http://www.carouselranch.org)



Santa Clarita Valley

# Committee on Aging Corp.

22900 Market Street • Santa Clarita, CA 91321-3608

August 21, 2009

(661) 259-9444 • Fax (661) 259-1647

E-mail: [admin@scvsc.org](mailto:admin@scvsc.org)

Jim Bizzelle  
Vice President, Community Development  
Pardee Homes  
10880 Wilshire Blvd., Ste. 1900  
Los Angeles, CA 90024

Dear Mr. Bizzelle:

The Santa Clarita Valley Committee on Aging Corp. relies on the generosity of our community to help fund the many programs that help improve the quality of life for more than 8,500 of our seniors. We are very thankful to have **Pardee Homes** as a long-standing member of our local business community that supports non-profit organizations that ensures quality of life for everyone on the aging continuum.

Pardee Homes' continued support of our organization helps enhance the independence, dignity, and quality of life for senior citizens in our community. The SCV Committee on Aging and the SCV Senior Center continually innovate programs and services that enfranchise and assist the most vulnerable members of our community. Without the help and contributions of companies like Pardee Homes, our seniors would not enjoy the full range of benefits they now receive from the SCV Senior Center that serves more than 450 square miles in the Fifth Supervisorial District in Los Angeles County.

From our perspective, Pardee Homes recognizes that companies doing business in our valley must contribute to improving the quality of life for all its residents. And in this tough economy, we are especially thankful that Pardee Homes remains committed to support important organizations like ours.

Again, the staff and Board of Directors of the SCV Committee on Aging thank Pardee Homes for its support and we look forward to your continued assistance.

Sincerely,

Brad Berens, Executive Director

cc: Los Angeles County Supervisor Michael Antonovich



**Domestic Violence Center of the Santa Clarita Valley**  
"To Promote and Preserve Non-Abusive, Non-Violent Family Systems"

August 18, 2009

Jim Bizzelle  
Vice President, Community Development  
Pardee Homes  
10880 Wilshire Blvd., Ste. 1900  
Los Angeles, CA 90024

Dear Mr. Bizzelle:

The Domestic Violence Center of the Santa Clarita Valley wishes to thank **Pardee Homes** for its support of our organization. The Domestic Violence Center relies on the financial support of the community to operate its programs and provide services to domestic violence victims and survivors.

Your contribution demonstrates to us that Pardee Homes recognizes the importance of building communities – not just houses – in the Santa Clarita Valley and of your commitment to improve the overall quality of life in the region. Your contribution to our holiday food basket in 2008 helped pay for much needed groceries for dozens of families cared for by the center.

Through your support, Pardee Homes recognizes the Domestic Violence Center is the valley's primary resource for:

- Promoting and preserving non-violent non-abusive family systems through intervention, prevention and education.
- Providing round the clock shelter and counseling with professionalism and compassion to families in crisis due to violence in the home.
- Raising public awareness of physical, emotional and sexual abuse in relationships in order to eliminate the cycle of violence.

Again, the Board of Directors of the Domestic Violence Center thanks Pardee Homes for its support and we look forward to your continued assistance. We are thankful to have companies such as Pardee Homes succeeding in the Santa Clarita Valley.

Sincerely,

  
Nicole Shellcroft, MSW, MA  
Executive Director

cc: Los Angeles County Supervisor Michael Antonovich

The Domestic Violence Center of the Santa Clarita Valley is a non-profit organization classified as 501(c)(3) by the IRS. Our Taxpayer Identification Number is 68-0017331. Your donation may be tax deductible; please see your tax advisor for more information.



Jeffrey Shapiro HD, PhD

Executive Director

August 28, 2009

Jim Bizzelle  
Vice President, Community Development  
Pardee Homes  
10880 Wilshire Blvd., Ste. 1900  
Los Angeles, CA 90024

Dear Jim:

The Michael Hoefflin Foundation for Children's Cancer wishes to thank **Pardee Homes** for its support of our organization. The Foundation relies on the financial support of the community to operate its programs and provide financial and emotional support to children and their families in the Santa Clarita and surrounding valleys

Your contribution demonstrates to us that Pardee Homes recognizes the importance of building communities – not just houses – in the Santa Clarita Valley and of your commitment to improve the overall quality of life in the region.

Your support of the Hoefflin Foundation recognizes the important of our mission to find an end to all forms of childhood cancer. Our goal is three fold: We are committed to finding better treatments and cures through medical research; to promoting awareness of childhood cancer; and to assisting local children and their families through outreach programs with love expressed in both emotional and financial support.

Again, the Board of Directors of the Hoefflin Foundation thanks Pardee Homes for its support and we look forward to your continued assistance and presence in the Santa Clarita Valley. We are thankful to have companies such as Pardee Homes succeeding in the Santa Clarita Valley.

Sincerely,

cc: Los Angeles County Supervisor Michael Antonovich

26470 Ruether Avenue, Unit 101, Santa Clarita, CA 91350 • tel (661) 250-4100 • fax (661) 250-4664



January 5, 2009

Mr. James C. Bizzelle, III  
Vice President Community Development  
PardeeHomes  
26650 The Old Road, Suite 110  
Valencia, CA 91381

Dear Mr. Bizzelle,

On behalf of the Santa Clarita Valley Food Pantry and the clients we serve, please accept our sincere thanks for your donation.

With so many low income families struggling to put food on their tables due to the current economic climate, we've experienced a 60% increase in the number of clients served this year over the same period in 2007.

More than 500 senior citizens received help through our new Senior Outreach Program in 2007 – that number has now climbed to 900+. Many of these seniors live on fixed incomes and are forced to make the choice between purchasing their prescribed medications or the food they need each month.

Please know that your support is truly making a difference in the lives of those less fortunate in our community. Thank you for partnering with us in the goal that **"No child in the Santa Clarita Valley should go to bed hungry."**

Sincerely,

  
Belinda Crawford  
Executive Director

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<i>Donation Amount</i>	<b>\$1500.00</b>
<i>Check Number</i>	<b>2560051</b>
<i>Check Dated</i>	<b>12/18/08</b>
<i>Check Received</i>	<b>1/3/09</b>

*The Santa Clarita Valley Food Pantry is a 501(c)3 nonprofit organization, Federal Tax ID# 95-4014804  
No goods or services were received in consideration of this gift.*

*"No child in the Santa Clarita Valley should go to bed hungry."*

24133 Railroad Avenue • Newhall, CA 91321

Phone: 661.255.9078 Fax: 661.255.2331 email: info@scvfoodpantry.org • www.scvfoodpantry.org

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*Executive Director*

*Non-profit Tax ID  
#95-4014804*

**Agenda Item No. 9**  
**September 16, 2009**

**ADDITIONAL**  
**CORRESPONDENCE**

**Skyline Ranch**  
**Project No. 04-075-(5)**  
**TR 060922**

**Baldwin, Alejandrina C.**

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**From:** Bush, Michele  
**Sent:** Monday, September 14, 2009 10:33 AM  
**To:** Margaret Shekell; Baldwin, Alejandrina C.  
**Cc:** Jay Ziff  
**Subject:** FW: Notice of Completion and Availability of the DEIR, Skyline Ranch Project, County Permit No. 04-075, Santa Clarita Valley, LA County, CA, Sep 14, 2009  
**Attachments:** LA, Comments on Skyline Ranch DEIR, Santa Clarita, 2009-I-01113.pdf  
**Importance:** High

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**From:** Yolanda\_Ledesma@fws.gov [mailto:Yolanda\_Ledesma@fws.gov]  
**Sent:** Monday, September 14, 2009 9:32 AM  
**To:** Bush, Michele  
**Cc:** Chris\_Dellith@fws.gov; Colleen\_Mehlberg@fws.gov  
**Subject:** Notice of Completion and Availability of the DEIR, Skyline Ranch Project, County Permit No. 04-075, Santa Clarita Valley, LA County, CA, Sep 14, 2009  
**Importance:** High

Subject letter will be mailed to Michele Bush today.

Yolanda M. Ledesma  
OA/South Coast Division  
U.S. Fish and Wildlife Office - Ventura  
(805) 644-1766 ext 270



# United States Department of the Interior

FISH AND WILDLIFE SERVICE  
Ventura Fish and Wildlife Office  
2493 Portola Road, Suite B  
Ventura, California 93003



IN REPLY REFER TO:  
2009-FA-0113

September 14, 2009

Michele Bush  
Department of Regional Planning  
County of Los Angeles  
Impact Analysis Section, Room 1348  
320 West Temple Street  
Los Angeles, California 90012

**Subject** Notice of Completion and Availability of the Draft Environmental Impact Report for the Skyline Ranch Project, County Permit No. 04-075 in the Santa Clarita Valley, Los Angeles County, California

Dear Ms. Bush:

This letter provides the U.S. Fish and Wildlife Service's (Service) comments on the subject Draft Environmental Impact Report (DEIR). The notice of availability was received in our office on July 28, 2009. The proposed project is located in the Santa Clarita Valley west of Sierra Highway, north of Highway 14 and the city of Santa Clarita.

The proposed project would occupy approximately 2,173 acres and would develop approximately 622 acres of the southern portion of the site, including 1,313 lots consisting of: 1,260 residential lots, a 22-acre elementary school site, 10 lots for park areas, 13 debris basin lots, 4 water tank/booster pump station lots, and 25 open space lots. Three quarters of the site (northern 1,551 acres) is proposed to remain undeveloped, with approximately 1,355 acres dedicated or designated as open space through the establishment of the Skyline Ranch Conservation Area (SRCA). Approximately 166 acres of undeveloped land in the northern portion of the site on the Cruzan Mesa would remain undeveloped and designated as a Non-Development/Continuing Use Area. Also, within the northern portion of the site, approximately 22 acres would be preserved as a Mitigation Exchange Area for 22 acres of preserve area within adjacent recorded Tract 46018.

The project site supports 12 vegetation communities including: coastal sage scrub, disturbed coastal sage scrub, coastal sage-chaparral scrub, chaparral, non-native grassland, disturbed, barren, holly-leaved cherry scrub, southern vernal pool, developed, sycamore riparian woodland and southern willow scrub. The dominant communities on the site are coastal sage scrub and mixed coastal sage-chaparral scrub. These communities are interspersed to varying degrees within the project site and provide habitat for various wildlife species.

According to Appendix D-1, the Biological Resources Assessment (BRA) of the DEIR, the federally listed species identified, or with the potential to occur on-site include: the federally endangered Nevin's barberry (*Berberis nevinii*), slender-horned spineflower (*Dodecahema leptoceras*), California orcutt grass (*Orcuttia californica*), Riverside fairy shrimp (*Streptocephalus woottoni*), San Diego fairy shrimp (*Branchinecta sandiegonensis*), unarmored threespine stickleback (*Gasterosteus aculeatus williamsoni*), arroyo toad (*Bufo californicus*), least Bell's vireo (*Vireo bellii pusillus*), and southwestern willow flycatcher (*Empidonax traillii extimus*); the threatened spreading navarretia (*Navarretia fossalis*), vernal pool fairy shrimp (*Branchinecta lynchi*), Santa Ana sucker (*Catostomus santaanae*), California red-legged frog (*Rana aurora draytonii*), and coastal California gnatcatcher (*Polioptila californica*); and the candidate San Fernando Valley spineflower (*Chorizanthe parryi* var. *fernandina*). This letter includes our comments regarding the federally listed species you identified, as well as endangered California condor (*Gymnogyps californianus*) and Quino checkerspot butterfly (*Euphydryas editha quino*) as they have the potential to occur within the project site. Concurrent with your determination, we do not believe the site could support the Santa Ana sucker, unarmored threespine stickleback, arroyo toad, or California red-legged frog because there is no suitable habitat onsite and thus these species will not be further discussed herein.

The Service's responsibilities include administering the Endangered Species Act of 1973, as amended (Act), including sections 7, 9, and 10. Section 9 of the Act prohibits the taking of any federally listed endangered or threatened species. Section 3(18) of the Act defines "take" to mean "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Harm is further defined by the Service to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing essential behavioral patterns, including breeding, feeding, or sheltering. Harass is defined by the Service as intentional or negligent actions that create the likelihood of injury to a listed species by annoying it to such an extent as to significantly disrupt normal behavioral patterns which include, but are not limited to, breeding, feeding, or sheltering. The Act provides for civil and criminal penalties for the unlawful taking of listed species. Exemptions to the prohibitions against take may be obtained through coordination with the Service in two ways. If a project is to be funded, authorized, or carried out by a Federal agency, and may affect a listed species, the Federal agency must consult with the Service pursuant to section 7(a)(2) of the Act. If a proposed project does not involve a Federal agency but may result in the take of a listed animal species, the project proponent should apply to the Service for an incidental take permit pursuant to section 10(a)(1)(B) of the Act.

As it is not our primary responsibility to comment on documents prepared pursuant to the California Environmental Quality Act (CEQA), our comments on the DEIR do not constitute a full review of project impacts. We are providing our comments based upon a review of sections addressing biological resources, project activities that have potential to affect federally listed species, and our concerns for listed species within our jurisdiction related to our mandates under the Act. Based upon our review, we have the following concerns regarding the DEIR's characterization of impacts to federally listed species.

**Surveys:** The BRA includes a summary of the biological survey information in Table I. This table includes information about surveys conducted for general site reconnaissance, coastal California gnatcatcher, sensitive plants, trees, and vegetation mapping. Surveys were conducted between 2002 and 2008 with the help of 11 biologists. The scope of the information displayed in the table is extremely large and difficult to decipher. We recommend that the table be revised to better convey the information it is intended to provide.

Information regarding the location of all biological surveys conducted within Skyline Ranch should be disclosed in the DEIR. Even though the currently proposed development site is located in the southern portion of the Skyline Ranch site, Section 5.0 of the DEIR discusses development alternatives outside the currently proposed development site. For the discussion to address the effects of alternative development options on biological resources, the entire Skyline Ranch site should have been surveyed; however, we are unable to confirm this with the information provided. It is especially important to survey portions of the site outside of the development footprint if areas not proposed for development are to be conserved for mitigation purposes pursuant to CEQA. We reiterate that we are unable to determine from the DEIR or the BRA if the entire Skyline Ranch (2,173 acres) was surveyed for biological resources, or if surveys were only conducted within the proposed development footprint.

A vast majority of the sensitive plant surveys were conducted in the spring of 2003 when 15 surveys were completed, followed by five surveys in 2005. While we recognize sensitive plant surveys require a substantial commitment of resources, it should be noted that surveys conducted 6 years ago should be not relied upon to characterize the extent of current site occupation by sensitive plant species. Furthermore, the BRA sensitive plant survey report submitted by Dr. Anuja Parikh and Dr. Nathan Gale is titled "Monosabian Assemblage Site". It unclear where the Monosabian Assemblage Site is located in regards to Skyline Ranch. The report states that survey site was bounded roughly by Sierra Highway to the southeast, Vasquez Canyon Road to the northeast, Bouquet Canyon Road to the northwest, and Plum Canyon Road to the southwest. The largest section of Plum Canyon Road lies primarily to the west of the project site but also bisects Skyline Ranch along Plum Canyon and the base of the Cruzan Mesa. The description of the sensitive plant surveys seems to indicate that surveys were only conducted above Plum Canyon Road, in the areas proposed for open space designations. Failure to survey the portion of the site that is proposed for development would inaccurately describe the impacts of the development on biological resources.

**California Natural Diversity Database (CNDDDB):** The BRA frequently references the CNDDDB and its role in determining which species may occur onsite. While the CNDDDB is a useful resource to better understand the distribution of rare species, it does not represent all occurrences of those species and cannot be relied upon for a definitive determination of presence of a species within a selected location. As such, species not listed in the CNDDDB in the project vicinity still have a potential to occur on the project site.

Furthermore, the references made to the CNDDDB were made from a search compiled in 2004, according to the BRA. This further limits the applicability of the CNDDDB to the biological

assessment of the project site. For example, page 28 of the BRA states that breeding coastal California gnatcatchers have not been found north of the Santa Clara River since the 1920's. Relying on information produced from the CNDDDB in 2004 would not reflect the breeding pair detected in nearby Bee Canyon in 2008 or the individual that was observed calling near San Francisquito Canyon in 2006 (CNDDDB 2009, occurrences 867, 853, respectively). We recommend that the information in the DEIR that has been derived from the CNDDDB in 2004 be updated to reflect current species records.

**Quino checkerspot butterfly:** Exhibit 8 of the BRA (page 31) includes the quino checkerspot in the map titled "USFWS Federally Listed Species Occurrences". The occurrence for the butterfly extends over a majority of the Skyline Ranch site; however, this map is the only place that the butterfly is acknowledged in either the DEIR or the BRA. We recommend that the BRA acknowledge why it has been excluded from the document.

**Coastal California gnatcatcher:** Contrary to the portrayal of species presence in the BRA (page 28), there are numerous observations of coastal California gnatcatchers surrounding the project site in the Newhall, Agua Dulce and Mint Canyon quadrangles of the 7.5-minute U.S. Geological Survey topographic map as recent as 2008 (CNDDDB 2009). In fact, an occurrence was observed by the Service in 1998 near the site in Plum Canyon, which crosses into the Skyline Ranch property (Rick Farris, Service, pers. obs. 1998). In addition, we have indications that the coastal California gnatcatcher may be expanding its range, as it has recently been observed in locations previously considered unoccupied, including an occurrence at the California State University, Channel Islands, in Camarillo, Ventura County. Suitable habitat occurs onsite including chaparral, coastal sage chaparral scrub, coastal sage scrub, and grassland vegetation.

According to Table I of the BRA, focused surveys for the coastal California gnatcatcher were conducted in 2003, 2005, 2006, and 2007. Understanding the methodology of surveys conducted for the coastal California gnatcatcher is important because the DEIR states that surveys were conducted according to Service protocol. There are many requirements for a survey to be completed according to protocol, including, but not limited to: from March 15 through June 30, a minimum of six surveys must be conducted at least 1 week apart; surveys must be conducted between 6:00 am and 12:00 pm; no more than 80 acres can be surveyed per biologist per day; and the permittee must provide information in a report to the Service including the location of the surveys and complete description of survey methods including number of acres surveyed per biologist per hour and how many total acres surveyed per biologist per day. None of the aforementioned information was available in the table submitted in the BRA, and we cannot confirm the surveys were conducted to Service protocol because survey reports were not submitted to the Service containing all the elements required by the protocol. At a minimum, the table should include information about the locations of the surveys as it is not apparent that the entire project site was surveyed according to Service protocol. Finally, the table includes numbers following coastal California gnatcatcher surveys under the "survey type" column, but the table key does not explain the numerical system.

More importantly, we consider the surveys contained in the BRA to no longer be valid for determining the presence or absence of the coastal California gnatcatcher onsite because they are greater than 1 year old. We recommend that surveys be conducted according to Service protocol immediately prior to project related activities, including vegetation removal and construction, to ensure that no coastal California gnatcatchers are present. If coastal California gnatcatchers are detected during the surveys, the Service should be notified immediately to determine if the activities will require an incidental take permit pursuant to section 10(a)(1)(B) of the Act or if a take exemption pursuant to section 7 of the Act would be required.

Finally, it is unclear from the documents whether coastal California gnatcatcher surveys were conducted over the entire Skyline Ranch. The effects of the project on the coastal California gnatcatcher may extend beyond the proposed development footprint due to indirect effects (e.g., cats, lighting, noise, fuel management), or if an alternative development site is chosen. We recommend that protocol level surveys be conducted over the entire Skyline Ranch site where suitable habitat exists to allow the DEIR to adequately address the direct and indirect effects of the project on the coastal California gnatcatcher.

**Least Bell's vireo:** According to the recovery plan for the species, the least Bell's vireo is an obligate riparian breeder, typically inhabiting structurally diverse woodlands along watercourses (Service 1998). They occur in a number of riparian habitat types, including cottonwood-willow woodlands/forests, oak woodlands, and mule fate scrub. Although least Bell's vireos are tied to riparian habitat for nesting, they have been observed extending their activities into adjacent upland habitats. Least Bell's vireos along the edges of riparian corridors maintain territories that incorporate both riparian and non riparian habitat, including coastal sage scrub.

The BRA states on page 28 and in Table III-4 that no suitable habitat exists onsite for the least Bell's vireo; however, Exhibit 5 depicts a stand of southern coast live oak riparian forest within the proposed development footprint. This vegetation community could potentially support the least Bell's vireo, but it is not discussed in the document. Later in the BRA, Exhibit 10 describes the area as holly leaved cherry scrub and sycamore woodland. Exhibit 16 highlights this area and illustrates the sycamore, oak, juniper, and cottonwood trees that will be removed during the project. In other words, we are concerned that the BRA's description of the habitat is inconsistent, and we are unable to evaluate the conclusions regarding the proposed project's impact on least Bell's vireo habitat. According to information in the BRA, suitable habitat may exist on the proposed development site, and if so, impacts to the least Bell's vireo should be addressed in the DEIR. Furthermore, if the habitat is suitable, we recommend protocol-level surveys for the species throughout the suitable habitat occurring on Skyline Ranch. According to Exhibit 10, suitable habitat may also exist in the southern willow scrub vegetation communities located between Plum Canyon and the Cruzan Mesa.

**Condor:** A substantial remaining concern is that the DEIR did not address potential impacts of the proposed action on the federally endangered California condor. California condors are known to roost, forage, and feed within the vicinity, and impacts to the species should be more fully evaluated in the final EIR. To ensure the most recent information regarding California

condor use of the project area is considered and incorporated into the final EIR, we recommend coordinating with our office and with Jesse Grantham, the Service's California condor recovery program coordinator. Mr. Grantham can be reached at (805) 644-5185.

**Migratory Birds:** The Service is concerned about potential impacts to migratory birds in the proposed project area during the construction of the Skyline Ranch development. We have conservation responsibilities and management authority for migratory birds under the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. 703 *et. seq.*) (MBTA). Any land clearing or other surface disturbance associated with the proposed actions should be timed to avoid potential destruction of bird nests or young of birds that breed in the area, as such destruction may be in violation of the MBTA. Under the MBTA, nests with eggs or young of migratory birds may not be damaged, nor may migratory birds be killed. If this seasonal restriction is not possible, we recommend that a qualified biologist survey the area for nests or evidence of nesting (e.g., mated pairs, territorial defense, carrying of nesting material, transporting food, etc.) prior to the commencement of land clearing activities. If nests or other evidence of nesting are observed, a protective buffer should be established around the nests and avoided to prevent destruction or disturbance to active nests.

**Proposed land uses:**

Skyline Ranch Conservation Area (SRCA): The proposed 1,355 acre SRCA would provide on-site mitigation for the proposed 622-acre residential development's anticipated impacts on biological resources. Land within the SRCA would be protected through voluntary conservation easements, land dedications, or land set asides within the northern area of the Skyline Ranch property. The area includes the Plum Canyon vernal pool and four smaller pools on the southern portion of the Cruzan Mesa; however, the Cruzan Mesa and 9 acres of open space on the northernmost boundary of the site will be excluded from the SRCA.

According to the DEIR, direct and indirect degradation of habitat would be prevented in part through the steep topography that separates the SRCA from the proposed development area and through the prohibition or restriction of uses within the SRCA. The DEIR does not confirm how the land will be preserved, and what land use protections will be guaranteed within the SRCA. The summary of environmental impacts discussed in the EIR (Table ES-1) states that there will be no adverse impacts to land within the SRCA; however, without knowing what activities will be prohibited or restricted within the SRCA it is difficult to determine how the project will impact the habitat within the SRCA. For example, the project proposes extend the County Trail System through the SRCA and Cruzan Mesa, which could adversely impact the biological resources of the SRCA. While off-road vehicles, domestic pets, and other harmful activities may be discouraged from using the site according to the DEIR, the trail system will increase access to the SRCA and could potentially lead to adverse impacts to sensitive species and habitats. In conclusion, we are unable to confirm that the proposed project will have no adverse impacts to the SRCA because the DEIR offers few details about the levels of land use protections, activities, and enforcement that will be ensured throughout the site.

Non-Development/Continuing Use Area: The Cruzan Mesa is a biologically diverse system that supports three federally listed species according to the DEIR: the vernal pool fairy shrimp, California orcutt grass, and spreading navarretia. The county of Los Angeles has proposed to designate the area as the Cruzan Mesa Vernal Pools Significant Ecological Area due to the regionally significant resources found onsite.

The Service is concerned about the impacts of excluding the Cruzan Mesa from the land use protections offered by the proposed Skyline Ranch Conservation Area. According to the DEIR, the Non-Development/Continuing Use Area would remain as open space through a recorded land use restriction; however, it is unclear how current or future activities conducted onsite may affect federally listed species. The DEIR does not make a clear distinction between the land use restrictions of SRCA and Non-Development/Continuing Use Area, or how the two will be managed by the applicant. Pages 129 and 130 of the DEIR both state that some activities, including film-making may be approved in both the SRCA and the Non-Development/Continuing Use area. The DEIR characterizes both land use designations as conservation areas, but does not explain why the two are separated.

According to the DEIR, the Cruzan Mesa is the only area on the Skyline Ranch site that supports federally listed species, and we recommend that the site be given the strictest land use protections possible to support the conservation of the biological resources found on the Skyline Ranch property. The federally listed species found on the Cruzan Mesa occur within vernal pool systems. According to the Recovery Plan for Vernal Pool Ecosystems of California and Southern Oregon, the major threats to vernal pool species include, but are not limited to: habitat loss and fragmentation, altered hydrology, invasive species, contaminants, inappropriate management and monitoring, overutilization, disease, and human waste, recreational use, and vandalism (Service 2005). The Cruzan Mesa and its vernal pool systems should be managed to protect vernal pool species from these threats through land use restrictions and/or active management.

Open Space: According to the DEIR, 9 acres of land on the northernmost portion of the Skyline Ranch property will remain as open space without conservation easements or restrictions. The site is surrounded by the Non-Development/Continuing Use Area and the SRCA. The DEIR does not explain the reasoning behind excluding the site from the SRCA or Non-Development/Continuing Use Area. The project description of the DEIR should address any plans for development or project activities within the open space area if it will not be protected as open space and the impacts of any future activities should be discussed.

**Alternatives:** The DEIR discusses three project alternatives that include residential development. Both the Reasonably Foreseeable On-Site Development and the Reduced Project A alternatives include residential development on the Cruzan Mesa. The Reduced Project B alternative would reduce the size of the currently proposed project in the southern portion of Skyline Ranch, and would not develop on the Cruzan Mesa. As previously discussed, the Cruzan Mesa is a biologically significant resource area and we agree with the DEIR's

determination that the Reduced Project B would be the environmentally superior alternative that meets the project objectives. We recommend the applicant pursue this development alternative.

Furthermore, if biological surveys were only conducted in the construction footprint of the originally proposed development, the DEIR would not be able to appropriately characterize the impacts of alternative developments outside of that area, nor the value of "conservation areas" in relation to the project impacts. Thus, the Reasonably Foreseeable On-Site Development and the Reduced Project A alternatives would not have accurately addressed the impacts to biological resources. The DEIR should more clearly state if the entire project site, including the Cruzan Mesa, was surveyed.

In summary, we find the DEIR to be lacking in the specificity of information regarding the presence of federally listed species and biological resources needed to accurately evaluate and characterize the impacts the project, as proposed, would have on these resources. We encourage that this information be gathered for evaluation by the applicant and the county of Los Angeles such that any impacts to federally listed species be avoided wherever possible or minimized to the maximum extent. We are willing and available to work with you to achieve this goal; however, any action that would result in the take of listed animal species would be subject to the prohibitions of section 9 of the Act, thus requiring some form of exemption, either through an incidental take permit or interagency consultation if a federal nexus exists.

We appreciate the opportunity to provide comments on the Skyline Ranch Residential Development DEIR. If you have any questions regarding our comments, please contact Colleen Mehlberg of our staff at (805) 644-1766, extension 221.

Sincerely,

/s/: Chris Dellith

Chris Dellith  
Senior Biologist

cc:

Betty Courtney, California Department Fish and Game

## LITERATURE CITED

- [CNDDDB] California Department of Fish and Game, Natural Diversity Database. 2009. Element occurrence reports for *Polioptila californica*. Unpublished cumulative data current to September 2009.
- Rick Farris 1998. Personal observation. Fish and Wildlife Biologist, Ventura Fish and Wildlife Office. Ventura, California.
- U.S. Fish and Wildlife Service. 1998. Draft recovery plan for the least Bell's vireo. U.S. Fish and Wildlife Service, Portland, Oregon. 139 pp.
- U.S. Fish and Wildlife Service. 2005. Recovery Plan for Vernal Pool Ecosystems of California and Southern Oregon. U.S. Fish and Wildlife Service, Portland, Oregon. xxvi + 606 pp.

**Baldwin, Alejandrina C.**

---

**From:** Bush, Michele  
**Sent:** Monday, September 14, 2009 4:53 PM  
**To:** Baldwin, Alejandrina C.  
**Subject:** FW: Skyline Ranch DEIR Comments  
**Attachments:** Skyline Ranch Letter.doc; Saugus Well Production0001.pdf; Perchlorate Res\_Chapter\_.pdf

---

**From:** Katherine Squires [mailto:kate\_268@att.net]  
**Sent:** Monday, September 14, 2009 4:46 PM  
**To:** Bush, Michele  
**Subject:** Skyline Ranch DEIR Comments

Hello,

The attached files include the Sierra Club's DEIR comment letter for the proposed Skyline Ranch project along with several additional attachments.

Thank you,

Katherine Squires  
Conservation Chair  
Santa Clarita Sierra Club

# Saugus Formation Wells Actions

Well	Lost Capacity (gpm)	Action Taken	Restored Capacity (gpm)
V-157	1,500	Replaced with Well V-206	1,500
NC-11	1,200	Taken out of service	0
Saugus 1	2,600	Rehabilitate well; install treatment	1,200
Saugus 2	2,600	Rehabilitate well; install treatment	1,200
<b>Total</b>	<b>7,900</b>		<b>3,900</b>

3435 Wilshire Boulevard  
Suite 320  
Los Angeles, CA 90010-1904



(213) 387-6528 phone  
(213) 387-5383 fax  
[www.sierraclub.org](http://www.sierraclub.org)

## Resolution of the Executive Committee of the Angeles Chapter

The Angeles Chapter opposes additional land use approvals in Santa Clarita that rely on water from the contaminated Saugus aquifer until clean up facilities to remove the ammonium perchlorate, NDMA and other pollutants from this ground water source are functioning.

Approved unanimously  
7-23-06



September 12, 2009

Michele Bush  
County of Los Angeles Dept. of Regional Planning  
Impact Analysis Section  
Room 1348  
320 West Temple Street  
Los Angeles, CA 90012

TITLE  
**Skyline Ranch Project No, 04-075**

COMMENTS

As both residents of the Santa Clarita Valley and members of the Sierra Club, we are extremely concerned about the ramifications of the "Skyline Ranch Project." The proposed build-out of 1260 residential lots within the city of Santa Clarita is shocking when one considers the economic, environmental, and societal pressures of the times. The proposed Skyline Ranch project will substantially degrade the quality of the environment in northern Los Angeles County.

A recent trend of development corporations consists of attempts (and many have been successful) to redefine southern California by creating new developments in the midst of our most beautiful remaining open spaces. The proposed Skyline Ranch development area is one of these open spaces. It is situated in the heart of the city of Santa Clarita Valley.

- Infrastructure

Since year 2007, California has not needed thousands of new homes especially in newer towns such as Santa Clarita. If anything, people should be moving into homes in more urban areas where there are more jobs, public transportation, etc. Foreclosures, bankruptcies, and losses of adequately paying jobs have resulted in a surplus of unoccupied homes; including new homes. Many new homes and small businesses in the Santa Clarita Valley remain uncompleted and/or empty because of the recession, a sick economy, state and federal deficits, and a long-term lack of demand for more new homes. California has the worse debt and economy of any state in the country. Citizens have lost much income and savings over the last year and the project may soon be asking them to spend and buy in an isolated, remote area.

Due to the troubling economic times, many schools in the Santa Clarita Valley have seen a huge drop in enrollment and thus have lost state A.D.A. monies in addition to the extremely detrimental budget cuts coming from both the state and federal government. This has meant that local school districts have had to halt the building of new schools, increase class-sizes, and have either pink-slipped and or let-go of qualified teachers. How would a new development of over a thousand new homes make any of these problems better?

- Biology

Skyline Ranch is a wildlife linkage corridor and the animals that exist on or utilize the property will be losing their habitat and foraging grounds. Native habitat will be destroyed and many of the few pockets of open space will be just that, "islands" within the development. How will this be of any use to the animal species that frequent this wildlife corridor? This makes no sense. Animals that transition through the area (looking for food and water, etc.) will have nowhere to go. If allowed to be built, this project would sever the natural transition zones in the area prohibiting animals from crossing through necessary wildlife corridors. It would also destroy portions of an irreplaceable eco-region.

There are numerous significant impacts to coyotes, owls, toads etc... (many rare species who in many cases are already declining in numbers). However, the impacts always seem to be mitigated to non-significant levels by such things as: monitoring of property by a qualified biologist, relocation of animals, and/or limitations on human and pet access. We ask who the biologist would be? How often would the biologist be checking the property? Is he/she going to walk in front of the bulldozers to see if toads are about to be squished? Where would these animals be relocated to? How would relocating an animal(s) effect the biology of the relocation area and its native species? How can the limiting of human and pet access be enforced?

In other words, what the DEIR promises in mitigations for endangered or rare species is basically not possible.

One such example of an animal species in peril is that of the Black-tailed jackrabbit:

Years ago, one of our Sierra Club members, Don Mullally, was one of a group of people allowed on the land of the proposed project by Newhall Land and Farm to examine natural features and conditions. He was surprised to discover jackrabbits on land proposed for the housing project.

Apparently the hares existed on the part of the project located near the river due to much relatively level and gently sloping open land supporting brush, grasses, and herbs. Steep slopes of the Santa Susana Mountains with woodlands located a short distance south of the project are not inhabited by jackrabbits. In fact, jackrabbits have never been observed by myself or associates on the steep slopes and their canyons in the middle and upper parts of the Santa Susana Mountain

Range of Los Angeles County. Similarly, equivalent parts of the Santa Monica Mountains, San Gabriel Mountains, and Verdugo Mountains are also devoid of jackrabbits. Tongues of large valleys such as the San Fernando Valley extend into foothill canyons were formerly habitat for jackrabbits. However, for the most part those have been developed, and jackrabbits are now absent from them.

Jackrabbits were formerly common in all the large valleys of southern California. Don Mullally knows this because he observed the animals. Unfortunately, the California Department of Fish and Game, the Army Corps of Engineers, and the United States Fish and Wildlife Service, and the systems of state and county parks stood by doing nothing while the jackrabbits went extinct in the Santa Clarita Valley, San Fernando Valley, Los Angeles Basin, and the San Gabriel Valley. A few may continue to survive in the low hills and canyons on the northern side of the Simi Valley and in undeveloped locations in valleys east of San Gabriel Valley. The once hare-infested area of Cucamonga also seems to now be devoid of jackrabbits.

Presently the question is – What will be the fate of the jackrabbits on and near the Skyline Ranch project? How far will the people of the Los Angeles greater area need to travel to see a common jackrabbit? Incidentally, the collapse of the noted populations of jackrabbits led to the disappearance of Golden eagles in the Los Angeles Basin and greater area.

As mentioned above, the proposed project would result in the loss of suitable foraging habitat for a variety of species (including mammals such as mountain lions/mule deer, birds such as condors/raptors, reptiles, amphibians, etc.), and the direct loss of special status plant species. It is easy to see that the impacts on animal and plant species will be drastic.

However, the DEIR is very inconsistent when describing potential mitigation measures and other solutions to the problem. When mitigation measures are mentioned they are weak or vague. Case in point, the DEIR states repeatedly that the effects of development will be significant and ultimately unavoidable.

Also, for some reason the County allowed a destructive filming operation on the sensitive Cruzan Mesa, currently proposed for Significant Ecological Area (SEA) designation. This area contained habitat that supported the endangered fairy shrimp, inhabitants of rare California vernal pools such as that found in the Cruzan Mesa. A recent and destructive wildfire was also allowed to burn through this area. CEQA requires that investigation of biological resources must be reviewed on a baseline prior to destruction of native habitat. We believe that this DEIR is inadequate because it does not use the proper baseline biological surveys in the DEIR

Stating that the impacts to wildlife are unavoidable is not acceptable and the mitigation measures suggested are not enough.

- Traffic

People inhabiting the homes potentially created by the Skyline Ranch Development Plan will, for the most part, probably have employment at well paying jobs in distant cities. Each day many thousands of workers and their automobiles will be leaving or returning to the town from these cities. This proposed development will bring thousands of additional car trips a day onto our freeways and surface streets and increase air pollution which is already some of the worst in the nation. Despite the claims of local developers to the contrary, most people who buy homes in the proposed development will simply not be able to work and live in the same community. Jobs in the service sector of local small towns will not yield sufficiently high salaries and wages to meet monthly house payments and other necessary costs. All highways leading to big cities offering high wages will become more crowded with automobiles than they are at present. Traffic congestion was much worse before the poor economy and recession. Traffic on surface streets and along Interstate 5, Highway 14, and along Sierra Highway could become literally unbearable. New homes are not the answer to the needs and wishes of the people living in Santa Clarita Valley and neighboring areas. Traffic congestion is a major concern of the residents of the surrounding areas.

- Air Quality

Another serious concern with the DEIR is the substantial effect the proposed development would have on the worsening air quality that we have in our area. It is obvious that the cumulative air pollutant emissions in the area would contribute to the degradation of local and regional air quality. The Santa Clarita Valley already has some of the worst air quality in the nation. Katherine Squires, a local teacher, sees the effects of poor air quality on the children in her Canyon Country classroom. Each year she sees more and more students who suffer from asthma. The SCV already exceeds Federal air pollution standards for particulate matter generated from dust and diesel pollution.

In addition, there would be long term effects resulting from the additional traffic on our local roads and freeways. Climatologists agree that greenhouse gases are causing global warming and even the Supreme Court, in its decision several months ago, said that EPA must address Carbon Dioxide as a pollutant. These two facts alone suggest that further discussion of global warming should appear in this DEIR. The project should not be approved without making public transportation available to its future residents.

- Geology and Paleontology

The proposed development is situated in an area prone to extreme tectonic activity (at the same rate of uplift as that which created the Himalaya Mountains). The area is in a regional setting of demonstrable high seismic risk. Consider the aftermath of a major earthquake on the people that could potentially reside in the proposed 1260 units.

It is challenging for the reader to be more specific about the geology and paleontology of the area because the property has historically been off-limits to researchers and scientists. Such individuals have been denied access. Therefore, it is necessary to consult the few papers that discuss the area on and adjacent to the property (from many years ago). Past research demonstrates the fact that the site has important and rare megafauna including vertebrate remains of: camels, horses, antelopes, rhinos, and various carnivores. More research needs to be done before evaluating the "significance" of this project's ramifications.

This rich diversity of megafauna from the Late Miocene/Early Pleistocene (5-6 Million years old) can yield valuable information about paleoclimate, biostratigraphy, and chronostratigraphy. Unfortunately, it is hard to be specific about the Soledad Basin area's non-marine resources because paleontologic knowledge of this stratigraphic unit in the proposed project area has been severely hampered by the land owner's long-standing policy that forbids any research that might jeopardize their development plans. This lockout of research has also hampered detailed stratigraphic analysis of the nonmarine Mint and Saugus Formations in the critical area of the proposed development.

As their scientific tools improve with time, stratigraphic sections like the one proposed will be invaluable. This is the developers opportunity to leave a legacy that demonstrates they are a progressive corporation, much like the Tejon Ranch owners of the newly approved Tejon Ranch projects.

The paleontologic part of the DEIR is riddled with redundant and generalized non-informative statements. Details are sorely lacking, and these details are definitely needed before the merits of the DEIR can be determined by the readers of this document. It is extremely self-serving to mention the rich diversity of fossils in the various stratigraphic units and then to provide no details because independent researchers have been denied access to the area for decades.

The proposed project is excessively massive, and the impact on the geological and paleontological resources are permanent and unforgiving. Every effort must be made to preserve as much pristine area as possible.

Where will the fossils that are found during grading be stored? The developer should pay for the storage space and storage cabinets needed to house the fossils found on the site. Storage cabinets could be placed at the Natural History Museum of Los Angeles County. But of course, the question remains, has the Natural History Museum of Los Angeles County been contacted about receiving the material? Do they, in fact, have the space?

Additionally, there needs to be a guarantee that the paleo-monitors have a degree in geology and have had a course in paleontology/paleontology lab whereby they have learned to recognize invertebrate fossils. Hiring untrained paleo-monitors who have never had a course in the identification of invertebrate fossils would be unacceptable.

- Green Building Standards

The Sierra Club requests that green building standards be included as conditions of any approval that might be considered.

- Fire Hazard

This project is in an extremely high fire hazard zone. It was recently burned over by a destructive arson fire pushed by Santa Ana winds that burned 38,000 acres. Had this fire occurred after this project was built, many homes would have been lost.

The Sierra Club opposes further sprawl projects in the urban interface that are indefensible from wildfires. Such projects will cost enormous amounts of taxpayer dollars to fight future wildfires. Project approvals in high fire hazard zones should require, at the least, additional mitigation funding for fire fighting so that this burden is not placed on tax payers at a later date.

Further, there is inadequate fire service for this project and inadequate ingress and egress to provide swift emergency service and evacuation for residents.

- Water Resources

The area in which this project is located does not have sufficient ground water to support additional housing.<sup>1</sup> Therefore water to serve this project must come from the State Water Project (SWP) or the western reaches of the Santa Clara River.

The Water Supply Assessment (WSA) for the project does not include the recent Federal Court decisions and Biological Opinions that have reduced pumping from the Sacramento Delta<sup>2</sup>, and thus reduced water availability to the SWP. A new Water Supply Assessment that includes the impact of reduced pumping required by these decisions must be included in the review of this project to determine whether the water supply is adequate to support the project.

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<sup>1</sup> See well graphs available through Santa Clarita Water Co.

<sup>2</sup> *Natural Resources Defense Council v Kempthorne*, 506 F.Supp.2d 322 (E.D. Cal. 2007) (*Wanger Decision - Delta smelt*); and *Pacific Coast Federation of Fishermen's Associations, et al. v. Gutierrez, et al.*, No. 06-CV-00245-OWW-GSA (E.D. Cal. 2008) (*Wanger Decision - Chinook salmon/steelhead*).

Should cutbacks of state water supply continue, the only source of sufficient ground water is in the western end of the Santa Clarita Valley<sup>3</sup>. The Santa Clara River is not adjudicated, so this water is available to the project, however extensive piping and pumps must be installed to make it available to locations in the eastern portion of the Santa Clarita Valley.

Water in the western reaches of the Santa Clara River is currently also being considered for use by Newhall Ranch. Both projects cannot be supported by this water supply. A cumulative analysis must be conducted as required by CEQA and the SB610 to ensure an adequate water supply.

### **Ammonium Perchlorate Pollution**

In 1997 ammonium perchlorate contamination was discovered in the Saugus and alluvial aquifers of the Santa Clarita Valley. Since that time, six municipal drinking water wells have been closed down<sup>4</sup>, some of them permanently. Since the Saugus Aquifer is the drinking water supply long depended on in Santa Clarita as the emergency drought back up as well as a major source of daily supply, its contamination has been a blow to the reliability of local water supplies.

Ammonium perchlorate pollution affects the function of the thyroid gland causing hypothyroidism. Reduced thyroid function in pregnant women may cause retardation in the fetus.

In 2000 the Castaic Lake Water Agency (CLWA) and other local purveyors filed litigation against the Whittiker Bermite project to force them to clean up the water supply or pay for the clean up. Several years later a settlement agreement was reached that provided for funding to clean up two of the Saugus wells polluted by this contamination and one of the Alluvial wells.

In 2004, the Sierra Club and Friends of the Santa Clara River won an appellate court decision requiring disclosure of the ammonium perchlorate pollution and requiring a time line for the clean up in CLWA's Urban Water Management Plan<sup>5</sup>.

Since then the Sierra Club has remained concerned that the facilities to provide this clean up continue to be delayed while thousands of additional housing units are approved. These facilities are still not operating as of the date of this letter.

In addition to these delays, it was previously represented that the two wells designated to provide "capture" and clean up of the ammonium perchlorate (Saugus Well 1 and 2) would be returned to their previous production levels. However, CLWA found that production was significantly reduced by 50% in those two wells by the clean up process.<sup>6</sup>

<sup>3</sup> Groundwater Basin Yield, 2008, Ludhdroff and Scalmanini and GSI Solutions, Inc., 2009, hereby included by reference in this administrative record.

<sup>4</sup> Stadium Well, Valencia Well Q2, Valencia Well 157, Saugus 1 and 2, NCWD 11

<sup>5</sup> *Friends of the Santa Clara River v. Castaic Lake Water Agency et al.*, 2004, CalAp5

<sup>6</sup> See attached chart of Saugus Well Production Chart

Due to these significant delays and reductions in water supply, the Angeles Chapter of the Sierra Club passed a resolution<sup>7</sup> calling for the halt to housing approvals until the ammonium perchlorate treatment facilities are functioning to provide the community with its

### **Conclusion for Water Section**

The Santa Clarita Water Co. is wholly owned by Castaic Lake Water Agency. It is in the interests of CLWA to promote projects that will buy additional state water project water from CLWA, the state water wholesaler for the Santa Clarita Valley. This fact creates a conflict of interest. We believe an independent source should provide the water supply information for this company's projects in order to ensure their accuracy. All agencies should carefully review the water supply information for errors or omissions.

The Sierra Club believes a monopoly control that does not separate the retailer from the wholesaler of water supply may create serious problems for our community. The potential unwanted outcome may lead to poor planning, direction of water resources to only certain projects or water hoarding that impedes communities in their efforts to fairly distribute this precious resource. Such serious ethical issues should be held in mind as this project is reviewed and addressed by the decision-makers.

#### Attachments:

1. Saugus Well Production Chart from information provided by Castaic Lake Water Agency
2. Sierra Club Resolution 7-23-06

## CONCLUSION

The Sierra Club is concerned that if the proposed Skyline Ranch development plan succeeds with county government, the entire region in the heart of the Santa Clarita Valley will become nearly continuous urban and suburban development. The water situation could become unbelievably serious. Furthermore, many of the values of southern California will be forever lost (scenic open spaces, habitat for wildlife, and a rich variety of fossil resources etc.). The Skyline Ranch development plan could set in place a dangerous precedent. The National Sierra Club has a policy against urban sprawl projects such as this one due to their unsustainability and wasteful use of resources. It is requested that mitigation (including green building standards, a corridor for wildlife movement and public transportation for commuters that will live in the project) be provided that would reduce the disclosed impacts.

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<sup>7</sup> Resolution approved 7-23-06, attached

Sierra Club comments9

At this time the Sierra Club favors the development alternative. We want to ensure reduced density and to be guaranteed that our environmental concerns (lack of water and infrastructure, traffic, air quality, and wildlife corridors, etc.) are sufficiently addressed.

Sincerely,

Katherine Squires

Conservation Chair, Santa Clarita Group

**Baldwin, Alejandrina C.**

---

**From:** Bush, Michele  
**Sent:** Monday, September 14, 2009 5:31 AM  
**To:** Baldwin, Alejandrina C.  
**Subject:** FW: CEQA filing fee exemption for Skyline Ranch Project(SCH#2004101090)

Good morning Alejandrina,

I wasn't sure if you received this email.

Michele

-----Original Message-----

**From:** Leslee Newton-Reed [mailto:LNEWTONREED@dfg.ca.gov]  
**Sent:** Tuesday, September 01, 2009 3:47 PM  
**To:** Bush, Michele  
**Subject:** CEQA filing fee exemption for Skyline Ranch Project(SCH#2004101090)

Michele,

Thank you for your submittal of the CEQA filing fee exemption request. The Department of Fish and Game (Department) has determined that the Skyline Ranch Project (County of Los Angeles Department of Regional Planning acting as the CEQA lead agency) is not eligible for a no effect determination. Based on the documentation we have reviewed for the proposed project, the Department has determined that, for purposes of the assessment of CEQA filing fees [Fish and Game Code Section 711.4(c)], the project causes a physical disturbance to habitat [California Code of Regulations, Title 14, Section 753.5(d)]. Therefore, a CEQA filing fee of \$2,768.25 for an Environmental Impact Report must be paid for the project upon filing of the Notice of Determination to the County Clerk (check made payable to the appropriate county clerk). In addition, the County Clerk may charge a processing fee.

[Fish and Game Code Section 711.2(a) For purposes of this code, unless the context otherwise requires, "wildlife" means and includes all wild animals, birds, plants, fish, amphibians, reptiles, and related ecological communities, including the habitat upon which the wildlife depends for its continued viability and "project" has the same meaning as defined in Section 21065 of the Public Resources Code.]

Please contact me at (858) 467-4281 if you have any questions regarding this decision.

Thank you,  
Leslee

Leslee Newton-Reed  
CA Dept. of Fish and Game - South Coast Region  
4949 Viewridge Ave.  
San Diego, CA 92123  
858-467-4281  
858-467-4235 fax  
[LNEWTONREED@dfg.ca.gov](mailto:LNEWTONREED@dfg.ca.gov)

CEQA filing fee increase (January) and other information regarding no effect exemptions -  
[http://www.dfg.ca.gov/habcon/ceqa/ceqa\\_changes.html](http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html)

Pursuant to Governor's Executive Order S-13-09, the office will be closed on the first, second, and third Friday of each month.



City of  
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[www.santa-clarita.com](http://www.santa-clarita.com)

September 14, 2009

Ms. Michelle Bush  
Principal Regional Planning Assistant  
Impact Analysis Section  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

Dear Ms. Bush:

Subject: DEIR Comments for VTTM 060922, Skyline Ranch – Pedestrian Crossing for School/Park

The City has reviewed the above-referenced EIR and as determined that the document adequately addresses project impacts, mitigation measures and project alternatives. However, there is one portion of the DEIR which we believe warrants further analysis and mitigation.

The pedestrian safety discussion on page 4.F-44 of the DEIR notes that pedestrian safety at the intersection of Skyline Ranch Road and Main Street South, in the vicinity of the school site, would be provided by, “fully improved streets with full width sidewalks,” and that children crossing Skyline Ranch Road at the school site would be able to use “the traffic signal adjacent to the school.” It should be noted that there is no signalized intersection depicted on the tentative tract map for this location, nor are there any mitigation measures proposed in the DEIR which would require installation of a traffic signal at this intersection. Page 4.F-45 of the DEIR goes on to state that “the plan includes all feasible measures to ensure a high level of pedestrian safety” and then stops short of specifying any actual pedestrian safety mitigation measures which must be implemented in order to mitigate potential pedestrian safety impacts.

The City has a concern with pedestrian safety for both school children and other future residents who would be accessing the school site, the park site and the bike paths and trails at this intersection. The applicant’s proposal illustrated in Figure 2-8 of the DEIR (pages 2-16), addresses this concern through the use of a strategically located pedestrian bridge and a series of off-street paseos and a stairway which provides off-street linkages to the school site, the park site, the central bike paths and the community on the east side of Skyline Ranch Road. We believe this overall concept would effectively address the project’s overall pedestrian safety impact; however, the DEIR contains no mitigation measures requiring these pedestrian improvements and the project application has recently been amended to describe construction of the pedestrian bridge as “optional” to be paid for and constructed at the discretion of the school district. The school district would likely be unable to expend school funds for an improvement which would benefit the entire Skyline development. We therefore believe inclusion of a mitigation measure requiring the subdivider to construct the pedestrian bridge and paseo improvements as illustrated in EIR Exhibit 2-8 prior to the occupancy of the first unit on the northeast side of Skyline Ranch Road is necessary in order to mitigation potential pedestrian safety impacts.



Alejandrina Baldwin  
Proposed VTTM 060922, Skyline Ranch  
March 30, 2009  
Page 2 of 2

Thank you for the opportunity to comment on the DEIR. Should you have any questions, or would like to discuss our comments; you may contact Associate Planner David Koontz, AICP, at 661-255-4330 or by email at [dkoontz@santa-clarita.com](mailto:dkoontz@santa-clarita.com).

Sincerely,



Sharon Sorensen  
Senior Planner

SS:DK:kb

S:\CD\CURRENT\IRP\IRP FILES\VTM 60922 (Skyline Ranch)\rtm60922 Bush 9-13-09.doc

Attachment

cc: Paul Novak, 5th District Planning Deputy  
Susan Tae, Supervising Regional Planner  
James Bizelle, Pardee Homes  
Lisa Webber, Planning Manager  
Sharon Sorensen, Senior Planner  
David Koontz, Associate Planner  
Andrew Yi, City Traffic Engineer

**Baldwin, Alejandrina C.**

---

**From:** Bush, Michele  
**Sent:** Tuesday, September 15, 2009 9:43 AM  
**To:** Baldwin, Alejandrina C.  
**Subject:** FW: Comments on county project 04-075-(5)

-----Original Message-----

**From:** Kathryn Marsailles [mailto:kmarsai@fastmail.fm]  
**Sent:** Monday, September 14, 2009 11:34 PM  
**To:** Bush, Michele  
**Subject:** Comments on county project 04-075-(5)

These comments are in regard to environmental impact report for state clearinghouse number 2004101090 county project number 04-075-(5) vesting tentative tract map no. 060922 conditional use permit 04-075 oak tree permit case no. 04-075 highway realignment case no. 200900001.

I live at 17601 Sierra Hill St. and am concerned about the impact the the above proposed development. Firstly, since I have asthma, the detrimental affect on air quality caused by the extensive grading is worrisome.

The affects of the grading on runoff and possible flooding or mudslides for our area are of also of concern. The extension of a road to Sierra Highway, which is seems to be near to Sierra Cross, will probably cause significant congestion. Lastly, the report states that "wildlife diversity on the site is moderate, commensurate with the rather homogeneous nature of the sage scrub and grassland-covered slopes and ridges that comprise most of the site." For your records I am including a list of wildlife that I have seen on my property over the last 8 years. I am not sure what the definition of "moderate wildlife diversity" is for this area, but I would encourage the county to preserve as much of the undeveloped sage scrub areas as possible as well as the other six vegetation communities Skyline Ranch supports according to your report. With so much of the Angeles National Forest having burned in this last fire, it might be wise to preserve more animal habitat.

Over the years on my property alone I have seen:

bobcats  
coyotes  
raccoons  
king snakes  
rattlesnakes  
gopher snakes  
a red coach whip  
legless lizards  
screech owls  
great horned owls  
tarantulas  
tarantula wasps  
"sun spiders" or solpugids  
alligator lizards  
fence lizards  
roadrunners  
rabbits  
ground squirrels

monarch butterflies  
yellow swallowtail butterflies  
moths  
mule deer  
Southern California toads  
oreoles  
titmouse(mice?)  
peregrine falcons  
red-tailed hawks  
robins  
California quails (large flocks)  
hummingbirds  
ravens  
crows  
mourning doves  
purple finches  
yellow finches  
scorpions  
broad-winged katydid  
cone-nose bugs  
ten-lined June beetles  
woodpeckers  
Jerusalem crickets  
And my husband might have seen a young mountain lion because it was a "bobcat, but it had a tail."

I am hoping that you will preserve as much of the natural habitat as you can.

**Baldwin, Alejandrina C.**

---

**From:** Bush, Michele  
**Sent:** Tuesday, September 15, 2009 2:41 PM  
**To:** Baldwin, Alejandrina C.  
**Subject:** FW: SCAG Comments on the DEIR for the Skyline Ranch Project  
**Attachments:** SCAG Comments on DEIR (I20090488).pdf

---

**From:** Bernard Lee [mailto:[leeb@scag.ca.gov](mailto:leeb@scag.ca.gov)]  
**Sent:** Tuesday, September 15, 2009 1:24 PM  
**To:** Bush, Michele  
**Subject:** SCAG Comments on the DEIR for the Skyline Ranch Project

Dear Ms. Bush,

Attached are comments from the Southern California Association of Governments regarding the Draft Environmental Impact Report for the Skyline Ranch Project [I20090488].

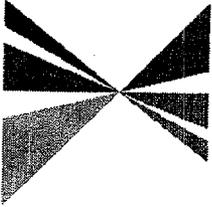
Please contact me if you have any questions or encounter difficulty opening the attachment.

Thank you,  
Bernard

Bernard Lee  
Southern California Association of Governments  
Office: 213.236.1895  
Email: [leeb@scag.ca.gov](mailto:leeb@scag.ca.gov)

 Please consider the environment before printing this email.

SOUTHERN CALIFORNIA



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Energy & Environment  
Keith Hanks, Azusa

Transportation  
Mike Ten, South Pasadena

September 14, 2009

Ms. Michele Bush  
County of Los Angeles  
Department of Regional Planning  
Impact Analysis Section, Room 1348  
320 West Temple Street  
Los Angeles, CA 90012  
[mbush@planning.lacounty.gov](mailto:mbush@planning.lacounty.gov)

**RE: SCAG Comments on the Draft Environmental Impact Report for the Skyline Ranch Project [I20090488]**

Dear Ms. Bush,

Thank you for submitting the **Draft Environmental Impact Report for the Skyline Ranch Project, County Project No. 04-075 [I20090488]** to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12372 (replacing A-95 Review). Additionally, pursuant to Public Resources Code Section 21083(d) SCAG reviews Environmental Impacts Reports of projects of regional significance for consistency with regional plans per the California Environmental Quality Act Guidelines, Sections 15125(d) and 15206(a)(1). SCAG is also the designated Regional Transportation Planning Agency and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California Government Code Section 65080 and 65082. As the clearinghouse for regionally significant projects per Executive Order 12372, 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.

SCAG staff has reviewed this project and determined that the proposed project is regionally significant per California Environmental Quality Act (CEQA) Guidelines, Sections 15125 and/or 15206. The proposed project, located on 2,173 acres (of which 622 acres would be developed), would consist of 1,260 residential lots.

We have evaluated this project based on the policies of SCAG's Regional Transportation Plan (RTP) and Compass Growth Vision (CGV) that may be applicable to your project. The RTP and CGV can be found on the SCAG web site at: <http://scag.ca.gov/igr>. The attached detailed comments are meant to provide guidance for considering the proposed project within the context of our regional goals and policies. We also encourage the use of the SCAG List of Mitigation Measures extracted from the RTP to aid with demonstrating consistency with regional plans and policies. Please provide a copy of the Final Environmental Impact Report (FEIR) for our review. If you have any questions regarding the attached comments, please contact Bernard Lee at (213) 236-1800. Thank you.

Sincerely,

Jacob Lieb, Manager  
Assessment, Housing & EIR

DOCS# 153232

**COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE  
SKYLINE RANCH PROJECT [SCAG NO. I20090488]**

**PROJECT LOCATION**

The proposed project is located in the Santa Clarita Valley west of Sierra Highway, north of Highway 14 (Antelope Valley Freeway) and the City of Santa Clarita. The project site includes various undeveloped parcels west of Sierra Highway (Mint Canyon) between the Santa Clara River and Vasquez Canyon.

**PROJECT DESCRIPTION**

The proposed Skyline Ranch project site occupies approximately 2,173 acres. The project is a request to develop on approximately 622 acres of the site, which includes 1,313 lots consisting of 1,260 residential lots, an approximately 11-acre elementary school site, 10 lots for park areas, 13 debris basin lots, four (4) water tank/booster pump station lots and 25 open space lots. Nearly three quarters of the site (the northern 1,551 acres) is proposed to remain undeveloped, with approximately 1,355 acres dedicated or designated as open space through establishment of the proposed Skyline Ranch Conservation Area (SRCA). Approximately 166 acres of undeveloped land in the northern portion of the site on the Cruzan Mesa would remain undeveloped and designated as a Non-Development/Continuing Use Area. Also within the northern portion of the site approximately 22 acres would be preserved as a Mitigation Exchange Area for 22 acres of preserve area within adjacent recorded Tract 46018. The project includes a Conditional Use Permit application due to Density-Controlled Development and Hillside Management Areas; and an Oak Tree Permit for the removal of one oak tree.

The project site is undeveloped except for the northern portion, known as Cruzan Mesa, which is currently being leased by a film production company as an outdoor movie location. Portions of Cruzan Mesa have been previously used for cattle grazing and are the site of sizable vernal pools. Remnants of an old landing strip are still present on Cruzan Mesa; based on available historical information, this landing strip had been in operation from at least the late 1950s until the late 1980s. Also within the project boundary are seven parcels (or 60 acres) under private ownership, which are not a part of the proposed project. These include five vacant parcels and two parcels with one single-family unit each. These parcels are outside of the proposed development area and access to these parcels would not be affected by the proposed project.

Large portions of the project site, located to the north, lie adjacent to undeveloped lands. The southern portion of the project site, the portion designated for development, lies adjacent to or in the vicinity of existing urban development. Residential development in the City of Santa Clarita lies adjacent to the southernmost edge of the west side of the project site, with residential development continuing southward into the larger city area. A smaller residential tract is located to the southeast of the project site along Sierra Highway.

In particular, within the immediate vicinity of the location of the proposed connection of the new access road that would extend from Whites Canyon Road to Sierra Highway just north of Adon Avenue are several multi-family residential developments, motels, and daycare/preschool facilities. Sierra Highway extends southeast and northwest from its closest point to the project site with limited strip commercial uses interspersed with residential development and industrial uses further to the north. Soledad Canyon Road is located approximately one mile south of the project site and provides the nearest major commercial activities to the project site.

The following approvals are required for the project.

- Vesting Tentative Tract Map approval (for the development of 1260 residential lots) pursuant to Subdivision Code Subsections 21.38.010 through 21.38.080;

- Conditional Use Permit for Density-Controlled Development pursuant to Zoning Code Subsection 22.56.205 and Hillside Management Areas pursuant to Zoning Code Subsection 22.56.215;
- Oak Tree Permit (for removal of one oak tree) pursuant to Zoning Code Subsections 22.56.2050 through 22.56.2260;
- Approval to construct a 70-foot non-standard right-of-way within a local interior street;
- Other approvals, subsequent to discretionary approval, including those from the following agencies:
  - County Sanitation Districts of Los Angeles County (Sewer Line Connection Permit);
  - Los Angeles County Department of Public Works (Building Permit, Grading Permit, Improvement Plan Permit, General Municipal Separate Storm Sewer System Permit, Flood Control Easement);
  - Los Angeles County Fire Department (Approval of Alternative cul-de-sac/turnaround on Beneda Lane).

**CONSISTENCY WITH REGIONAL TRANSPORTATION PLAN**

**Regional Growth Forecasts**

The Draft Environmental Impact Report (DEIR) should reflect the most current SCAG forecasts, which are the 2008 Regional Transportation Plan (RTP) Population, Household and Employment forecasts (adopted May 2008). The forecasts for your region, subregion, and county are as follows:

**Adopted SCAG Regionwide Forecasts<sup>1</sup>**

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	19,418,344	20,465,830	21,468,948	22,395,121	23,255,377	24,057,286
Households	6,086,986	6,474,074	6,840,328	7,156,645	7,449,484	7,710,722
Employment	8,349,453	8,811,406	9,183,029	9,546,773	9,913,376	10,287,125

**Adopted NLAC Subregion Forecasts (Unincorporated)<sup>1</sup>**

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	194,704	244,463	294,120	342,578	389,595	434,773
Households	58,090	74,714	92,232	105,907	119,114	129,981
Employment	46,820	56,539	62,745	70,041	77,831	85,289

**Adopted NLAC Subregion Forecasts (Total)<sup>1</sup>**

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	719,989	839,942	960,006	1,076,970	1,190,463	1,299,449
Households	215,650	253,750	293,899	325,241	355,511	380,417
Employment	193,386	218,637	234,761	253,717	273,957	293,334

**Adopted County of Los Angeles Forecasts (Unincorporated)<sup>1</sup>**

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	1,188,321	1,282,624	1,378,396	1,471,608	1,561,983	1,648,694
Households	325,615	357,468	391,383	417,848	443,414	464,468
Employment	320,171	336,371	346,717	358,881	371,868	384,300

**Adopted County of Los Angeles Forecasts (Total)<sup>1</sup>**

	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Population	10,615,732	10,971,598	11,329,832	11,678,549	12,015,885	12,338,619
Households	3,357,798	3,509,580	3,666,631	3,788,732	3,906,851	4,003,501
Employment	4,552,398	4,675,875	4,754,731	4,847,436	4,946,420	5,041,172

1. The 2008 RTP growth forecast at the regional, subregional, and county levels was adopted by the Regional Council in May 2008.

**SCAG Staff Comments:**

Chapter 4.R (Population, Housing and Employment) utilizes the 2008 RTP forecasts. In order to derive values for years 2007 and 2017, the preparers of the EIR have interpolated.

The 2008 **Regional Transportation Plan (RTP)** also has goals and policies that are pertinent to this proposed project. This RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. The RTP continues to support all applicable federal and state laws in implementing the proposed project. Among the relevant goals and policies of the RTP are the following:

***Regional Transportation Plan Goals:***

- RTP G1 *Maximize mobility and accessibility for all people and goods in the region.*
- RTP G2 *Ensure travel safety and reliability for all people and goods in the region.*
- RTP G3 *Preserve and ensure a sustainable regional transportation system.*
- RTP G4 *Maximize the productivity of our transportation system.*
- RTP G5 *Protect the environment, improve air quality and promote energy efficiency.*
- RTP G6 *Encourage land use and growth patterns that complement our transportation investments.*
- RTP G7 *Maximize the security of our transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies.*

**SCAG Staff Comments:**

SCAG staff finds the project meets consistency with RTP G4 and partial consistency with RTP G1, G5, and G6. RTP G2, G3, and G7 are not applicable to this project.

The proposed project meets partial consistency with RTP G1. Mobility pertains to the speed at which one may travel and the delay, or difference between the actual travel time and travel time that would be experienced if a person traveled at the legal speed limit. Table 4.F-16 (ICU and LOS Summary with Mitigation) indicates that all analyzed intersections meet Level of Service (LOS) requirements (LOS E per page 4.F-10), after accounting for improvements. Accessibility measures how well the transportation system provides people access to opportunities, such as jobs, education, shopping, recreation, and medical care. The proposed project site is located approximately two miles north of Highway 14, slightly challenging access to the rest of the region. Local access is provided via Sierra Highway.

With regard to RTP G4, the proposed project meets consistency. Productivity is a system efficiency measure that reflects the degree to which the transportation system performs during peak demand conditions. As mentioned previously, analyzed intersections near the proposed project site would perform at acceptable Levels of Service.

The proposed project meets partial consistency with RTP G5. Per page 4.H-40, the proposed project's operation would exceed SCAQMD thresholds for five out of six criteria pollutants, after mitigation measures have been applied. Table 4.H-7 (Estimated Operational Emissions Without Mitigation) indicates that Mobile Sources contribute to emissions in a significant manner. However, pages 4.S-7 to 4.S-9 discuss the low impact development standards and green building programs that the project intends to implement.

The proposed project meets partial consistency with RTP G6. The project site is located two miles from Highway 14, which provides regional access and is located near Sierra Highway, which provides local access. Pages 2-14 to 2-19 describe roadway improvements that will be required in order to provide sufficient access to the site. Three Santa Clarita Transit bus lines, operating on 30 minute headways, stop within a quarter mile of the project site.

### **GROWTH VISIONING**

The fundamental goal of the **Compass Growth Visioning** effort is to make the SCAG region a better place to live, work and play for all residents regardless of race, ethnicity or income class. Thus, decisions regarding growth, transportation, land use, and economic development should be made to promote and sustain for future generations the region's mobility, livability and prosperity. The following "Regional Growth Principles" are proposed to provide a framework for local and regional decision making that improves the quality of life for all SCAG residents. Each principle is followed by a specific set of strategies intended to achieve this goal.

#### ***Principle 1: Improve mobility for all residents.***

- GV P1.1** *Encourage transportation investments and land use decisions that are mutually supportive.*
- GV P1.2** *Locate new housing near existing jobs and new jobs near existing housing.*
- GV P1.3** *Encourage transit-oriented development.*
- GV P1.4** *Promote a variety of travel choices*

#### **SCAG Staff Comments:**

Where applicable, the proposed project meets partial consistency with Growth Visioning Principle 1. GV P1.3 is not applicable since the project is not a transit-oriented development.

The proposed project meets partial consistency with GV P1.1. The project site has moderately reasonable regional and local access (via Highway 14 and Sierra Highway, respectively), but will require additional roadway extensions to effectively serve the project. Three bus lines currently run within a quarter mile of the site, but only operate on 30 minute headways.

SCAG staff cannot determine consistency with GV P1.2. The North Los Angeles County subregion lags the SCAG region overall, as it relates to jobs/housing balance.

The proposed project meets consistency with GV P1.4. In addition to autos, other modes (public transit, walking, and biking) have been accounted for in the project's objectives on page 2-5.

**Principle 2: Foster livability in all communities.**

- GV P2.1 *Promote infill development and redevelopment to revitalize existing communities.*
- GV P2.2 *Promote developments, which provide a mix of uses.*
- GV P2.3 *Promote "people scaled," walkable communities.*
- GV P2.4 *Support the preservation of stable, single-family neighborhoods.*

**SCAG Staff Comments:**

Where applicable, the proposed project meets partial consistency with Growth Visioning Principle 2. GV P2.4 is not applicable since there is not a single-family neighborhood on the project site.

SCAG staff cannot determine consistency with GV P2.1, as the existing site is largely undeveloped.

With regard to GV P2.2, SCAG staff cannot determine consistency, as the proposed project is almost exclusively residential.

The proposed project meets partial consistency with GV P2.3. One of the project objectives, listed on page 2-5, is to "Create a pedestrian friendly environment which encourages pedestrian access between neighborhoods, parks, and a public elementary school." However, the Mobility Objectives related to walkability seem to focus around pedestrian safety in the context of autos, as opposed to creating pedestrian-oriented environments.

**Principle 3: Enable prosperity for all people.**

- GV P3.1 *Provide, in each community, a variety of housing types to meet the housing needs of all income levels.*
- GV P3.2 *Support educational opportunities that promote balanced growth.*
- GV P3.3 *Ensure environmental justice regardless of race, ethnicity or income class.*
- GV P3.4 *Support local and state fiscal policies that encourage balanced growth*
- GV P3.5 *Encourage civic engagement.*

**SCAG Staff Comments:**

Where applicable, SCAG staff is unable to assess the proposed project's consistency with Growth Visioning Principle 3, based on the content in the DEIR. GV P3.2 and 3.5 are not applicable.

**Principle 4: Promote sustainability for future generations.**

- GV P4.1 *Preserve rural, agricultural, recreational, and environmentally sensitive areas*
- GV P4.2 *Focus development in urban centers and existing cities.*
- GV P4.3 *Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution and significantly reduce waste.*
- GV P4.4 *Utilize "green" development techniques*

**SCAG Staff Comments:**

The project meets partial consistency with Growth Visioning Principle 4.

As mentioned previously, the proposed project would be built on land that is largely undeveloped. Therefore SCAG staff cannot determine consistency with GV P4.1.

With regard to GV P4.2, the proposed project meets partial consistency. While it is not in an existing city, the southern portion of the project site lies adjacent to urbanized areas, including

portions that are within the City of Santa Clarita.

The proposed project meets consistency with GV P4.3 and P4.4. Pages 4.S-7 to 4.S-9 discuss the Los Angeles County low impact development standards, drought-tolerant landscaping standards, and green building development standards. In addition, pages 4.S-25 to 4.S-27 discuss additional green building standards that would be implemented by the project applicant.

### **CONCLUSION**

Overall, the proposed project partially meets consistency with SCAG Regional Transportation Plan Goals and Growth Visioning Principles.

All feasible measures needed to mitigate any potentially negative regional impacts associated with the proposed project should be implemented and monitored, as required by CEQA. Refer to the SCAG List of Mitigation Measures for additional guidance, which may be found here:  
[http://www.scag.ca.gov/igr/documents/SCAG\\_IGRMMRP\\_2008.pdf](http://www.scag.ca.gov/igr/documents/SCAG_IGRMMRP_2008.pdf)

When a project is of statewide, regional, or areawide significance, transportation information generated by a required monitoring or reporting program shall be submitted to SCAG as such information becomes reasonably available, in accordance with CEQA, Public Resource Code Section 21018.7, and CEQA Guidelines Section 15097 (g).

Sierra Club comments9

At this time the Sierra Club favors the development alternative. We want to ensure reduced density and to be guaranteed that our environmental concerns (lack of water and infrastructure, traffic, air quality, and wildlife corridors, etc.) are sufficiently addressed.

Sincerely,

Katherine Squires

Conservation Chair, Santa Clarita Group



Cox, Castle & Nicholson LLP  
2049 Century Park East, 28<sup>th</sup> Floor  
Los Angeles, California 90067-3284  
P 310.277.4222 F 310.277.7889

Charles J. Moore  
310.284.2286  
cmoore@coxcastle.com

File No. 42243

September 10, 2009

**BY HAND DELIVERY**

Regional Planning Commission  
County of Los Angeles  
170 Hall of Records  
320 West Temple Street  
Los Angeles, California 90012

Re: **Pardee Homes' Skyline Ranch; Vesting Tentative Tract Map No. 060922;  
Regional Planning Commission Hearing Date: September 16, 2009**

Dear Commissioners:

Pardee Homes proposes to build the Skyline Ranch project, which would bring 1,260 homes, a new turn-key elementary school, public and private parks, public open space, including a preserved significant ecological area ("SEA"), and important infrastructure improvements to the Santa Clarita Valley. Please see a regional location map at Tab 1 and a conceptual site plan for the project at Tab 2.

**Skyline Ranch is an Integral Part of the County's Long-Range Goals for the Development of the Santa Clarita Valley**

Skyline Ranch is prominent in the County's long-range plans for the Santa Clarita Valley and is accommodated by the joint City and County draft "One Valley, One Vision" plan.

Pardee Homes worked closely with the planning department administration to ensure that the project promotes the County's long-range planning goals for the property and the Valley. Based on the County's planning considerations, the project does not propose a general plan amendment or zone change and transfers density from the northerly portion of the property to the southerly portion to preserve natural resources and locate development near urban infrastructure and services. We support staff's analysis that the project is consistent with the Santa Clarita Valley Area Plan.

**1. Skyline Ranch Preserves the Entire On-Site Portion of the County's Proposed Cruzan Mesa Vernal Pools SEA**

Both the pending general plan update and the draft "One Valley, One Vision" plan designate most of the northerly half of the property as the Cruzan Mesa Vernal Pools SEA. The proposed SEA includes mesas, canyons, steep interior slopes, and a seasonally flowing wash. The Cruzan Mesa vernal pool complex and the Plum Canyon vernal pool are important regionally-unique biotic communities that may support a variety of special status plants and animals. A former County biologist once described the vernal pools and related drainage as the most significant

environmental feature of the Santa Clarita Valley. Please see a depiction of the proposed 958-acre SEA at Tab 3.

Pardee Homes' extensive assembly efforts involved approximately 36 different property owners and focused on the land within northerly portion of the site so that the County's proposed SEA could be perfected and protected as permanent open space. The project's proposed density transfer will preserve the entirety of the on-site SEA and the areas where steep hillsides predominate. The project concentrates development near existing urban development and services in the adjacent City of Santa Clarita, maximizes open space and avoids flood and geologic hazard areas. The development area is generally separate from and not visible from surrounding neighborhoods.

Please see Tab 4 for a depiction of the limited development area, proximity to urban development within the City, and proposed open space and mitigation areas.

## 2. Skyline Ranch Implements the County's Planned Highway Connections to Sierra Highway and the Antelope Valley Freeway

The current County Highway Plan proposes to extend Whites Canyon Road from Plum Canyon Road northerly to Vasquez Canyon Road and to construct a new Cruzan Mesa Road from Whites Canyon Road easterly to Sierra Highway. Both road connections would require substantial grading and landform alteration within the proposed SEA and these roads are unsupported by federal and state resource agencies because of unacceptable environmental impacts. Accordingly, the County plans to eliminate these road connections. Important traffic circulation improvements are needed to replace Whites Canyon and Cruzan Mesa Roads.

Skyline Ranch will construct Skyline Ranch Road through the project, from Plum Canyon Road to Sierra Highway. The proposed road will provide a regional roadway connection between Plum Canyon Road and Sierra Highway, which is essential now that the County no longer plans to extend Whites Canyon Road or construct Cruzan Mesa Road.

The proposed new road is closer to urban development within the City of Santa Clarita. Unlike the Whites Canyon Road extension and Cruzan Mesa Road, the proposed Skyline Ranch Road avoids the SEA, minimizes disturbance of natural terrain, is not opposed by federal and state resource agencies, and does not invite leapfrog development. The proposed Skyline Ranch Road will service existing and planned development, and provides important connectivity to Sierra Highway and the Antelope Valley Freeway.

Please see a depiction of the approved and proposed road connections at Tab 5.

## 3. Skyline Ranch Promotes County Planning Considerations for More Concentrated Development Patterns

The County has expressed in its approved and draft long-range plans a desire to avoid leapfrog development and locate new development near urban services and infrastructure to preserve natural features and maximize open space. Skyline Ranch transfers density from the remote and environmentally sensitive areas of the site to areas located adjacent to the City and urban infrastructure.

### Skyline Ranch Preserves Important Environmental Resources and Substantial Open Space

In addition to the vernal pools and related drainage areas, sensitive plants and steep hillsides predominate in the northerly portion of the site. Please see a depiction of sensitive plant locations at **Tab 6**. The project concentrates development near the City on the southerly portion of the site, thereby preserving sensitive environmental resources to the north.

Skyline Ranch will preserve permanently approximately 1,551 acres of open space (nearly three-quarters of the 2,173-acre site). Most of the open space is contiguous, and 1,356 acres comprise the entirety of the on-site portion of the proposed Cruzan Mesa Vernal Pools SEA.

### Skyline Ranch will Merge Recorded Lots on Mystery Mesa

Mystery Mesa is a landmark setting located within the northerly portion of the site. It is an ideal filming location because its large elevated plateau provides 360 degree views unimpeded by development. It has been an important resource for the entertainment industry and regional economy since filming began there in the early 1970s. Mystery Mesa is most famous for the Steven Spielberg movie, *Duel*, and was also used for *The Aviator*, *War of the Worlds*, *The Scorpion King*, and *Spider-Man*. It is one of the few famous properties still available for filming in Los Angeles County that does not suffer from surrounding development. Please see **Tab 7** for photographs of Mystery Mesa.

A tract map has been recorded for 200 homes on Mystery Mesa. However, after the tract map was recorded, the County proposed to designate Mystery Mesa as part of an SEA. Although desirable view lots could be developed here, the area is not supported by nearby urban infrastructure and substantial grading would be needed to provide access to any development.

Skyline Ranch will transfer the 200 recorded lots on Mystery Mesa to the development site. The density transfer will move approved urban development from a remote site, next to sparse rural residential development, to areas of the site adjacent to urban development within the City and infrastructure and services.

Mystery Mesa will revert to open space. It will be preserved as a non-development, continuing use area with no permanent structures through a recorded land use restriction. Although not a part of this subdivision, historical filming activities can continue periodically as authorized by the County filming permit office pursuant to County Code section 22.56.1925. Like other surrounding development, Skyline Ranch will not be visible from Mystery Mesa and will not disturb filming.

### The County and Pardee Homes Worked Collaboratively with the City of Santa Clarita to Design Skyline Ranch

Skyline Ranch is not remote. It is located adjacent to development within the City. As such, more than any other recent project, the developer and the County met many times with City staff to discuss the project design and possible future annexation. This cooperation is evidenced by the accommodation for the project in the draft "One Valley, One Vision" plan for the Santa Clarita Valley.

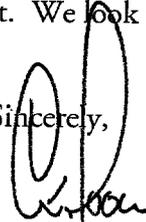
The project is designed with the City's needs and standards in mind. Roads, bikeways, perimeter slopes, and a paseo system are designed based on City comments. A turn-key elementary school similar to the highly regarded schools in the Fair Oaks Ranch and Golden Valley communities will be provided. Importantly, no access to the project is provided through local streets in existing communities. The project provides services planned with the City and will develop new public and private parks, trails, and open space. Please see Tab 8 for a depiction of the proposed parks and trail locations.

As demonstrated by the letters provided at Tab 9, Pardee Homes is an important business leader and member of the Santa Clarita community and remains dedicated to working with community leaders to provide high-quality neighborhoods and needed infrastructure improvements and supporting local philanthropic organizations. Please find a listing of the numerous outreach meetings Pardee Homes held with City representatives and community groups at Tab 10.

The planning department expresses support for its own environmental impact report and recognizes the project's consistency with applicable general and community plans. Nevertheless, the department raises some last-minute procedural points: filming activities at Mystery Mesa; a general plan amendment to depict the new highway; an engineering review of the precise highway alignment; and another conditional use permit for off-site roadway work and processing activities during construction. The department is still reviewing these issues, and we believe these concerns can be resolved prior to the public hearing.

Thank you for your attention to this project. We look forward to the hearing and answering any questions that you may have.

Sincerely,



Charles J. Moore

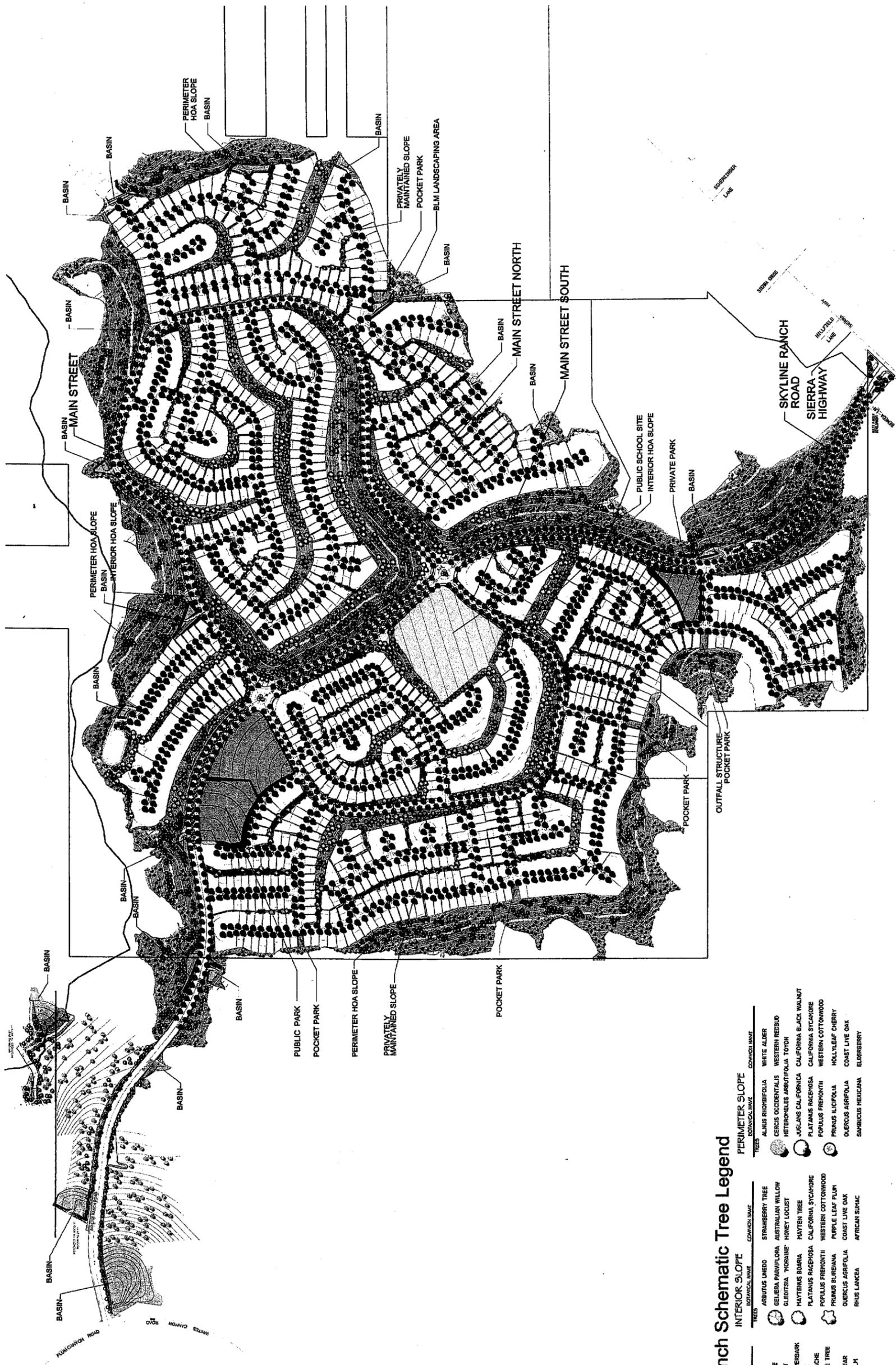
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cc: Jon Sanabria  
Sorin Alexanian  
Susan Tae  
Alejandrina Baldwin  
Patricia Keane  
Steve Sheridan  
Steve Burger  
Janna Masi

# Tab 1



## **Tab 2**



### Skyline Ranch Schematic Tree Legend

STREET TREES	PERIMETER SLOPE
<ul style="list-style-type: none"> <li>BRACHYOTON PAPILLATUS</li> <li>CINCHONOTA CARYOPHORA</li> <li>GLEHITSIA TRI. 'MORRIS'</li> <li>HELALEICA LINARIFOLIA</li> <li>PINUS ELDARICA</li> <li>PLATANUS ACE. 'BLOODGOOD'</li> <li>PODOCARPUS GRACILOR</li> <li>PYRUS SPP.</li> <li>ULMUS PARVIFOLIA 'OSAKE'</li> </ul>	<ul style="list-style-type: none"> <li>ALNUS RHOMBIFOLIA</li> <li>CERCUS OCCIDENTALIS</li> <li>HETEROMELES ARBUTIFOLIA TOYON</li> <li>JUGLANS CALIFORNICA</li> <li>PLATANUS RACEMOSA</li> <li>POPULUS FREHONTII</li> <li>PRUNUS ILICIFOLIA</li> <li>QUERCUS ARIFOLIA</li> <li>SAMBUCUS MEXICANA</li> </ul>
INTERIOR SLOPE	PERIMETER HOA SLOPE
<ul style="list-style-type: none"> <li>ABRUSUS LIMBEDO</li> <li>GELERA PARVIFLORA</li> <li>GLEHITSIA 'MORRIS'</li> <li>MAYTENUS BOARIA</li> <li>PLATANUS RACEMOSA</li> <li>POPULUS FREHONTII</li> <li>PRUNUS BUREANENSIS</li> <li>QUERCUS ARIFOLIA</li> <li>RUS. LANCEA</li> </ul>	<ul style="list-style-type: none"> <li>WHITE ALDER</li> <li>WESTERN REDBUD</li> <li>CALIFORNIA BLACK WALNUT</li> <li>CALIFORNIA STAGHORE</li> <li>WESTERN COTTONWOOD</li> <li>HOLLYLEAF CHERRY</li> <li>COAST LIVE OAK</li> <li>ELDERBERRY</li> </ul>
STREET TREES	INTERIOR SLOPE
<ul style="list-style-type: none"> <li>BOTTLE TREE</li> <li>CARRONOR TREE</li> <li>HONEY LOCUST</li> <li>FLAXLEAF PAPERBARK</li> <li>HONSELL PINE</li> <li>CHINESE PISTACHE</li> <li>LONDON PLANE TREE</li> <li>YEW PINE</li> <li>EMERGREEN PEAR</li> <li>EMERGREEN ELM</li> </ul>	<ul style="list-style-type: none"> <li>STRAWBERRY TREE</li> <li>AUSTRALIAN WILLOW</li> <li>HONEY LOCUST</li> <li>MAYTEN TREE</li> <li>CALIFORNIA STAGHORE</li> <li>WESTERN COTTONWOOD</li> <li>PURPLE LEAF PLUM</li> <li>COAST LIVE OAK</li> <li>AFRICAN SUDAC</li> </ul>



Figure 2-6  
Skyline Ranch - Conceptual Site Plan

Source: LA Group, Inc., 2007.

# Tab 3



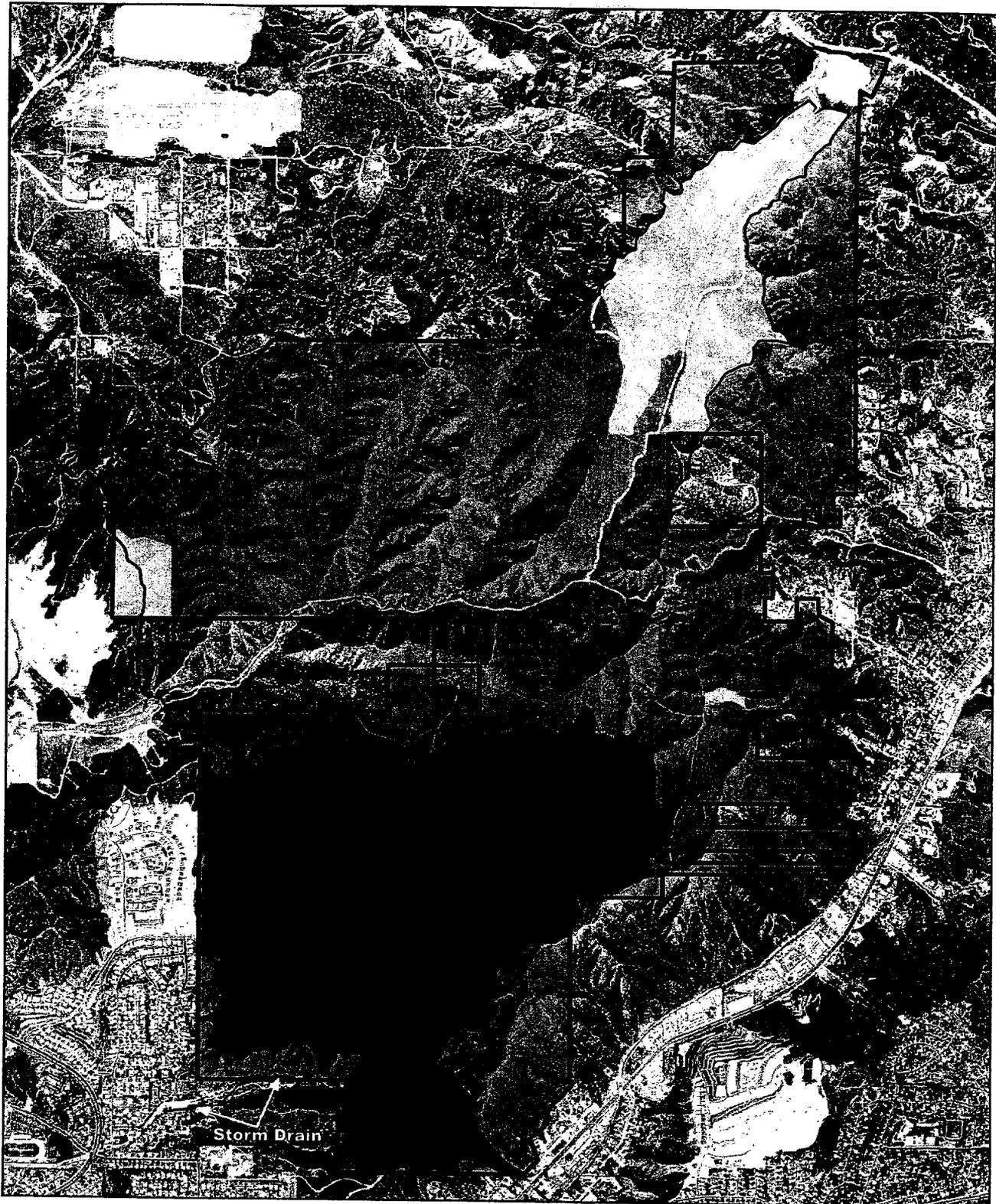
Site boundary  
 Approximate Cruzan Mesa vernal pool watershed boundary  
 Cruzan Mesa Vernal Pools SEA boundary  
 Vernal pools



Figure 4.C-2  
 Proposed Cruzan Mesa SEA

Source: Natural Resources Consultants, January 2007.

# Tab 4



Mercus C. England, Natural Resource Consultants, 11 May 2009

- |   |                            |   |   |
|---|----------------------------|---|---|
|  | Skyline Ranch Boundary     |  | Mitigation Exchange Area 22 acres             |
|  | Proposed Cruzan Mesa SEA   |  | Non-Development/Continuing Use Area 166 acres |
|  | Proposed Land Use          |  | Open Space 9 acres                            |
|  | Development Area 622 acres |  | Skyline Ranch Conservation Area 1,355 acres   |
|   |                            |  | Proposed County Trail                         |

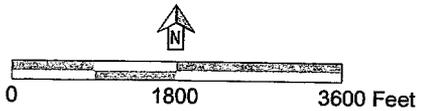


Figure 4.C-7  
Proposed Conservation  
and Mitigation Areas

Source: Natural Resources Consultants, May 2009

**LEGEND**

-  Proposed Development Area
-  Skyline Ranch Conservation Area
-  Additional Off-Site Disturbed Areas
-  Non-Development / Continuing Use Area
-  Open Space
-  Mitigation Exchange Area
-  Project Site
-  Proposed County Trail

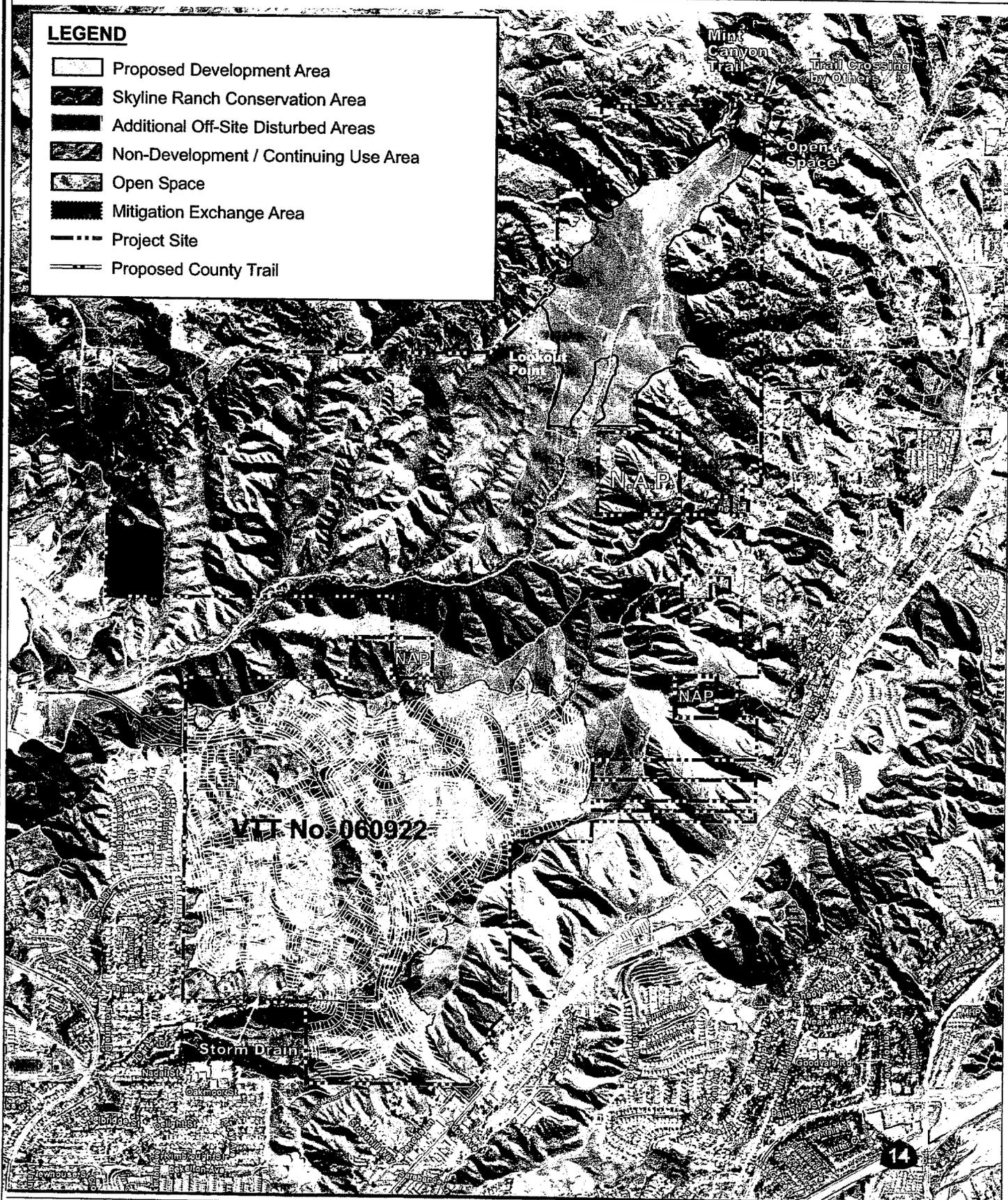


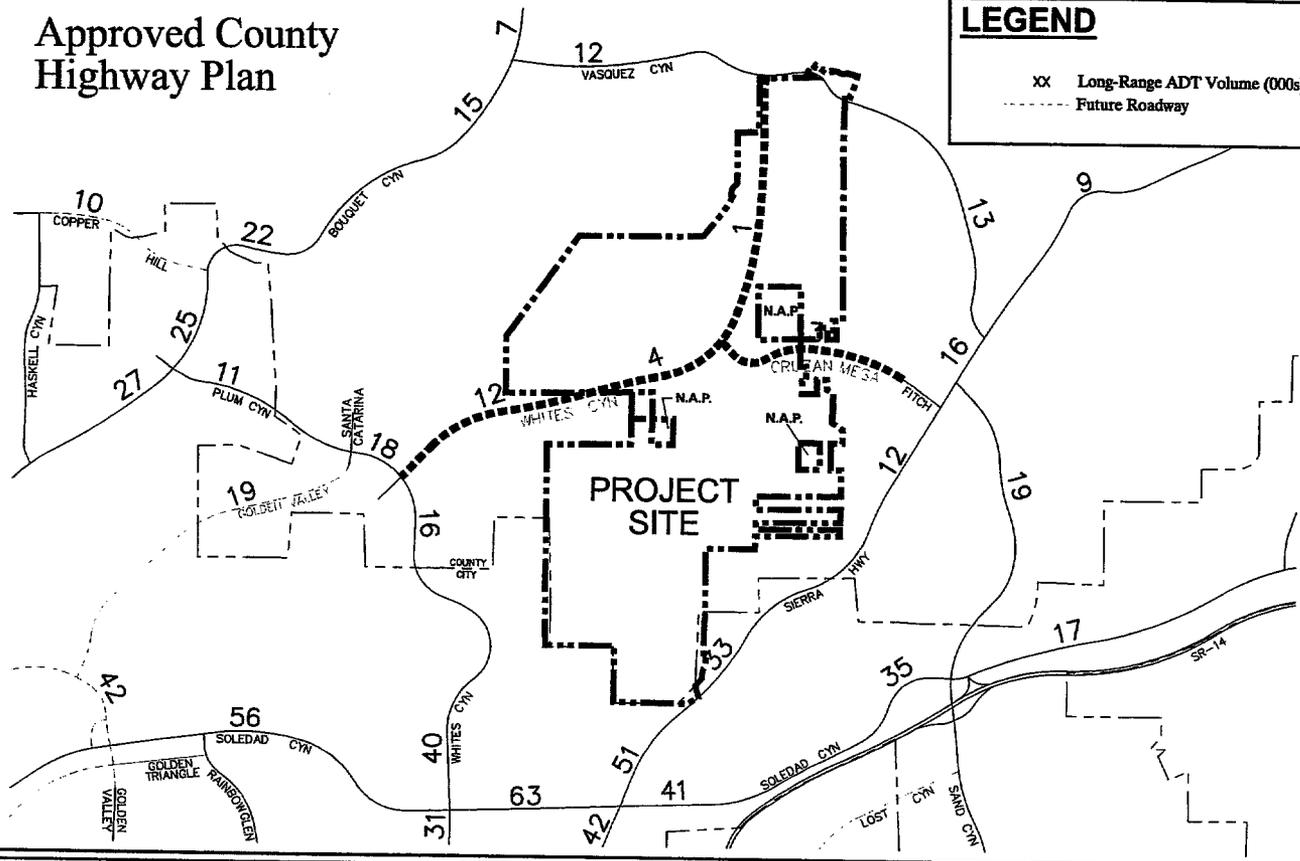
Figure 2-3  
Aerial View - Development  
and Conservation Areas

# Tab 5

# Approved County Highway Plan

**LEGEND**

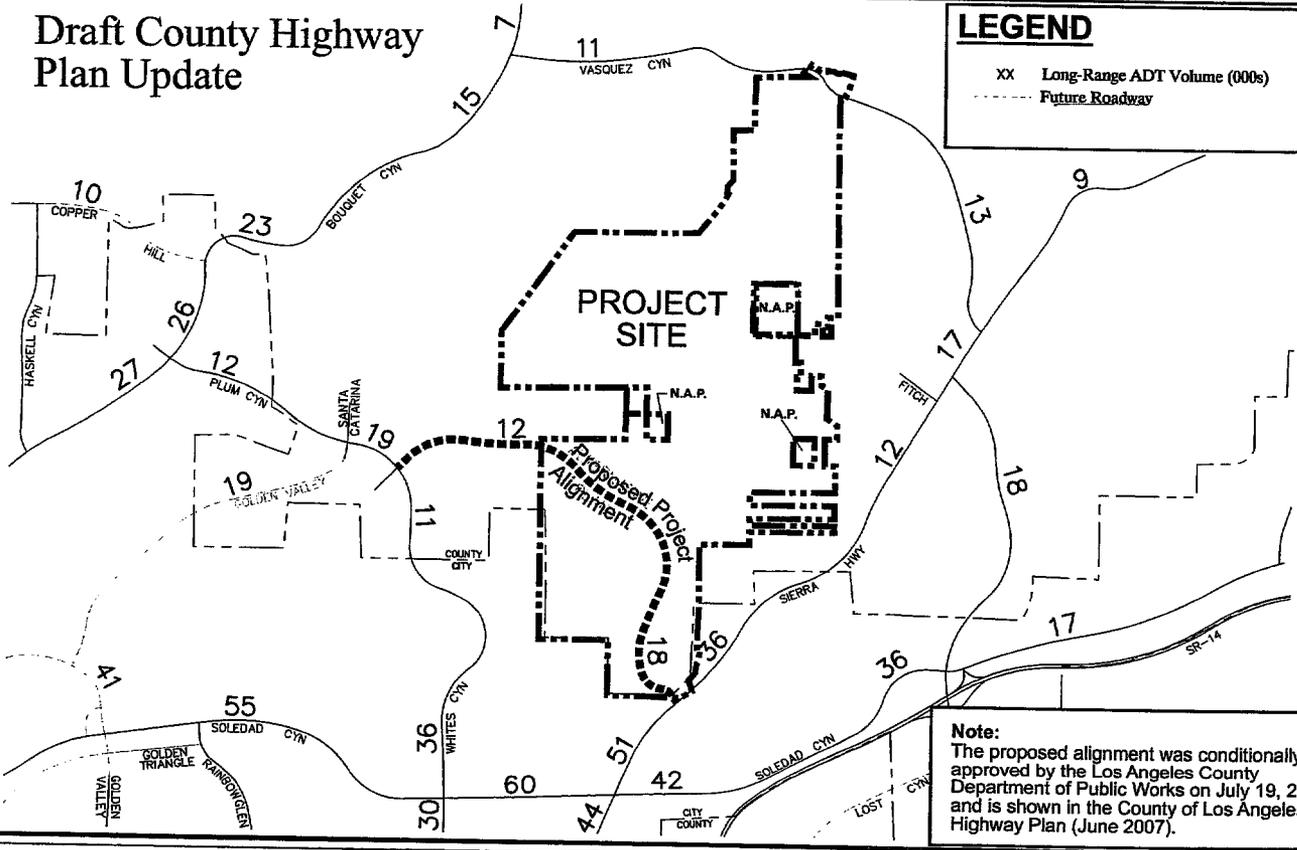
- XX Long-Range ADT Volume (000s)
- Future Roadway



# Draft County Highway Plan Update

**LEGEND**

- XX Long-Range ADT Volume (000s)
- Future Roadway



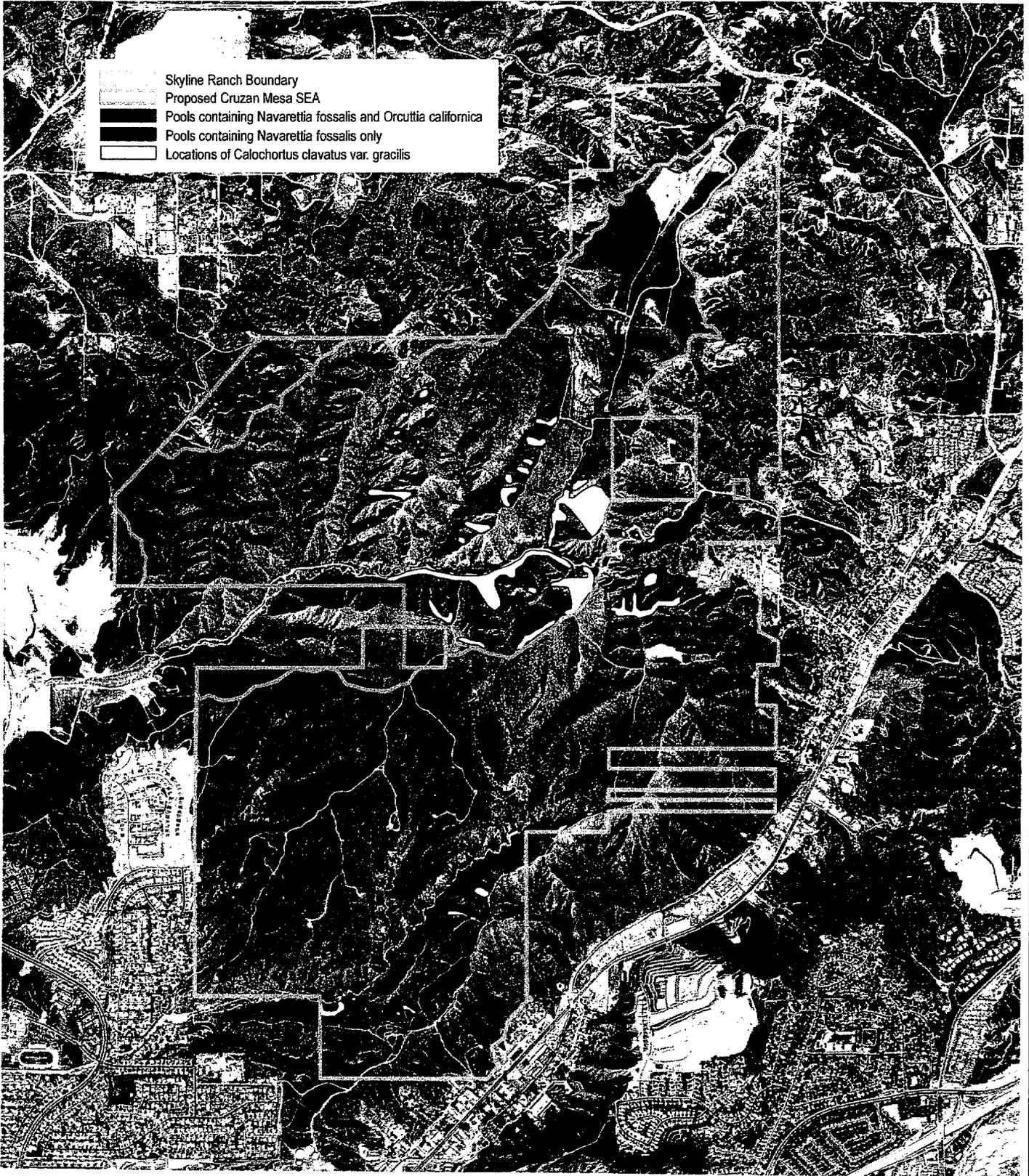
**Note:**  
 The proposed alignment was conditionally approved by the Los Angeles County Department of Public Works on July 19, 2006 and is shown in the County of Los Angeles Draft Highway Plan (June 2007).



Figure 4.F-14  
 Long-Range Average Daily Traffic Volumes (In Thousands)  
 Current County Plan and  
 Proposed Project Alignment

Source: Austin-Foust Associates, Inc., 2007; PCR Services Corporation, 2008.

# Tab 6



Skyline Ranch Boundary  
 Proposed Cruzan Mesa SEA  
 Pools containing *Navaretia fossalis* and *Orcuttia californica*  
 Pools containing *Navaretia fossalis* only  
 Locations of *Calochortus clavatus* var. *gracilis*

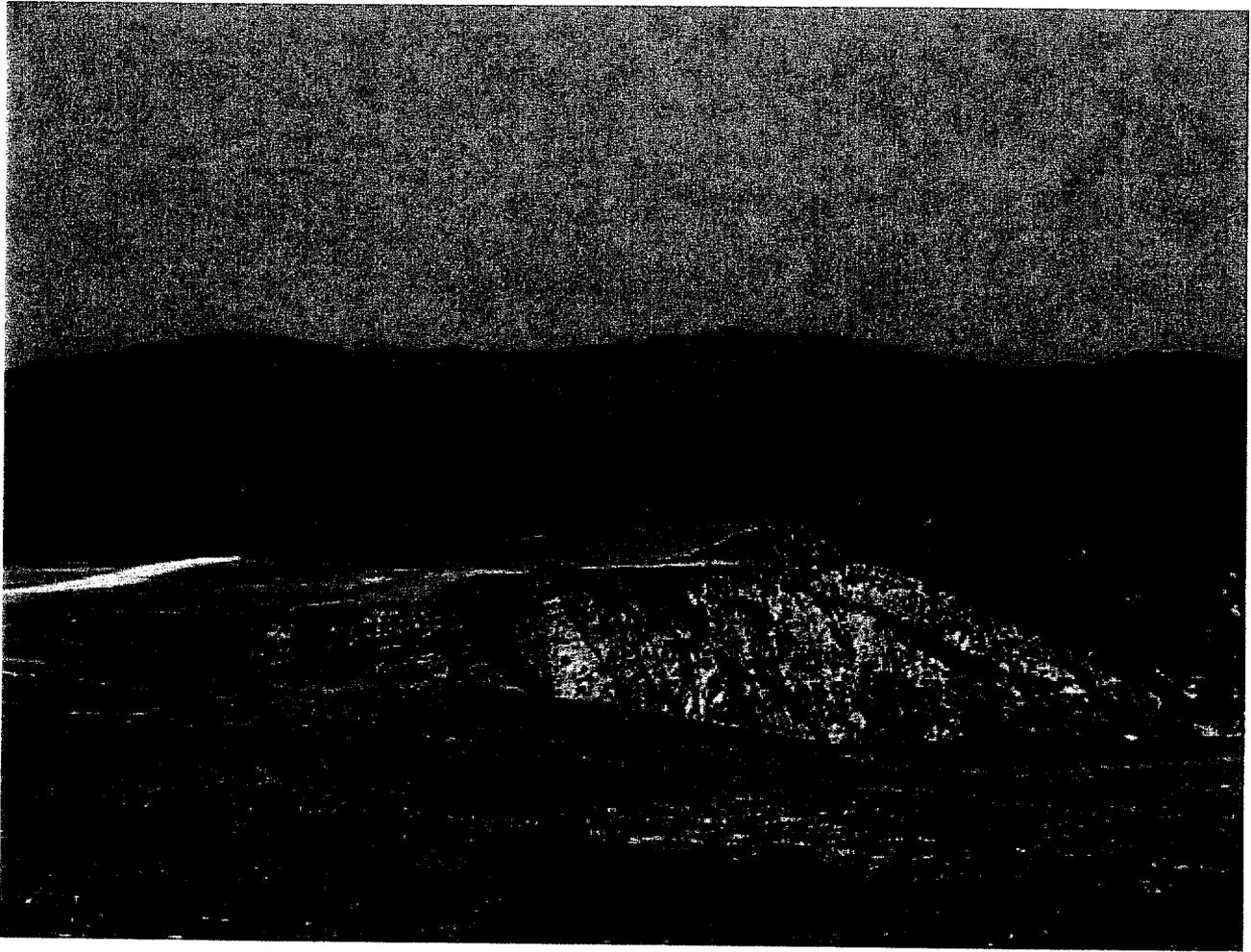


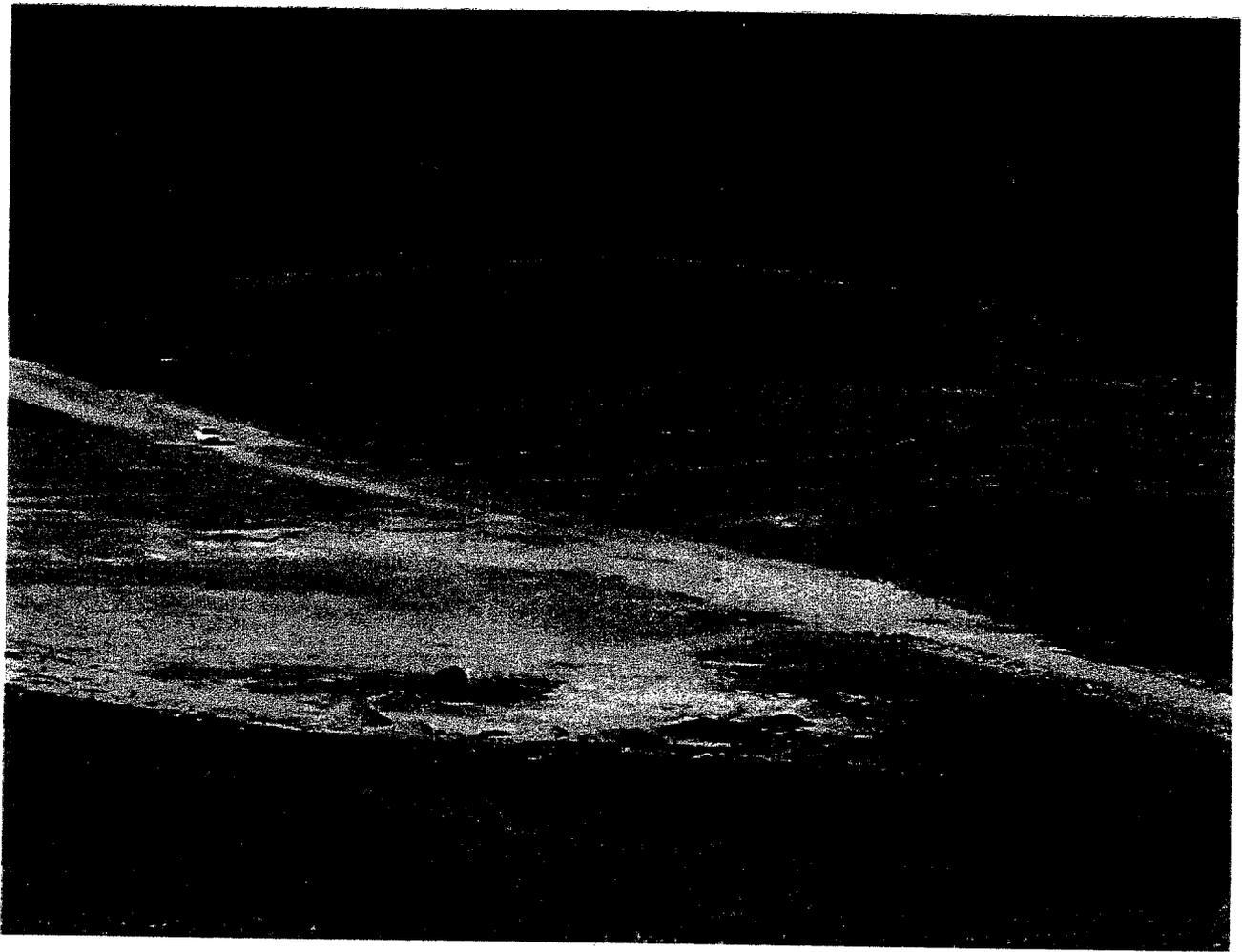
0 1050 2100 4200 Feet

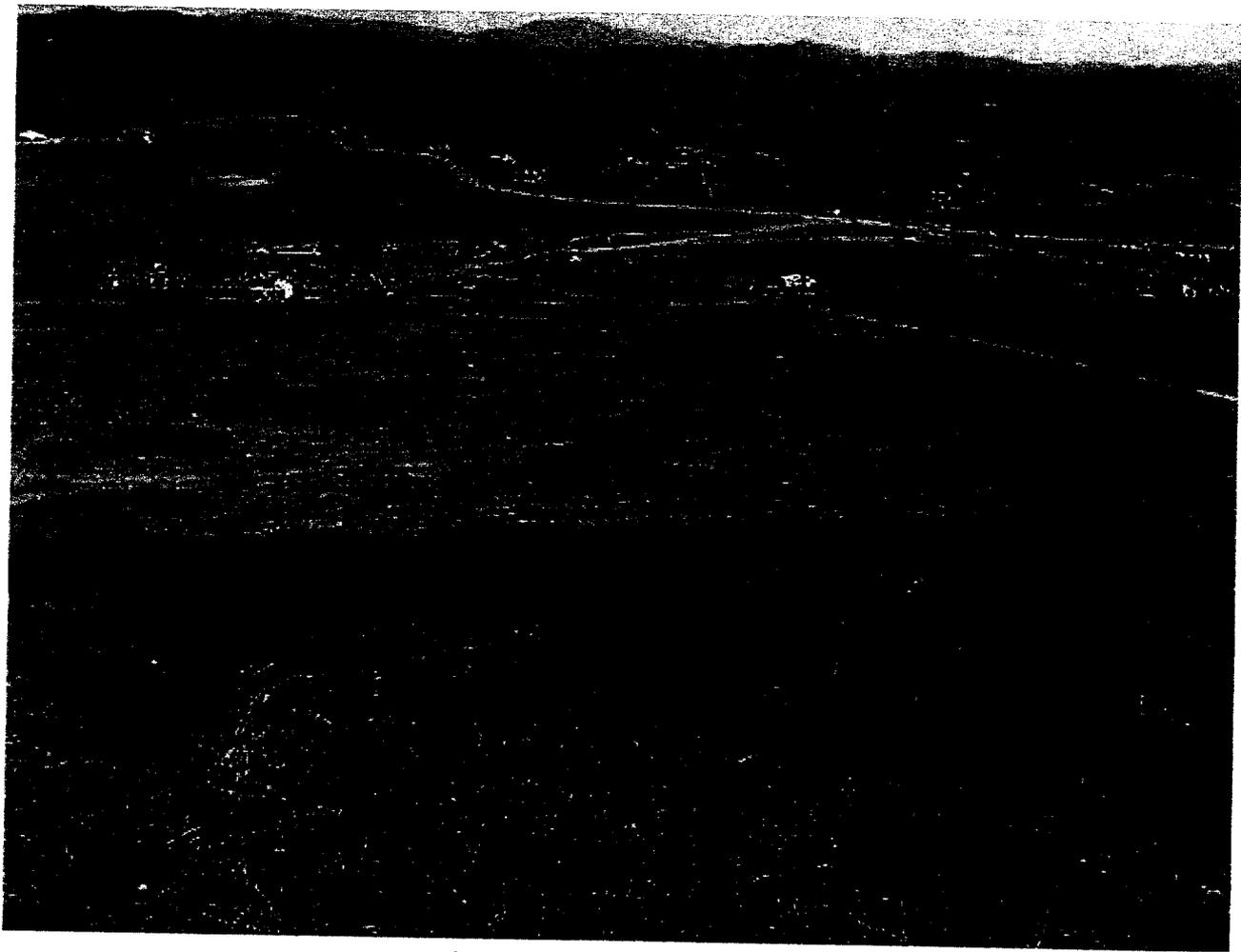
Figure 4.C-5  
Sensitive Plant Locations

Source: Natural Resources Consultants, January 2007.

# Tab 7

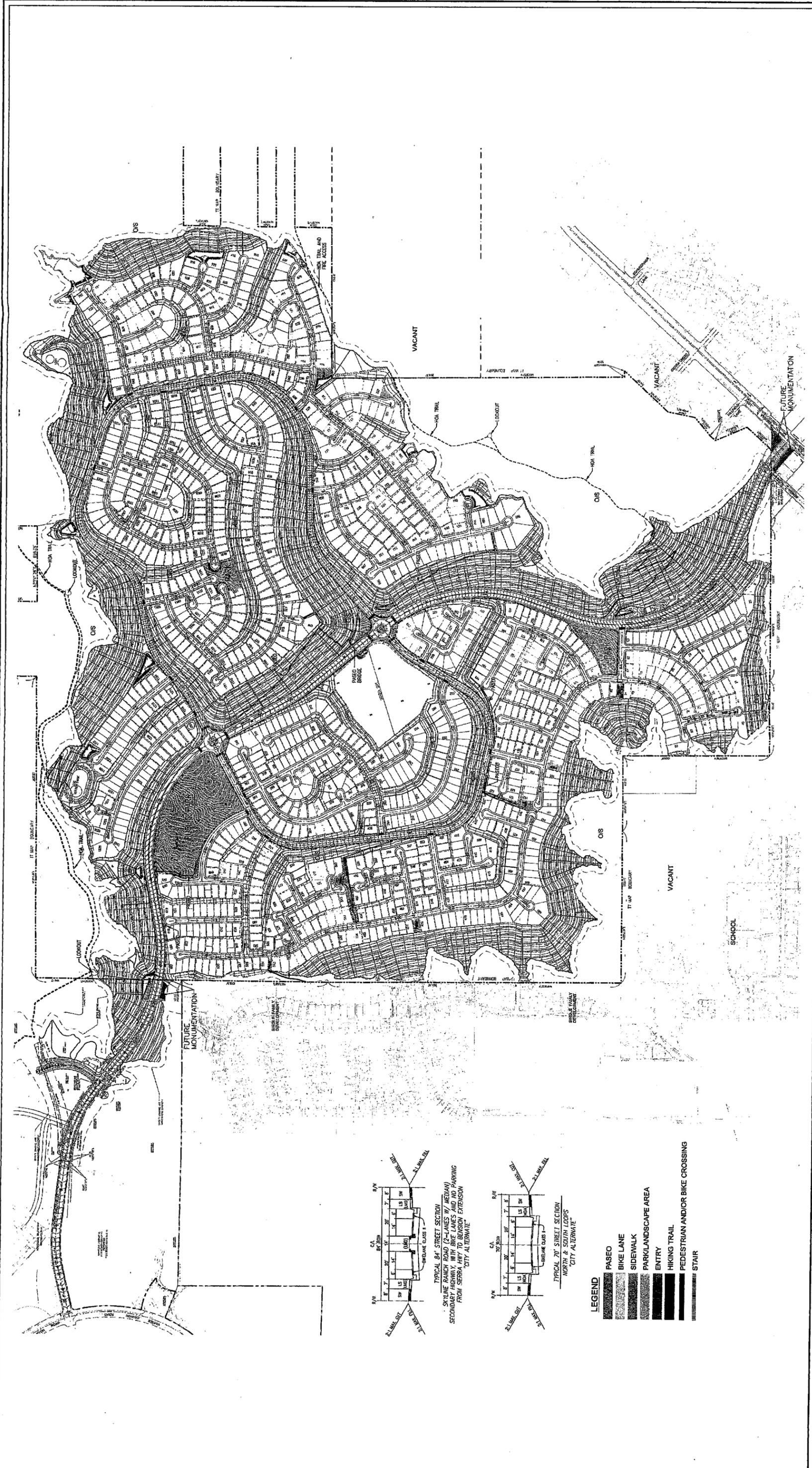








# Tab 8




 No scale

Figure 2-8  
Proposed Parks and Trails Locations

Source: Sikand Engineering, 2009

# Tab 9

August 25, 2009

County of Los Angeles  
Regional Planning Commission  
320 W. Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012

RE: Pardee Homes, Skyline Ranch (Project No. 04-075, TR 060922)

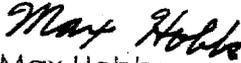
Dear Commissioners:

The writers of this letter are Max Hobbs, the President of the Fair Oaks Ranch Neighborhood Homeowners Association (the "Homeowners Association"), and Dan Carmichael, the Vice President of the Homeowners Association. Pardee Homes is the developer of the Fair Oaks Ranch master-planned community.

Over the past several years, we have worked closely with Pardee Homes on numerous issues which directly affected our Association. Based on our experience, Pardee Homes has demonstrated that it is a responsible developer, which is interested in improving the quality of life in our community. Overall, we have had a positive relationship with Pardee Homes.

We have not fully studied the proposed Skyline Ranch project and, therefore, cannot speak to that specific project. However, based on our observation of the projects Pardee Homes has developed in our area, we know that Pardee Homes is committed to constructing well designed master-planned communities with amenities that significantly enhance the quality of the neighborhoods.

Sincerely,

  
Max Hobbs

  
Daniel Carmichael

August 17, 2009

County of Los Angeles  
Regional Planning Commission  
320 W. Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012

RE: Pardee Homes, Skyline Ranch (Project No. 04-075, TR 060922)

Dear Commissioners:

As a long-time resident and businessman in the Santa Clarita Valley, I support the planned Skyline Ranch project by Pardee Homes.

As a real estate agent who has dedicated his professional service and personal commitment to the Santa Clarita community, I have worked closely with many homebuilders. Pardee Homes has clearly demonstrated a deep commitment to building in our valley quality homes and sustainable communities that bring important amenities, like parks and schools, to completion ahead of schedule.

What I like about the Skyline Ranch project is that it is envisioned as a community very similar to other, well-planned neighborhoods that we have come to enjoy in the Santa Clarita Valley. This includes a paseo system and trail network that makes it easy to get around neighborhoods. I'm also glad to see Skyline Ranch will add a major new road in this area of valley. It will certainly help with overall traffic flow in this area. What's more, I am very pleased with the large amount of open space, including the pristine Plum Creek Canyon area, to be preserved as open space.

Thank you for considering my support of this project.

Sincerely,



Jim Tanner  
Realty Executives  
661-964-1600



City of  
**SANTA CLARITA**

23920 Valencia Boulevard • Suite 300 • Santa Clarita, California 91355-2196  
Phone: (661) 259-2489 • FAX: (661) 259-8125  
[www.santa-clarita.com](http://www.santa-clarita.com)

January 23, 2009

Mr. James Bizzelle  
Pardee Homes  
26650 The Old Road, Suite 110  
Santa Clarita, CA 91381

Dear Mr. Bizzelle:

**Subject: City of Santa Clarita Event Sponsorship**

On behalf of the City of Santa Clarita, our staff, and volunteers, I would like to take this opportunity to thank you for sponsoring the 2009 Amgen Tour of California. Your sponsorship in the amount of \$10,000 is appreciated and will greatly contribute to the overall success of our event. The City's invaluable community partnership with companies like Pardee Homes allows us to continue bringing world-class events to the City of Santa Clarita.

If you have any questions about sponsoring additional events, please feel free to contact Russell Sypowicz in our Economic Development Division at (661) 286-4079.

For your records, the sponsorship amount indicated above is tax deductible. Please note the City's Federal Identification number as 95-4133918. Thank you again for your contribution. We look forward to working with you in the future regarding upcoming events.

Sincerely,

Ken Pulskamp  
City Manager

KP:RS:ms

S:\ECONDEV\Sponsorship letter\_Pardee Homes

cc: Ken Striplin, Assistant City Manager  
Rick Gould, Director of Parks, Recreation & Community Services  
Russell Sypowicz, Administrative Analyst, Sponsorship





**Santa Clarita Valley Chamber of Commerce**  
28460 Avenue Stanford, #100 • Santa Clarita, CA 91355  
(661) 702-6977 • (661) 702-6980

August 26, 2009

County of Los Angeles  
Regional Planning Commission  
320 W. Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012

RE: Pardee Homes, Skyline Ranch (Project No. 04-075, TR 060922)

Dear Commissioners:

The Santa Clarita Valley Chamber of Commerce Board of Directors supports the planned Skyline Ranch project by Pardee Homes.

The master-planned community would provide much needed single-family housing in the Canyon Country area, add an important major new east-west roadway, and provide a new elementary school and local park. Skyline Ranch's design, with its interior trail and bikeway system, is consistent with the style and quality of other local housing projects that have made Santa Clarita a desired community to live, work and invest.

Skyline Ranch also adds to our valley a significant amount of open space that will be enjoyed by the entire region. We have a rare opportunity to set aside an important area for the environment.

Pardee Homes has been a long-time contributing member of our valley, and has reached out to organizations like ours to receive input about its planned projects. Their commitment to building communities, not just homes, has enhanced Santa Clarita's overall appeal. Pardee Homes has supported various community events and charitable organizations, and has maintained these commitments through one of the toughest economic times for homebuilders.

Respectfully submitted,

A handwritten signature in cursive script that reads "Larry G. Mankin".

Larry G. Mankin  
President/CEO





**Domestic Violence Center of the Santa Clarita Valley**  
"To Promote and Preserve Non-Abusive, Non-Violent Family Systems"

August 18, 2009

Jim Bizzelle  
Vice President, Community Development  
Pardee Homes  
10880 Wilshire Blvd., Ste. 1900  
Los Angeles, CA 90024

Dear Mr. Bizzelle:

The Domestic Violence Center of the Santa Clarita Valley wishes to thank **Pardee Homes** for its support of our organization. The Domestic Violence Center relies on the financial support of the community to operate its programs and provide services to domestic violence victims and survivors.

Your contribution demonstrates to us that Pardee Homes recognizes the importance of building communities – not just houses – in the Santa Clarita Valley and of your commitment to improve the overall quality of life in the region. Your contribution to our holiday food basket in 2008 helped pay for much needed groceries for dozens of families cared for by the center.

Through your support, Pardee Homes recognizes the Domestic Violence Center is the valley's primary resource for:

- Promoting and preserving non-violent non-abusive family systems through intervention, prevention and education.
- Providing round the clock shelter and counseling with professionalism and compassion to families in crisis due to violence in the home.
- Raising public awareness of physical, emotional and sexual abuse in relationships in order to eliminate the cycle of violence.

Again, the Board of Directors of the Domestic Violence Center thanks Pardee Homes for its support and we look forward to your continued assistance. We are thankful to have companies such as Pardee Homes succeeding in the Santa Clarita Valley.

Sincerely,

Nicole Shellcroft, MSW, MA  
Executive Director

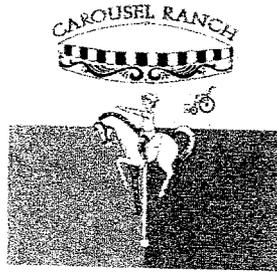
cc: Los Angeles County Supervisor Michael Antonovich

The Domestic Violence Center of the Santa Clarita Valley is a non-profit organization classified as 501(c)(3) by the IRS. Our Taxpayer Identification Number is 68-0017331. Your donation may be tax deductible; please see your tax advisor for more information.

P.O. Box 220037; Newhall, CA 91322  
Office: (661) 259-8175 • Fax: (661) 259-1194 • 24-Hour Hotline: (661) 259-4357

# Carousel Ranch

...where hope goes round and round



August 19, 2009

Jim Bizzelle  
Vice President, Community Development  
Pardee Homes  
10880 Wilshire Blvd., Ste. 1900  
Los Angeles, CA 90024

Board of Directors  
Eric Stroh, President  
Brent Gallegos, Vice President  
Rick Della, Immediate Past President  
Caroline Welchen, Treasurer  
Jami Kennedy, Secretary  
Bruce Crable  
Jeanna Crawford  
Wayne Crawford  
Jeff Fishkin  
Earle Greenberg  
Stacy Noehnton  
Denise Tomey, Executive Director  
Becky Graham, Program Director

Advisory Cabinet  
Richard Budman  
Therese Edwards  
Bob Keller  
Dr. Kent Robbins  
Jeri Seratti-Goldman

Dear Mr. Bizzelle:

In these tough economic times, it is always heart-warming to know that important members of our local business community continue to find a way to support the programs and non-profit organizations that provide much-needed services to North Los Angeles County.

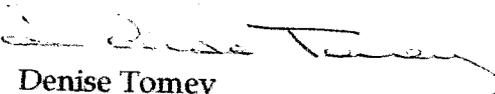
Carousel Ranch relies on the financial support of the local community to operate its programs and provide services to children with special needs. So, we wish to thank Pardee Homes for its continued support of our organization.

Your contribution to our annual holiday program in 2008 assured us a very meaningful program for our clients, and a great presentation of Carousel Ranch's success in front of the many other organizations that support us. In addition, your gift provided full-scholarships for two of our riders...Cameron and Briana. Pardee Homes understands the importance of building communities - not just houses - in the region.

Through your support, Pardee Homes recognizes that Carousel Ranch is the region's primary resource for therapeutic riding for the disabled. You have recognized the value of our program, which combines traditional horsemanship skills with concepts of physical therapy to improve the strength, balance, and self-esteem for physically and mentally disabled children and adults.

Again, the staff and Board of Directors at Carousel Ranch thank Pardee Homes for its support and we look forward to your continued assistance.

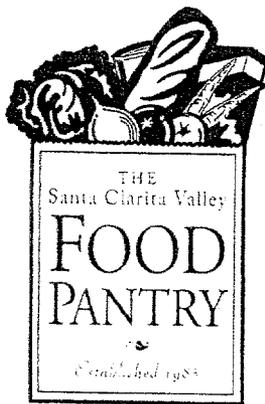
Sincerely,

  
Denise Tomey  
Executive Director

cc: Los Angeles County Supervisor Michael Antono

34289 Rocking Horse Road • Agua Dulce, CA 91390 • (661) 268-8010

[www.carouselranch.org](http://www.carouselranch.org)



January 5, 2009

Mr. James C. Bizzelle, III  
Vice President Community Development  
PardeeHomes  
26650 The Old Road, Suite 110  
Valencia, CA 91381

Dear Mr. Bizzelle,

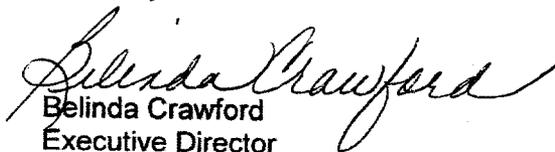
On behalf of the Santa Clarita Valley Food Pantry and the clients we serve, please accept our sincere thanks for your donation.

With so many low income families struggling to put food on their tables due to the current economic climate, we've experienced a 60% increase in the number of clients served this year over the same period in 2007.

More than 500 senior citizens received help through our new Senior Outreach Program in 2007 – that number has now climbed to 900+. Many of these seniors live on fixed incomes and are forced to make the choice between purchasing their prescribed medications or the food they need each month.

Please know that your support is truly making a difference in the lives of those less fortunate in our community. Thank you for partnering with us in the goal that **"No child in the Santa Clarita Valley should go to bed hungry."**

Sincerely,

  
Belinda Crawford  
Executive Director

---

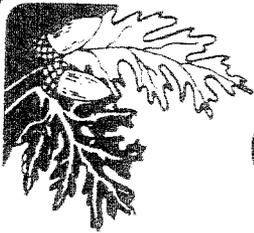
Donation Amount	\$1500.00
Check Number	2560051
Check Dated	12/18/08
Check Received	1/3/09

The Santa Clarita Valley Food Pantry is a 501(c)3 nonprofit organization, Federal Tax ID# 95-4014804  
No goods or services were received in consideration of this gift.

*"No child in the Santa Clarita Valley should go to bed hungry."*

24133 Railroad Avenue • Newhall, CA 91321

Phone: 661.255.9078 Fax: 661.255.2331 email: info@scvfoodpantry.org • www.scvfoodpantry.org



Santa Clarita Valley

# Committee on Aging Corp.

22900 Market Street • Santa Clarita, CA 91321-3608

August 21, 2009

(661) 259-9444 • Fax (661) 259-1647

E-mail: [admin@scvsc.org](mailto:admin@scvsc.org)

Jim Bizzelle  
Vice President, Community Development  
Pardee Homes  
10880 Wilshire Blvd., Ste. 1900  
Los Angeles, CA 90024

Dear Mr. Bizzelle:

The Santa Clarita Valley Committee on Aging Corp. relies on the generosity of our community to help fund the many programs that help improve the quality of life for more than 8,500 of our seniors. We are very thankful to have **Pardee Homes** as a long-standing member of our local business community that supports non-profit organizations that ensures quality of life for everyone on the aging continuum.

Pardee Homes' continued support of our organization helps enhance the independence, dignity, and quality of life for senior citizens in our community. The SCV Committee on Aging and the SCV Senior Center continually innovate programs and services that enfranchise and assist the most vulnerable members of our community. Without the help and contributions of companies like Pardee Homes, our seniors would not enjoy the full range of benefits they now receive from the SCV Senior Center that serves more than 450 square miles in the Fifth Supervisorial District in Los Angeles County.

From our perspective, Pardee Homes recognizes that companies doing business in our valley must contribute to improving the quality of life for all its residents. And in this tough economy, we are especially thankful that Pardee Homes remains committed to support important organizations like ours.

Again, the staff and Board of Directors of the SCV Committee on Aging thank Pardee Homes for its support and we look forward to your continued assistance.

Sincerely,

Brad Berens, Executive Director

cc: Los Angeles County Supervisor Michael Antonovich



Jeffrey Shapiro HD, PhD

Executive Director

August 28, 2009

Jim Bizzelle  
Vice President, Community Development  
Pardee Homes  
10880 Wilshire Blvd., Ste. 1900  
Los Angeles, CA 90024

Dear Jim:

The Michael Hoefflin Foundation for Children's Cancer wishes to thank **Pardee Homes** for its support of our organization. The Foundation relies on the financial support of the community to operate its programs and provide financial and emotional support to children and their families in the Santa Clarita and surrounding valleys

Your contribution demonstrates to us that Pardee Homes recognizes the importance of building communities – not just houses – in the Santa Clarita Valley and of your commitment to improve the overall quality of life in the region.

Your support of the Hoefflin Foundation recognizes the important of our mission to find an end to all forms of childhood cancer. Our goal is three fold: We are committed to finding better treatments and cures through medical research; to promoting awareness of childhood cancer; and to assisting local children and their families through outreach programs with love expressed in both emotional and financial support.

Again, the Board of Directors of the Hoefflin Foundation thanks Pardee Homes for its support and we look forward to your continued assistance and presence in the Santa Clarita Valley. We are thankful to have companies such as Pardee Homes succeeding in the Santa Clarita Valley.

Sincerely,

cc: Los Angeles County Supervisor Michael Antonovich

26470 Ruether Avenue, Unit 101, Santa Clarita, CA 91350 • tel (661) 250-4100 • fax (661) 250-4664

# Tab 10

# Skyline Ranch Community Outreach

(Updated: August 2009)

Organization	Contact	Contact Date
<b>2003-2004</b>		
Santa Clarita City Planning Dept.	Jeff Lambert, Planning Director and Vince Bertoni, Planning Manager	August 12, 2003
Santa Clarita City Planning Dept.	Vince Bertoni, Acting Planning Director	February 17, 2004
Santa Clarita City Traffic Engineering Department	Robert Newman, City Traffic Engineer and Other Staff	March 9, 2004
Santa Clarita City Parks & Recreation Dept./ Trails Div.	Joe Inch, Project Development Coordinator/Trails	April 13, 2004
Santa Clarita City Manager	Ken Pulskamp, City Manager	April 13, 2004
Santa Clarita City Council	Laurene Weste, Councilmember	May 6, 2004
Santa Clarita City Council	Bob Kellar, Mayor	May 26, 2004
Santa Clarita City Planning Commission	Rick Winsman, Planning Commissioner	June 22, 2004
Santa Clarita City Council	Frank Ferry, Councilmember	June 22, 2004
Santa Clarita City Council	Laurene Weste, City Councilmember	June 24, 2004
Santa Clarita City Recreation & Parks Commission and Trails Advisory Group	Laura Hauser, Commissioner and Trails Leader	June 28, 2004
Santa Clarita City Recreation & Parks Department	Rick Gould, Director	June 28, 2004
Santa Clarita Valley Transportation Alliance	Connie Worden-Roberts, Co-Chair	June 28, 2004
Santa Clarita City Council	Marsha McLean, Councilmember	June 29, 2004
Santa Clarita City Council	Cameron Smyth, Mayor Pro Tem	July 8, 2004
Santa Clarita Valley Chamber of Commerce	Larry Mankin, President & CEO	July 8, 2004
Santa Clarita City Planning Department	Vince Bertoni, Acting Planning Director	July 15, 2004
<b>2005</b>		
Santa Clarita City Council	Marsha McLean, Councilmember	November 17, 2005
Santa Clarita City Council	Laurene Weste, Councilmember	November 17, 2005
Santa Clarita City Council	Frank Ferry, Councilmember	November 17, 2005
Santa Clarita City Planning Department	Paul Brotzman, Director	November 21, 2005
<b>2006-2007</b>		
Santa Clarita City Planning Department	Paul Brotzman, Director	May 16, 2006
Santa Clarita City Planning Department	Paul Brotzman, Director & key staff	January 31, 2007
Santa Clarita City Council	Bob Kellar & Laurene Weste, Councilmembers	February 13, 2007
Santa Clarita City Planning Department	Paul Brotzman, Director	July 16, 2007
Santa Clarita City Parks & Rec. Department	Rick Gould, Director	October 8, 2007
Santa Clarita City Council	Laurene Weste, Councilmember	December 5, 2007
Santa Clarita City Council	Bob Kellar, Councilmember	December 5, 2007

# Skyline Ranch Community Outreach

(Updated: August 2009)

Organization	Contact	Contact Date
<b>2008</b>		
Santa Clarita City Council	Frank Ferry, Councilmember	January 22, 2008
Santa Clarita City Council & Planning Department	Laurene Waste, Councilmember; Paul Brotzman, Director & key staff	April 1, 2008
Canyon Country Advisory Committee (property tour)	Alan Ferdman, Chair	July 24, 2008
Santa Clarita City Council	Laurie Ender, Councilmember	Aug. 13, 2008
Canyon Country Advisory Committee (about 60 attendees)	Alan Ferdman, Chair	Aug. 20, 2008
<b>2009</b>		
Santa Clarita Chamber of Commerce (executive briefing)	Larry Mankin, Executive Director. Bill Kennedy, Board president	March 30, 2009
Canyon Crest HOA (about 20 attendees)	Don Anderson, Board member Keila Miramontez, property management co.	April 14, 2009
Santa Clarita Chamber of Commerce (full board)	Larry Mankin	June 16, 2009
Canyon Country Advisory Committee (about 75 attendees)	Alan Ferdman	July 15, 2009
Valley Industrial Association (full board meeting)	Kathy Norris, executive director	July 22, 2009
Santa Clarita Council	Mayor Frank Ferry	July 28, 2009
Santa Clarita City Manager, City Planning Department	Ken Pulskamp, City Manager Paul Brotzman, Director	Aug. 5, 2009
Canyon Crest HOA (about 30 attendees)	Dorothy Mussachio, HOA president Keila Miramontez, property management co.	Aug. 26, 2009



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Jon Sanabria  
Acting Director of Planning

December 3, 2009

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

FROM: Susan Tae, Supervising Regional Planner *ST*  
Land Divisions Section

**SUBJECT: PROJECT NO. 04-075-(5) "Skyline Ranch"**  
**GENERAL PLAN AMENDMENT CASE NO. 200900009**  
**VESTING TENTATIVE TRACT MAP NO. 060922**  
**CONDITIONAL USE PERMIT CASE NO. 04-075**  
**CONDITIONAL USE PERMIT CASE NO. 200900121**  
**OAK TREE PERMIT CASE NO. 200700021**  
**HIGHWAY REALIGNMENT CASE NO. 200900001**

December 16, 2009; AGENDA ITEM NO. 6 a, b, c, d, e, f, g

**PROJECT BACKGROUND**

The project, known as Skyline Ranch, proposes a clustered residential development of 1,260 single-family residential lots as well as a 12-acre public park, nine private parks, an 11.6-acre elementary school lot, 25 open space lots and additional public facility (debris basin and booster pump station) lots on 2,173 gross acres. The project includes Class II bike lanes within Skyline Ranch Road as well as network of privately-maintained paseos and trails and one public trail.

The project was originally filed with a vesting tentative tract map for the subdivision along with a Conditional Use Permit ("CUP") for onsite grading, urban and nonurban hillside management, density-controlled development and for a temporary materials processing facility proposed onsite during construction within the project site. The project also includes an oak tree permit for the removal of one oak tree (nonheritage), and a highway realignment for Whites Canyon Road to be realigned through the project site as Skyline Ranch Road.

A Draft Environmental Impact Report ("EIR") has been prepared pursuant to California Environmental Quality Act (CEQA) reporting requirements. Impacts to Visual Quality,

Cumulative Traffic, Noise, Air Quality, Solid Waste Disposal, Law Enforcement Services and Global Climate Change were identified as significant impacts that cannot be mitigated to less than significant with project mitigation measures. The Draft EIR was circulated, and the formal public comment period as noticed, ended on September 10, 2009.

### **SEPTEMBER 16, 2009 INSIST PUBLIC HEARING**

Your Commission held an insist public hearing on September 16, 2009 regarding this project. It was considered an insist hearing as there were still remaining technical holds from Los Angeles County Subdivision Committee ("Subdivision Committee") at the time of the public hearing.

Staff made a presentation on the project, describing the remaining technical holds and project issues to be resolved (further described below) and recommended a continuance to date certain. The applicant made a brief presentation, concurring with staff's recommendation for a continuance.

Six persons testified during the September 16, 2009 public hearing, including representatives from the City of Santa Clarita ("City"), SCOPE, Santa Monica Mountains Conservancy ("SMMC"), and Sulphur Springs School District. Comments included requests for an additional turn lane into the project site from Sierra Highway, a Class I bike lane on Skyline Ranch Road, specific improvements on the offsite portion of Skyline Ranch Road west of the project, and for the comment period on the Draft EIR to be extended; offsite mitigation for sewer and stormdrain connections through the City; issues with air quality, traffic, sewer, water; and the superiority of Alternative B in the Draft EIR. Testimony was also given indicating that the open space should go to SMMC or Mountains Restoration Conservation Authority if not Los Angeles County Departments of Parks and Recreation ("Parks and Recreation"), and the Draft EIR's lack of discussion regarding funding for trails signage and staff.

The applicant indicated during their rebuttal that the project has City support and County staff is not requesting any design changes. While they felt that some of the issues staff raised were not in fact issues, they supported the continuance and had heard the concerns raised during testimony.

During the September 16, 2009 hearing, your Commission discussed that since the One Valley One Vision ("OVOV") Plan, that will update the Santa Clarita Valley Area Plan, is considering an amendment to the Master Plan of Highways, that continuing this project to after OVOV's first hearing would provide further information. The continuance would also help ensure that all project issues are resolved with staff. The Commission discussed that it was important to hear from the officials and concerns expressed during testimony, and that walkability is important to address in this community. By vote of 4-0-1 (Valadez absent), your Commission continued the public hearing to December 16,

2009.

### PROJECT ISSUES/TECHNICAL HOLDS

The staff analysis for the September 16, 2009 insist hearing identified the following issues and technical holds. Staff has been working with the applicant to resolve these issues, and updated status is provided below.

#### Subdivision Committee

The tentative and Exhibit "A" maps dated October 22, 2009, were reviewed by the Subdivision Committee on November 30, 2009, and as of time of writing, holds still remain. Information still required by Los Angeles County Department of Public Works ("Public Works") include:

- a. Proof of off-site easements/rights of way for construction of Skyline Ranch Road to the satisfaction of Public Works.
- b. Public Works' approval of proposed booster pump stations.

The reports and draft conditions from Subdivision Committee are attached.

#### General Plan Amendment

A General Plan Amendment was required to amend the Master Plan of Highways to delete Cruzan Mesa Road (Limited Secondary Highway), and redesignate Whites Canyon Road from a Major Highway to a Secondary Highway to be renamed as Skyline Ranch Road. Through processing, it was originally intended that these changes would be incorporated through the Los Angeles Countywide General Plan ("General Plan") update and later through OVOV. Given that this project will likely be moving forward before the General Plan and OVOV, a separate plan amendment is required.

The applicant filed the required General Plan Amendment on October 22, 2009, and submitted the required exhibit and burden of proof (attached).

#### Highway Realignment

A highway realignment was filed to realign Whites Canyon Road, to be renamed Skyline Ranch Road, through the project site from Whites Canyon Road/Plum Canyon Road to Sierra Highway.

The Interdepartmental Engineering Committee ("IEC"), composed of Regional Planning and Public Works, has not yet formally reviewed the realignment. An IEC meeting, which would include noticing to those property owners affected by the realignment, is still required before your Commission takes final action.

Updated Conditional Use Permits

A separate CUP was required to authorize the offsite grading and construction of Skyline Ranch Road from its western project boundary to Whites Canyon Road/Plum Canyon Road. The offsite construction would require 535,000 cubic yards of cut and 37,000 cubic yards of fill, which exceeds the threshold of 1,000 cubic yards for a solid fill project (depicted in detail on Sheet 6 of 8 of the tentative map and Exhibit "A"). The project grading total amount of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill, including this offsite amount, will be balanced between the two properties. A separate CUP was required as the project CUP cannot include this offsite work due to work being outside the project boundary and under separate ownership. An additional CUP was filed on October 22, 2009 and a burden of proof has been submitted (attached).

The project CUP was also required to be updated to reflect the temporary materials processing facility, proposed for use during development of the project site. Once grading is complete, the site would continue as a public facility basin for the development. Updated burdens of proof reflecting the temporary materials processing facility have also been submitted (attached).

Onsite Filming Activity

The previous staff analysis described a potential issue with filming activity on 166 acres within open space Lot No. 1293 (1,409 acres). The concerns related to whether the onsite filming activity, which is proposed to continue, is required to be included in the project CUP.

After further research, including consultation with County Counsel, it has been determined that the filming activity, in the manner they are proposing, is not required to have a CUP and be included as part of the project. The onsite filming activity is not permanent, and provisions already exist to regulate when and how often filming can occur within Los Angeles County. All future filming activities therefore, will be required to comply with those procedures for temporary filming. Should any filming activity in the future be done in a manner that requires a CUP, one will still be required before such filming could occur.

Other

- There was also previous discussion in the staff analysis regarding potential concerns with 21.6 acres of mitigation area, required by the Army Corps of Engineers as part of adjacent Tract Map No. 46018 ("TR 46018"), within the project boundary.

After further consultation with this applicant as well as the applicant for TR 46018, there are no concerns with the mitigation area located within the subject property. The 21.6 acres is within open space Lot No. 1293, and proposed to remain natural.

- An updated oak tree permit burden of proof was previously required; the applicant has submitted an updated burden along with additional information (attached).

**STAFF EVALUATION**

There are several features of the project that warrant further discussion at this time.

Roads

- Modified Cross-sections:

- **Skyline Ranch Road**, a proposed Secondary Highway providing primary access to and through the project site, is proposed with modified street cross-sections. The applicant has also been working with the City, and the City has requested alternative cross-sections. While the County is currently not recommending approval of the City's proposed cross-sections, the applicant, City and County are continuing to coordinate on whether consensus on one preferred design can be achieved. The following are the County and City cross-sections currently depicted on the tentative map dated October 22, 2009.

Northern portion of Skyline Ranch Road, from offsite within TR 46018 to the Public Park site (County - 82' ROW, City - 84' ROW)

	County	City
<b>Interim*</b>		
Travel Lanes (total)	2	N/A
Bike Lane	Class II	N/A
Landscaped Median**	29' total	N/A
Parkway**	6' (sidewalk only)	N/A
<b>Full Improvement</b>		
Travel Lanes (total)	4	2 with 5' buffer
Bike Lane	Class II	Class II
Landscaped Median**	14'	12'
Parkway**	6' (6' sidewalk only)	13.5' (5' landscaping, 8.5' multipurpose trail/paseo)

ROW = right-of-way

\* While this cross-section is labeled Interim, this improvement will be constructed first and is intended to remain as long as the traffic counts do not warrant construction to full improvements. Full improvement will mean the removal of a portion of the landscaping in the median to allow an additional travel lane in each direction.

\*\* Landscaping is proposed to be maintained by a Landscape Maintenance District.

Note: Any retaining walls necessary along the street would be set back a minimum distance of two feet from the ROW.

Southern portion of Skyline Ranch Road, from the Public Park site to Sierra Highway  
 (County, City – 94' ROW)

	County	City
<b>Interim*</b>		
Travel Lanes (total)	2	N/A
Bike Lane	Class II	N/A
Landscaped Median**	33' total	N/A
Parkway**	10' (5' meandering sidewalk)	N/A
<b>Full Improvement</b>		
Travel Lanes (total)	4	2 with buffer
Bike Lane	Class II	Class II
Landscaped Median**	14' total	12' total
Parkway**	10' (5' meandering sidewalk)	17' (8.5' landscaping, 8.5' multipurpose trail/paseo)

ROW = right-of-way

\* While this cross-section is labeled Interim, this improvement will be constructed first and is intended to remain as long as the traffic counts do not warrant construction to full improvements. Full improvement will mean the removal of a portion of the landscaping in the median to allow an additional travel lane in each direction.

\*\* Landscaping is proposed to be maintained by a Landscape Maintenance District.  
 Note: Any retaining walls necessary along the street would be set back a minimum distance of two feet from the ROW.

Skyline Ranch Road at the pedestrian bridge (County – 88' ROW, City – 85' ROW)

	County	City
<b>Full Improvement</b>		
Travel Lanes (total)	4	4
Bike Lane	Class II	N/A
Median	4'	4'
Parkway	N/E: 7' (7' sidewalk) S/W: 7' (7' sidewalk)	N/E: 16' (16' multipurpose trail/paseo) S/W: 7' (7' sidewalk)

ROW = right-of-way

Note: Any retaining walls necessary along the street would be set back a minimum distance of two feet from the ROW.

- **North Main Street and South Main Street** are proposed loop streets that provide street connection between Skyline Ranch Road and the local residential streets from where homes take direct access. The County and City also have different preferred cross-sections for these streets.

North Main Street and South Main Street (County, City – 70' ROW)

	County	City
<b>Full Improvement</b>		
Travel Lanes (total)	2	2
Bike Lane	Class II	N/A
Median	N/A	N/A
Parkway*	15' (7' landscaping, 8' sidewalk)	18' (6' landscaping, 12' multipurpose trail/paseo)

ROW = right-of-way

\* Landscaping is proposed to be maintained by a Landscape Maintenance District.

Note: Any retaining walls necessary along the street would be set back a minimum distance of two feet from the ROW.

- **Alternate Cross-section:** The local streets proposing to provide direct access to the single-family lots, are proposed with the alternate cross-section. The alternate cross-section is designed so the sidewalk is immediately adjacent to the travel lanes, and the parkway is adjacent to the front yards of the single-family lots. The alternate cross-section allows for the six-foot landscaping to be included within the net area of the single-family lots, and the front yard setback is measured including six feet of right-of-way ("ROW"). The alternate cross-section is permitted where the advisory agency finds that the use of such alternate cross-section would be in keeping with the design and improvement of adjoining highways or streets per Section 21.24.090.A of the Los Angeles County Code ("County Code").

In the past, the alternate cross-section was generally permitted with little concern. However, in recent years staff has been more carefully evaluating requests for the alternate cross-section as it differs from the standard neighborhood design; reduces walkability by forcing pedestrians so close to the street to navigate street furniture, utility equipment and other encroachments within the ROW; and when more effectively regulating American Disabilities Act ("ADA") requirements, requires additional paving as the sidewalk narrows and shifts at each driveway apron. Where driveways are located, both the sidewalk and landscaped parkway is reduced from six feet to four feet (see sample attached).

For this project, major thoroughfares are designed with the sidewalk away from the travel lanes, and additional paseos provide connectivity throughout the developed area. Staff is consulting with Public Works on its recommendation for the alternate

cross-section. The applicant in the meantime, is preparing additional justification and will be forwarded when available.

### Open Space

The project proposes approximately 1,770 acres of open space composed of natural open space, landscaped manufactured slopes, and parks and trails. The largest open space area, proposed as Lot No. 1293, is approximately 1,490 acres and will be dedicated to the County under Parks and Recreation.

Staff is recommending a condition to allow the creation of additional open space lots as currently, some manufactured slopes are shown within the same lot as the natural open space. By creating separate lots, this maximizes the amount of open space that can be dedicated to a public agency.

All manufactured slopes are proposed to be maintained by either a Landscape Maintenance District ("LMD") or a homeowners association ("HOA").

### Trails

- **Public:** The Mint Canyon Trail is a proposed public trail within the project site. It is located north of the developed area within open space Lot No. 1293. A proposed staging area is generally noted near Vasquez Canyon Road at the northern property boundary (detail on Sheet 5 of 8). As Lot No. 1293 will be dedicated to the County, future construction of the staging area will be coordinated through Parks and Recreation. While the grading and construction is not depicted on the tentative map, the applicant will also be improving a portion of the trail near Vasquez Canyon Road.
- **Private:** Many existing dirt trails already exist within the project site; these are proposed to remain as private trails with maintenance by the HOA (see Sheet 8 of 8). These private trails include several lookout points, and connect to paseos and sidewalks within the developed area.

### Phasing of Development

The project requests the filing of multiple final maps in the phasing of the project. The first phase to record is approximately 1,325 acres of open space Lot No. 1293. The offsite portion of Skyline Ranch Road (DS-1 as shown on Sheet 8 of 8) as well as onsite portion to the first roundabout intersection of Skyline Ranch Road and Main Street South/Main Street North, is also proposed to record before the first recordation of any single-family lots. The public park lot will record with the first recordation of single-family lots within the -02 unit map. The school site will record as part of the -08 unit map.

### Walkability

The project features a number of paseos and private trails that enhance walkability within the project (see Sheet 8 of 8). Paseos were designed to provide access from

more remote cul-de-sacs, and provide connections to private parks as well as sidewalks along Skyline Ranch Road and loop North Main and South Main Streets.

The pedestrian bridge over Skyline Ranch Road near the school site, is now proposed as part of the project rather than an optional feature. Stairs provide a direct connection from paseos northeast of bridge while the southwest connection and a longer paseo/sidewalk connection provide all-accessible access to the bridge.

#### Flag Lots

Four flag lots are proposed within the project (Lot Nos. 20, 499, 502, and 539). Flag lots are permitted by Section 21.24.320 of the County Code where it is justified by topographic conditions, the size and shape of the division of land, or where the design is not in conflict with the pattern of neighborhood development.

The applicant has submitted additional justification for the flag lot request (attached).

#### Oak Tree Permit

Updated information has been received from the applicant and was forwarded to the Los Angeles County Forester/Fire Warden ("Forester") on October 13, 2009. Updated recommended conditions have not yet been received from the Forester for the one nonheritage oak tree removal, and would be required for staff to provide draft conditions before your Commission takes final action.

#### Future monumentation

The tentative map depicts six areas where future monumentation is proposed. Of the six areas, four are proposed within the County with one area within the project and three areas within TR 46018. These signs are required to comply with County requirements for community identification signs prior to installation. Two monumentation signs are proposed near Sierra Highway within the City, and will be reviewed by the City in compliance with their requirements.

#### Green Building Program applicability

The subdivision application is exempt from the Low Impact Development ("LID") ordinance. As a vesting tentative map, any future construction within the vesting time limits set by the Subdivision Map Act, would also be exempt from LID. The project is required to comply with the Green Building ordinance and Drought Tolerant Landscaping ordinance prior to building permit issuance.

#### Additional Noticing

As the project has added two entitlements to the project scope, the General Plan Amendment and the additional CUP for offsite Skyline Ranch Road, the project was renoticed and advertised prior to the December 16, 2009 public hearing. Notices were mailed to all property owners within 1,000 feet of the project and those on the courtesy mailing list on November 12, 2009. The notice was also advertised in The Signal

Newspaper on November 13, 2009 and La Opinion newspapers on November 14, 2009, and posted on the subject property on November 12, 2009

Additional Analysis for the EIR

During the September 16, 2009 public hearing, concerns regarding water availability were raised. The applicant has indicated to staff that they intend to address these concerns within the Final EIR document.

**RECOMMENDATION**

Based on the issues that remain outstanding, including full Subdivision Committee clearance and recommendations from IEC and the Forester, staff is recommending a continuance to a date certain. For the next continued hearing, staff will also be preparing the Final EIR with Findings of Fact and Statement of Overriding Considerations, and draft findings and conditions for approval for your Commission's consideration.

**Recommended Motion: I move that the Regional Planning Commission continue the public hearing to a date certain in order for the final technical clearances on the subdivision to be received; for the Interdepartmental Engineering Committee to meet and forward its recommendation to this body; and for the preparation of the Final Environmental Impact Report with Findings of Fact and Statement of Overriding Considerations, and draft findings and conditions for the project.**

SMT:st

12/3/2009

Attachment: Vesting Tentative Tract Map and Exhibit "A" dated October 22, 2009  
General Plan Amendment Exhibit  
Draft subdivision conditions  
Draft CUPs conditions  
General Plan Amendment burden of proof  
Updated CUPs burdens of proof  
Updated Oak Tree Permit burden of proof and additional information  
Flag Lot burden of proof  
Sample Alternate Cross-Section exhibit with driveway

**DEPARTMENT OF REGIONAL PLANNING  
CONDITIONAL USE PERMIT CASE NO. 04-075**

**Exhibit "A" Map Date: 10-22-09**

**DRAFT CONDITIONS:**

1. This grant authorizes the use of the subject property in urban and non-urban hillside area for 1,260 single-family residential lots, density-controlled development to cluster the lots on the southern portion of the project site with reduced lot size to 6,048 to 23,950 net square feet, and on-site grading over 100,000 cubic yards within the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area) and A-1-10,000 (Light Agricultural - 10,000 Square Feet Minimum Required Lot Area) zones as depicted on the approved exhibit map marked Exhibit "A" (dated October 22, 2009) or an approved revised Exhibit "A", subject to the following conditions of approval.
2. 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 the required fees have been paid pursuant to Condition Nos. 7 and 54. Condition Nos. 7, 9, 10 and 11 shall be effective immediately upon final approval of this grant by the County.
3. 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 and shall include successor in interest.
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 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. Within three (3) 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 for Project No. 04-075-(5), General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001. The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$2,843.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
8. If 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 inspections and for any enforcement of 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. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and 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 fully cooperate in the defense.
10. 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 Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purposes 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 on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

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

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

11. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 060922 ("TR 060922"). In the event that TR 060922 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.
12. The subject property shall be graded, developed and maintained in substantial compliance with the approved vesting tentative tract map. An amended tentative tract map approved for Vesting Tentative Tract Map No. 060922 may, at the discretion of the Director of Regional Planning ("Director of Planning"), constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
13. 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.
14. 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 of Planning.
15. The permittee shall provide a current and valid water availability letter to the satisfaction of the Director of Planning at the time of final map recordation, the issuance of grading permits, and the issuance of building permits for the approved development.
16. The permittee shall submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") and maintenance agreements and covenants to Regional Planning for review and approval. The CC&Rs shall include all of the project conditions, and include language that those conditions required to be in the CC&Rs may not be amended or eliminated by the homeowners association without prior approval from the Director of Planning.

17. The development of the subject property shall comply with all requirements and conditions approved for Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 04-075.
18. The permittee shall provide a minimum of 2,151.65 acres or 82.9 percent open space, which includes natural undisturbed areas; graded slopes; public and private parks (1.2 acres of the public park will be covered by structures); and trails.
19. The permittee shall dedicate open space Lot Nos. 1272 through 1296 to the County of Los Angeles or other public agency to the satisfaction of Regional Planning. The dedication shall contain language requiring that access for emergency purposes shall not be prohibited over said open space lots.
20. The permittee shall dedicate to the County of Los Angeles the right to prohibit development, including construction of any structures and grading, on the open space areas as depicted on the Exhibit "A" as open space Lot Nos. 1272 through 1296.
21. The permittee shall provide for the ownership and maintenance of private Nos. 1263 through 1271 by a homeowners' association to the satisfaction of Regional Planning.
22. The permittee shall dedicate to the County of Los Angeles the right to prohibit construction of any residential structures on the school site depicted on the Exhibit "A" as Lot No. 1261, and on the open space areas depicted on the Exhibit "A" as public park Lot No. 1262 and open space Lot Nos. 1263 through 1271.
23. This project is approved as density-controlled development, as shown on the approved vesting tentative map, 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, A-1 and A-1-10,000 in accordance with Section 22.56.205 of the County Code.
24. All commonly owned areas within the density-controlled development, shall be permanently reserved as open space. Such reservation shall be by establishment of a homeowners association, maintenance district or other appropriate means or methods to ensure the permanent reservation and continued perpetual maintenance of required commonly owned areas.
25. 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 areas.

26. All dwelling units within the density-controlled development shall be single-family residences.
27. No grading permit shall be issued prior the recordation of a final map, unless the Director of Planning determines that the proposed grading conforms to the conditions of this grant and the conditions of Tentative Tract Map No 060922, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021.
28. Prior to the issuance of any grading and/or building permit, site plans covering the development shall be submitted to and approved by the Director of Planning as a revised Exhibit "A", indicating that the proposed grading and/or construction:
  - a. complies with the conditions of this grant and the standards of the zone;
  - b. is compatible with hillside and SEA resources; and
  - c. complies with the Los Angeles County Green Building, Low Impact Development, and Drought-Tolerant Landscaping Ordinances prior to building permit issuance.
29. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas. Prior to any issuance of any building permit, a site plan including exterior elevations and major architectural features shall be submitted to and approved by the Director of Planning, as a revised Exhibit "A," to ensure compliance.
30. A minimum of two covered automobile parking spaces for each single-family residential lot shall be provided and continuously maintained and developed to the specifications listed in Section 22.52.1060 of the County Code. The required parking spaces shall be continuously available for vehicle parking only and shall not be used for storage, automobile repair, or any other unauthorized use.
31. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.
32. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").

33. 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.
34. 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., and Saturday between the hours of 8:00 a.m. and 5:00 p.m. Sunday or holiday operations are prohibited. 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.
35. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.
36. 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.
37. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
38. No construction equipment or vehicles, including construction crew's personal vehicles, shall be parked or stored on any existing public or private streets.
39. 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.
40. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
41. 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.

42. 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. Paint utilized in covering such markings shall be of a color that matches, as closely as possible the color of the adjacent surfaces.
43. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the ordinances and County Building and Plumbing Codes.
44. 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.
45. 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.
46. 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.
47. 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.
48. The permittee shall comply with the Standard Urban Storm water Mitigation Plan requirements to the satisfaction of Public Works.
49. During construction, all large-size truck trips shall be limited to off-peak commute periods.
50. 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.
51. All graded slopes (cut and fill) shall be revegetated in compliance with the Drought-Tolerant Landscape Ordinance. Prior to the issuance of any grading or building 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 of Planning. 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, and shall use reclaimed water.

In addition to the review and approval by the Director of Planning, 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.

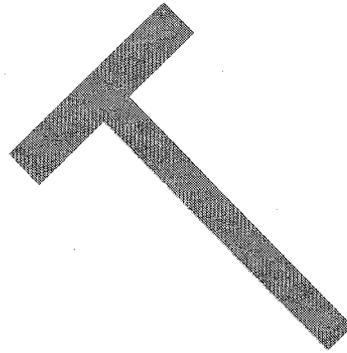
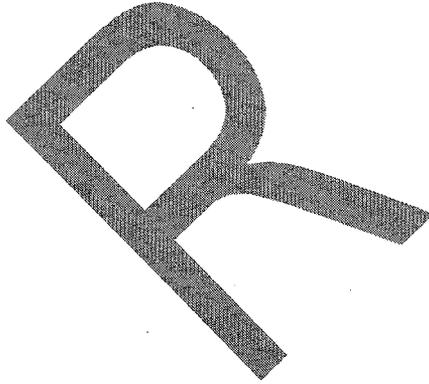
The landscaping plan must show that landscaped areas shall contain minimum 75 percent locally indigenous species, including trees, shrubs and ground covering. However, if the permittee demonstrates to the satisfaction of the Director of Planning that compliance with this requirement is not possible due to County fire safety requirements, then the Director of Planning may determine that a lower percentage of such planting shall be required. In those areas where the Director of Planning approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 50 percent. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by the Director of Planning 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 of Planning. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

52. The permittee shall record a covenant and agreement with the County of Los Angeles agreeing to comply with the required environmental mitigation measures in the Mitigation Monitoring Program ("MMP"), and attach the MMP to the document to be recorded. Prior to recordation, the permittee shall submit a copy of the draft covenant to the Director of Planning for review and approval.

53. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Environmental Impact Report for the project are incorporated herein by reference and attached and made conditions of this grant. The permittee shall comply with all such mitigation measures in accordance with the attached MMP. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director of Planning for approval as frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed. The reports shall describe the status of the subdivider's compliance with the required mitigation measures

54. Within 30 days of approval of this grant, 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 MMP.

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**DEPARTMENT OF REGIONAL PLANNING  
CONDITIONAL USE PERMIT CASE NO. 200900121**

**Exhibit "A" Map Date: 10-22-09**

**DRAFT CONDITIONS:**

1. This grant authorizes the use of the subject property for a solid fill project, consisting of approximately 535,000 cubic yards of cut and 37,000 cubic yards of fill, associated with the construction of Skyline Ranch Road, within the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) and RPD-6,000-7.5 U (Residential Planned Development – 6,000 Square Feet Minimum Required Lot Area – 7.5 Dwelling Units per Acre) zones as depicted on the approved exhibit map marked Exhibit "A" (dated October 22, 2009) or an approved revised Exhibit "A", subject to the following conditions of approval.
2. 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 the required fees have been paid pursuant to Condition Nos. 7 and 37. Condition Nos. 7, 9, 10 and 11 shall be effective immediately upon final approval of this grant by the County.
3. 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 and shall include successor in interest.
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 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. Within three (3) 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 for Project No. 04-075-(5), General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001. The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$2843.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.

8. If 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 inspections and for any enforcement of 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. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and 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 fully cooperate in the defense.
10. 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 Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purposes 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 on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

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

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

11. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 060922 ("TR 060922"). In the event that TR 060922 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.
12. The subject property shall be graded, developed and maintained in substantial compliance with the approved vesting tentative tract map. An amended tentative tract map approved for Vesting Tentative Tract Map No. 060922 may, at the discretion of the Director of Regional Planning ("Director of Planning"), constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
13. 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.
14. 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 of Planning.
15. The development of the subject property shall comply with all requirements and conditions approved for Vesting Tentative Tract Map No. 060922.
16. No grading permit shall be issued prior the recordation of a final map, unless the Director of Planning determines that the proposed grading conforms to the conditions of this grant and the conditions of Tentative Tract Map No 060922, Conditional Use Permit Case No. 04-075 and Oak Tree Permit Case No. 200700021.
17. Prior to the issuance of any grading permit, site plans covering the development shall be submitted to and approved by the Director of Planning as a revised Exhibit "A", 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 and SEA resources.
18. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.
19. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
20. 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.
21. 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., and Saturday between the hours of 8:00 a.m. and 5:00 p.m. Sunday or holiday operations are prohibited. 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.
22. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.
23. 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.
24. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
25. No construction equipment or vehicles, including construction crew's personal vehicles, shall be parked or stored on any existing public or private streets.
26. 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.

27. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
28. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the ordinances and County Building and Plumbing Codes.
29. 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 Los Angeles County Department of Public Health ("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.
30. 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.
31. The permittee shall comply with the Standard Urban Storm water Mitigation Plan requirements to the satisfaction of Public Works.
32. During construction, all large-size truck trips shall be limited to off-peak commute periods.
33. 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.
34. All graded slopes (cut and fill) shall be revegetated in compliance with the Drought-Tolerant Landscape Ordinance. Prior to the issuance of any grading or building 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 of Planning. 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, and shall use reclaimed water.

In addition to the review and approval by the Director of Planning, 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 75 percent locally indigenous species, including trees, shrubs and ground covering. However, if the permittee demonstrates to the satisfaction of the Director of Planning that compliance with this requirement is not possible due to County fire safety requirements, then the Director of Planning may determine that a lower percentage of such planting shall be required. In those areas where the Director of Planning approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 50 percent. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by the Director of Planning 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 of Planning. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

35. The permittee shall record a covenant and agreement with the County of Los Angeles agreeing to comply with the required environmental mitigation measures in the Mitigation Monitoring Program ("MMP"), and attach the MMP to the document to be recorded. Prior to recordation, the permittee shall submit a copy of the draft covenant to the Director of Planning for review and approval.
36. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Environmental Impact Report for the project are incorporated herein by reference and attached and made conditions of this grant. The permittee shall comply with all such mitigation measures in accordance with the attached MMP. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director of Planning for approval as frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed. The reports shall describe the status of the subdivider's compliance with the required mitigation measures
37. Within 30 days of approval of this grant, 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 MMP.

**DRAFT CONDITIONS:**

1. The subdivider shall 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. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700121, Highway Realignment Case No. 200900001 and the Mitigation Monitoring Program.
2. All future development must comply with the Los Angeles County Green Building, Low Impact Development, and Drought-Tolerant Landscaping Ordinances prior to building permit issuance.
3. Recordation of the final map is contingent upon approval of General Plan Amendment Case No. 200900009 by the Los Angeles County Board of Supervisors.
4. Except as otherwise specified in Condition No. 5 and by Conditional Use Permit Case No. 04-075, conform to the applicable requirements of the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), A-1 (Light Agricultural - 5,000 Square Feet Minimum Lot Size), A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area), and A-1-10,000 (Light Agricultural - 10,000 Square Feet Minimum Required Lot Area) zones.
5. In accordance with Conditional Use Permit Case No. 04-075, this land division is approved as a density-controlled development in a nonurban and urban hillside management area, 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, A-1 and A-1-10,000 zone, as shown on the approved tentative map. If multiple final maps are recorded, the average area of all lots shown on each final unit map and all previously recorded final unit maps shall comply with the minimum lot area requirements of the A-2-1, A-1 and A-1-10,000 zones as applicable.
6. The subdivider or successor in interest shall submit a copy of the project Conditions, Covenants and Restrictions ("CC&Rs") and any covenants or maintenance agreements as proposed, to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval. The CC&Rs shall include all of the project conditions, and include language that those conditions required to be in the CC&Rs may not be amended or eliminated by the homeowners association without prior approval from the Director of Regional Planning ("Director").

7. The subdivider or successor in interest shall submit evidence that the conditions of the associated Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700121 have been recorded.
8. The subdivider or successor in interest shall provide a current and valid water availability letter to the satisfaction of the Director at the time of final map recordation, the issuance of grading permits, and the issuance of building permits for the approved development.
9. Permission is granted to adjust lot lines to the satisfaction of Regional Planning.
10. The subdivision shall 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, including Lot No. 73 at the property line for all other lots, except for flag Lot Nos. 20, 499, 502 and 539. The subdivision shall provide approximately radial lot lines for each lot.
11. The subdivider or successor in interest shall construct or bond with the Department of Public Works for driveway paving on flag Lot Nos. 20, 499, 502 and 539 with a minimum width of:
  - a. 15 feet in width where the driveway is less than 150 feet in length and serves 1 lot; and
  - b. 20 feet in width where the driveway for any single lot exceeds 150 feet in length, and for dual access strips, and
  - c. 20 feet where the common driveway serves two lots.
12. The subdivider or successor in interest shall show all streets within the project site as dedicated streets on the final map.
13. Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of the 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. 04-075. Prior to approval of each final unit map, the subdivider or successor in interest shall submit the following:
  - a. A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps and the expected boundaries and phasing of all future final unit maps; and
  - b. A summary sheet indicating the number and type of all lots shown, including open space breakdown by phase, acreage, type and percentage, on the current and previous final maps.

14. The subdivider or successor in interest shall submit, to the satisfaction of Los Angeles County Subdivision Committee, an updated phasing map depicting access to all phases of the project and the open space acreage within each phase, prior to recordation of each phase of the final map.
15. The subdivider or successor in interest shall number all open space lots on the final map and provide access, a minimum of 15 feet in width, to each open space lot to the satisfaction of Regional Planning.
16. Permission is granted to create additional open space lots, including open space lots that separate manufactured slopes from natural open space, to the satisfaction of Regional Planning.
17. The subdivider or successor in interest shall provide for the ownership and maintenance of private park Lot Nos. 1263 through 1271 by a homeowners' association to the satisfaction of Regional Planning.
18. The subdivider or successor in interest shall dedicate to the County of Los Angeles on the final map, the right to prohibit construction of any residential structures on the school site depicted on the vesting tentative map as Lot No. 1261, and on the open space areas depicted on the vesting tentative map as public park Lot No. 1262 and open space Lot Nos. 1263 through 1271, and shall record "Open Space-Building Restriction Area" over those lots identified herein on the final map.
19. The subdivider or successor in interest shall dedicate open space Lot Nos. 1272 through 1296 to the County of Los Angeles or other public agency to the satisfaction of Regional Planning. The dedication shall contain language requiring that access for emergency purposes shall not be prohibited over said open space lots.
20. The subdivider or successor in interest shall dedicate to the County of Los Angeles on the final map, the right to prohibit development, including construction of any structures and grading, on the open space areas as depicted on the vesting tentative map as open space Lot Nos. 1272 through 1296, and shall record "Open Space-Development Restriction Area" over those open space lots identified herein on the final map.
21. Permission is granted to phase grading to the satisfaction of Los Angeles County Department of Public Works ("Public Works") and Regional Planning.
22. 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 Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021.

23. The subdivider or successor in interest shall provide slope planting and an irrigation system in accordance with the Grading Ordinance and the Drought Tolerant Landscape Ordinance. The subdivider or successor in interest shall 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, the subdivider or successor in interest shall submit a draft copy of the CC&Rs to be recorded, to Regional Planning for review and approval.
24. Prior to the issuance of any grading and/or building permit, the subdivider or successor in interest shall submit three copies of a landscape plan which may be incorporated into a revised site plan. The landscape plans shall be approved by the Director as required by Conditional Use Permit Case No. 04-075 and Conditional Use Permit Case No. 200900121.
25. Per Section 21.32.195 of the County Code, the subdivider or successor in interest shall 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 required to be approved by the Director, and the subdivider shall post a bond Public Works or submit other verification to the satisfaction of Regional Planning, to ensure the planting of the required trees.
26. If bonds are posted for any improvements required by these conditions, the subdivider or successor in interest shall be financially responsible and shall reimburse Regional Planning for all inspections. 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).
27. Within three (3) days of tentative map approval, the subdivider or successor in interest 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 for Project No. 04-075-(5), General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001. The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the subdivider is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$2,843.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
28. Within 30 days of tentative map approval, the subdivider or successor in interest shall record a covenant and agreement with the County of Los Angeles agreeing to

comply with the required environmental mitigation measures imposed in the Environmental Impact Report Mitigation Monitoring Program ("MMP"), and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the subdivider or successor in interest shall submit a copy of the draft covenant to the Director for review and approval.

29. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Environmental Impact Report for the project are incorporated by this reference and attached and made conditions of Vesting Tentative Tract Map No. 060922. The subdivider or successor in interest shall comply with all such mitigation measures in accordance with the attached MMP. As a means of ensuring the effectiveness of the mitigation measures, the subdivider or successor in interest shall submit mitigation monitoring reports to Regional Planning for approval as frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
30. Within 30 days of approval, deposit the sum of \$3,000.00 with Regional Planning in order to defray the cost of reviewing the permittee's reports and verifying compliance with the information contained in the reports required by the MMP.
31. The subdivider or successor in interest 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 or successor in interest of any claim, action or proceeding and the County shall fully cooperate in the defense.
32. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider or successor in interest shall within t10 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 or successor in interest 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 or successor in interest shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- b. At the sole discretion of the subdivider or successor interest, 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 or successor in interest according to Section 2.170.010 of the County Code.

Except as modified herein above, this approval is subject to all those conditions set forth in Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021; the attached MMP; 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 Department of Public Health.

**F**

**D**

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 60922 (Rev.)

TENTATIVE MAP DATED 10-22-2009  
EXHIBIT "A" MAP DATED 10-22-2009

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) Please see attached Road review sheet for comments and requirements.
- (2) Any proposed booster pump stations are not approved at this time. Prior to tentative approval, the use and locations of booster pump stations must be approved by Public Works. Please contact Tony Khalkhali of Land Development Division at (626) 458-4921 for additional information.

HW

Yes

Prepared by John Chin  
tr60922L-rev5.doc

Phone (626) 458-4918

Date 11-23-2009

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
TRACT NO. 60922 (Rev.)

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TENTATIVE MAP DATED 10-22-2009  
EXHIBIT MAP DATED 10-22-2009

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. The subdivider is proposing offsite work northerly of the tract boundary within TR 46018. The subdivider has reached an agreement with the offsite property owner that allows the offsite work to occur. However, offsite easements have not been secured at this time. We recommend prior to tentative map approval that the subdivider secures all necessary offsite easements or right of way to permit construction of the proposed public improvements.

 Prepared by Sam Richards  
tr60922r-rev5.doc

Phone (626) 458-4921

Date 11-24-2009

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - WATER  
TRACT NO. 60922 (Rev.)

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TENTATIVE MAP DATED 10-22-2009  
EXHIBIT MAP DATED 10-22-2009

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. Any proposed booster pump stations are not approved at this time. Prior to tentative approval, the use and locations of booster pump stations must be approved by Public Works. Please contact Tony Khalkhali of Land Development Division at (626) 458-4921 for additional information.

  
Prepared by Tony Khalkhali  
tr60922w-rev5.doc

Phone (626) 458-4921

Date 11-18-2009

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. Design the boundaries of the unit final maps to the satisfaction of the Director of Public Works and the Department of Regional Planning.
8. The first unit of this subdivision shall be filed as Tract No. 60922-01, the second unit, Tract No. 60922-02, ..... and the last unit, Tract No. 60922.
9. Show open space/graded slope lots on the final map and dedicate residential construction rights over the open space/graded slope lots.
10. 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.
11. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
12. Quitclaim or relocate easements running through proposed structures.
13. Dedicate vehicular access rights to the rear of double frontage residential lots, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
14. If possible, modify the boundaries of the open space lots or add additional open space lots to include the airspace easements for sight distance to the satisfaction of Public Works and the Department of Regional Planning.
15. Provide full width off-site easement and/or right of way on Skyline Ranch Road from the tract boundary southerly to join Sierra Highway and westerly to join the existing Skyline Ranch Road on the final map to the satisfaction of Public Works.
16. 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.
17. 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.

18. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
19. 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  John Chin  
tr60922L-rev5doc

Phone (626) 458-4918

Date 11-19-2009

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 60922 (Rev.)

TENTATIVE MAP DATED 10-22-2009  
EXHIBIT "A" MAP DATED 10-22-2009

- 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  John Chin  
tr60922L-rev5.doc

Phone (626) 458-4918

Date 11-19-2009



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 60922

TENTATIVE MAP DATE: 10/22/2009  
EXHIBIT MAP DATE: 10/22/2009

**STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

**Prior to Improvement Plans Approval:**

1. Comply with the requirements of the Drainage Concept/Hydrology Study/Standard Urban Stormwater Mitigation Plan (SUSMP), which was approved on 05/13/09 to the satisfaction of the Department of Public Works.
2. Obtain approval or letter of non-jurisdictional from the State Department of Fish and Game.
3. Obtain approval or letter of non-jurisdictional from the State Water Resources Control Board.
4. Obtain approval or letter of non-jurisdictional from the Corps of Engineers.
5. This site is located in Zone A per the Federal Flood Insurance Rate Map. Obtain a Conditional Letter of Map Revision (CLOMR) from FEMA to the satisfaction of the Department of Public Works.

**Prior to recordation of a Final Map or Parcel map Waiver:**

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.
2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.
3. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all drainage devices/systems identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.

**Prior to Building Permit:**

1. 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 SUSMP requirements.



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 60922

TENTATIVE MAP DATE: 10/22/2009  
EXHIBIT MAP DATE: 10/22/2009

**Prior to Improvement Acceptance for Public Maintenance:**

1. A Letter of Map Revision (LOMR) from FEMA must be obtained. Public Works, Watershed Management Division, (626) 458-7155, should be contacted to obtain required procedures.
2. All maintenance permits of the regulatory agencies must be active at the time of acceptance.

**Note:**

Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record an irrevocable offer to dedicate right of way and slope/drainage easements for Skyline Ranch Road and Sierra Highway within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the irrevocable offer to dedicate has been recorded.

It is agreed that the improvements to be constructed on Lots 48 and 49 of Tract No. 7493, which are under the same ownership as VTM 60922 at the time of approval, shall not be considered "offsite improvements". Therefore, Section 66462.5 of the Subdivision Map Act will have no future effect to compel the County or City of Santa Clarita to acquire any rights over the subject lots in the future for the benefit of any subdivider.

AK Name Yong Guo Date 11/18/09 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  
1 Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE TRACT MAP 60922  
SUBDIVIDER Pardee Homes  
ENGINEER Sikand  
GEOLOGIST & SOILS ENGINEER Geolabs - Westlake Village

TENTATIVE MAP DATED 10/22/09 (Revision & Exhibit)  
LOCATION Santa Clarita  
GRADING BY SUBDIVIDER [Y] (Y or N)  
REPORT DATE 8/28/08, 4/13/07, 11/16/06, 1/3/05, 8/23/04, 3/6/04

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT**

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports).
5. The Soils Engineering review dated 11/16/09 is attached.

Reviewed by  Date 11/16/09  
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

Tentative Tract Map 60922  
Location Santa Clarita  
Developer/Owner Pardee Homes  
Engineer/Architect Sikand  
Soils Engineer Geolabs - Westlake Village  
Geologist Same as above

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

Review of:

Revised Tentative Tract Map Dated by Regional Planning **10/22/09 (Revision and Exhibit)**  
Soils Engineering Report and Addenda Dated 4/13/07, 11/16/06, 1/3/05, 8/23/04, 3/6/04  
Previous Review Sheet Dated 7/8/09

ACTION:

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

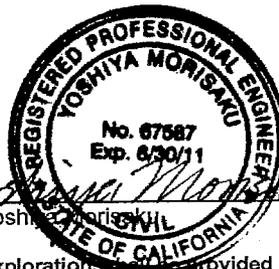
REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At the grading plan stage, provide geotechnical maps and tentative maps that conform. The geotechnical maps within the submitted report do not conform to the latest tentative map dated 10/22/09 by Regional Planning.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

- A. ONSITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL AND ARE CORROSIVE TO METALS.
- B. OFF-SITE GRADING IS RECOMMENDED FOR THE REMOVAL AND RECOMPACTION OF LANDSLIDES QLS-9A, QLS-10, QLS-10A, L1, AND L17.

Reviewed by \_\_\_\_\_ Date 11/16/09



**NOTICE:** Public safety, relative to geotechnical subsurface exploration, is 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:\Yosh60922TentTi

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

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

1. Notarized covenants shall be secured and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite 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. Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively.
2. Provide approval of:
  - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The location/alignment and details/typical sections of any park/trail, as shown on the grading plan, to the satisfaction of the Department of Parks and Recreation.
  - c. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - d. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from

all easement holders may be required.

4. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

**ADDITIONAL COMMENTS:**

1. Provide easements for the pedestrian bridge and associated appurtenances over Skyline Ranch Road for access and maintenance purposes to the satisfaction of Public Works.
2. Slope set back as shown on the tentative map are not necessarily approved. All the set back shall conform to section J108.1 of grading code.
3. Westerly face of the Debris Basin containing the inlet for MTD 1548 (on the western tract boundary) shall be concrete lined if determined to be appropriate to the satisfaction of Public Works.

*MDE*

Name David Esfandi Date 11/16/09 Phone (626) 458-4921

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

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. 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. 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.
3. 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.
4. 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.
5. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances.
6. 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.
7. 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 60 feet to 58 feet of right of way.
8. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
9. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.

10. 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.
11. 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.
12. Depict all line of sight easements on landscaping and grading plans.
13. Permission is granted to vacate the excess right of way on Vasquez Canyon Road providing the adjoining property owners have the underlying ownership of the portion of street to be vacated. 40 feet of right of way shall be retained on Vasquez Canyon Road. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.
14. Dedicate slope and drainage easements for future widening on Vasquez Canyon Road to the satisfaction of Public Works.
15. Dedicate vehicular access rights on Skyline Ranch Road and Vasquez Canyon Road for all lots, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
16. Provide standard property line return radii of 13 feet at all local street intersections, and 27 feet at the intersection of local streets with General Plan Highways and where all General Plan Highways intersect, or to the satisfaction of this Department.
17. Dedicate variable right of way (minimum 40 feet) from centerline within the tract boundaries on Skyline Ranch Road per the latest approved I.E.C. alignment P-270(PW). The alignment and grade of Skyline Ranch Road shall be compatible with Tract 46018.
18. Dedicate off-site right of way 44 feet to 47 feet from centerline on Skyline Ranch Road from Sierra Highway to the southerly property line per the latest approved I.E.C. alignment P-270(PW). It shall be the sole responsibility of the subdivider to acquire the necessary right of way.
19. Dedicate right of way 32 feet from centerline within the tract boundaries on Main

Street South and Main Street North. The details of the proposed ultimate typical section are not necessarily approved. Approval is contingent on the traffic study demonstrating that the projected traffic volumes do not exceed the capacity of this roadway. If so, provide additional lanes.

20. Dedicate right of way 32 feet from centerline within the tract boundaries on S-A Street, S-L Street, S-M from Main Street South to S-L Street, S-U Street, S-BB Street, S-HH Street, N-A Street from Main Street North to N-D, N-B from Main Street North to N-E Street, N-J Street from Main Street North to N-C Street, N-R Street, N-S Street, and N-X1 Street.
21. Dedicate right of way 30 feet from centerline within the tract boundaries on S-B Street, S-C Street, S-D Street, S-G Street, S-J Street, S-N Street, S-P Street, S-V Street including a standard cul-de-sac bulb, S-CC Street, S-DD Street, S-GG Street, S-OO Street including a standard cul-de-sac bulb, S-NN Street, S-MM Street, S-JJ Street, S-KK Street, S-LL Street including a standard knuckle, N-A, N-B from N-E Street to N-G Street, N-C Street, N-D Street, N-E Street, N-G Street, N-H Street including a standard cul-de-sac bulb, N-J Street from N-C Street to N-F Street, N-Q N-W Street, N-T Street, N-U Street, N-V Street, N-X Street, N-CC Street, and N-DD Street.
22. Dedicate right of way 29 feet from centerline including a standard cul-de-sac bulb within the tract boundaries on S-B1 Street, S-B2 Street, S-D1 Street, S-E Street, S-E Street, S-F Street, S-H Street, S-J1 Street, S-K Street, S-M1 Street, S-N1 Street, S-O Street, S-Q Street, S-S Street, S-W Street, S-X Street, S-Y Street, S-Z Street, S-AA Street, S-CC1 Street, S-CC2 Street, S-DD1 Street, S-EE Street, S-FF Street, S-GG1 Street, S-JJ1 Street, S-MM1 Street, S-MM2 Street, S-PP Street, S-QQ Street, S-RR Street, N-B1 Street, N-C1 Street, N-F Street, N-H1 Street, N-H2 Street, N-I Street, N-J1 Street, N-K Street, N-L Street, N-N Street, N-O Street, N-P Street, N-Q Street, N-T1 Street, N-V1 Street, N-Y Street, N-Z Street, N-AA Street, N-BB Street, and N-DD1 Street.
23. Provide off-site full street right of way and construct off-site improvements and cul-de-sac bulbs wherever required to the satisfaction of the City of Santa Clarita.
24. Dedicate additional right of way at all proposed roundabout locations to the satisfaction of Public Works.
25. Construct curb, gutter, base, pavement and sidewalk within the tract boundaries on Skyline Ranch Road to the satisfaction of Public Works.

26. Off-site improvements are required. Construct off-site full width highway improvements, including curb, gutter, base, pavement, sidewalk, street trees, and street lights, on the portion of Skyline Ranch Road from Sierra Highway to the southerly property line to the satisfaction of Public Works and the city of Santa Clarita.
27. The county alternative street cross sections shown on the tentative map are conceptually approved and are subject to final design approval.
28. If Tract 46018 improvements are not constructed first, construct a minimum of 24 feet of "all weather" off-site pavement joining Skyline Ranch Road to Plum Canyon Road per the latest approved I.E.C. alignment P-270(PW) to the satisfaction of Public Works. If the Fire Department requires a wider pavement width, construct the additional pavement to the satisfaction of Public Works. Proof of off-site access is required.
29. Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record an irrevocable offer to dedicate right of way and slope/drainage easements for Skyline Ranch Road and Sierra Highway within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the dedication or irrevocable offer to dedicate has been recorded.
30. It is agreed that the improvements to be constructed on Lots 48 and 49 of Tract No. 7493, which are under the same ownership as VTM 60922 at the time of approval, shall not be considered "offsite improvements". Therefore, Section 66462.5 of the Subdivision Map Act will have no future effect to compel the County or City of Santa Clarita to acquire any rights over the subject lots in the future for the benefit of any subdivider.
31. Construct curb, gutter, base, pavement and sidewalk within the tract boundaries on all local streets. We have no objections to the use of alternate street section subject to the approval of the Advisory Agency.
32. 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.
33. Plant street trees within the tract boundaries on Skyline Ranch Road and all local

streets to the satisfaction of Public Works.

34. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.
35. Provide intersection sight distance for a design speed of:
  - a. 40 mph (415 feet) on Main Street from "N-CC" Street (westerly direction), from "N-CC" Street (westerly direction), and from "S-P" Street (southerly direction); on "S-M" Street from "S-L" Street (southerly direction), and from "S-N" Street (northerly direction).
  - b. 30 mph (310 feet) on "S-MM" Street from "S-NN" Street (northerly direction); on "N-J" Street from "N-E" Street (westerly direction); on "S-V" Street from "S-W" Street (both directions); and on "S-N" Street from "S-L" Street (westerly direction).
  - c. 25 mph (260 feet) on "N-T1" Street from "N-W" Street (easterly direction); on "N-V" Street from "N-R" Street (easterly direction); and on "N-L" Street from "N-C" Street (southerly direction).
  - d. 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. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).
36. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring on Skyline Ranch Road and all internal public streets to the satisfaction of Public Works. Obtain Street Lighting Section's approval of the street light layout prior to project recordation. Street lighting plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. The proposed project, or portions thereof, are not within an existing Lighting

District. Annexation is 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 prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk. Assessment will be imposed on portions of the development served by driveways or gated driveways as a result of benefits derived from existing or future street lights on adjacent public roadways.

- (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 project, 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. Note that 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.
- e. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the above conditions are met and the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year.

The transfer of billing could be delayed one or more years if the above conditions are not met.

37. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
38. Install postal delivery receptacles in groups to serve two or more residential units.
39. Provide and install street name signs prior to occupancy of buildings.
40. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works.
41. Prior to final map approval, the applicant shall pay the fees established by the Board of Supervisors for the portions of the subdivision within the boundaries for the Eastside and Bouquet Canyon Bridge and Major Thoroughfare Construction Fee Districts in effect at the time of recordation. The current applicable fee is \$16,850 and \$16,280 per factored unit, respectively and is subject to change.
42. Comply with any additional requirements, as a means of mitigating any traffic impacts as identified in the traffic study approved by Public Works. If identified in the traffic study, prepare Traffic Signal Plans for all intersections (both on-site and off-site) affected by this subdivision to the satisfaction of Public Works.
43. Prepare signing and striping plans for Skyline Ranch Road within this subdivision and all the off-site multilane highways and streets affected by this subdivision to the satisfaction of Public Works.
44. If the approved traffic study identifies the need of additional travel lanes on Main Street South and Main Street North, dedicate additional right of way on Main Street South and Main Street North to the satisfaction of Public Works.
45. If additional travel lanes are required on Main Street South and Main Street North, construct the additional travel lanes, and prepare signing and striping plans for Main Street South and Main Street North within this subdivision to the satisfaction of Public Works.
46. A deposit is required to review documents and plans for final map clearance.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
TRACT NO. 60922 (Rev.)

Page 8/8

REVISED MAP DATED 10-22-2009  
EXHIBIT MAP DATED 10-22-2009

47. Establish a Landscape Maintenance District (LMD), subject to the approval of the Department of Parks and Recreation, for the purpose of maintaining the landscaped parkways and medians on Skyline Ranch Road.
48. Permission is granted to vacate all excess easements and right of way acquired by dedication on Tract No.'s 44967, 49433 and 49434 by the recordation of Tract No. 60922 to the satisfaction of Public and the Department of Regional Planning. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.



Prepared by Sam Richards  
tr60922r-rev5.doc

Phone (626) 458-4921

Date 11-24-2009

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. Comply with the mitigation measures as identified in the approved sewer area study (**PC 12109AS, dated 04-28-2009**) to the satisfaction of Public Works. The sewer area study shall be invalidated should the total number of dwelling units, increase, the density increases, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. Provide a digital copy (PDF Format) of the approved area study and/or approved sewer improvement plans.
4. 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.
5. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.
6. 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.
7. If proposed sewer crosses Flood hazard, alignment may be acceptable provided permits are obtained from agencies having jurisdiction for the existing natural water course crossings.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
TRACT NO. 60922 (Rev.)

Page 2/2

TENTATIVE MAP DATED 10-22-2009  
EXHIBIT MAP DATED 10-22-2009

8. Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record dedication or an irrevocable offer to dedicate sewer easements within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the irrevocable offer to dedicate has been recorded.

Prepared by  Tony Khalkhali  
tr60922s-rev5.doc

Phone (626) 458-4921

Date 11-18-2009

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 booster 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. If necessary, extend the off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. Depict all line of sight easements on the landscaping and grading plans.
7. Install a separate water irrigation systems for recycled water use per landscape plans.
8. If necessary, install off-site recycle water mainline per landscape plans to serve this subdivision to the satisfaction of Public Work.
9. The recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - WATER  
TRACT NO. 60922 (Rev.)

Page 2/2

TENTATIVE MAP DATED 10-22-2009  
EXHIBIT MAP DATED 10-22-2009

10. A "Written Verification" from the water supplier. Provide a "Written Verification" and supporting documents from the water supplier to indicate the availability of a "Sufficient Water Supply" as required per Section 66473.7 of the Subdivision Map Act (SB 221) prior to filing any map or parcel map to the satisfaction of the Department of Regional Planning and Public Works.

  
Prepared by Tony Khalkhali  
tr60922w-rev5.doc

Phone (626) 458-4921

Date 11-18-2009



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

pp. Susie

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 60922 Map Date October 22, 2009 - Ex. A

C.U.P. Map Grid 3030B

- 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: The Fire Department recommends APPROVAL of this subdivision as presently submitted with the following conditions of approval: (See additional sheet for specifics)

By Inspector: Juan C. Padilla Date November 18, 2009

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 60922 **Map Date:** October 22, 2009 - Ex. A

**CONDITIONS OF APPROVALS**

- 1 The proposed Street Cross Sections and the Roundabout Detail shall be designed to comply with the County of Los Angeles Department of Public Works standards.
- 2 The proposed Culvert Bridge shall be designed to comply with the Department of Public Works standards and Section 503.2.6 of the 2002 Los Angeles County Fire Code (Title 32).
- 3 All proposed Flag Lots shall provide a minimum paved driveway width of 20ft.
- 4 All proposed Fire Road Access shall provide a minimum width of 20' and shall be provide adequate accessibility for emergency use and maintenance.
- 5 The School and Park sites shall provide a minimum paved access width of 26' for circulation purposes. Final design shall be further reviewed for access compliance when plans are submitted to Fire Prevention Engineering for building permit clearances or Land Development Unit for C.U.P. review.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By Inspector: Juan C. Padilla *AWP* Date: November 18, 2009

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



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 60922 Tentative Map Date October 22, 2009 - Ex. A

Revised Report \_\_\_\_\_

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required RESIDENTIAL 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 SCHOOL SITE fire flow for public fire hydrants at this location is 5000 gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 Hydrant(s) flowing simultaneously may be used to achieve 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 137 public RESIDENTIAL fire hydrant(s).                      Install 4 public SCHOOL SITE 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: **The required fire hydrants shall be installed and tested or bonded for prior to Final Map clearance. Additional on-site fire hydrant for the School Site maybe required during the Building Plan Check process.**  
**THE FIRE FLOW FOR THE PUBLIC FIRE HYDRANTS AROUND THE SCHOOL SITE MAYBE REDUCED DURING THE BUILDING PERMIT REVIEW OR CUP (EXHIBIT "A") REVIEW PROCESS.**

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 Juan C. Padilla Date November 18, 2009



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

Russ Guiney, Director

November 30, 2009

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

Dear Ms. Tae:

**VESTING TENTATIVE TRACT MAP 060922  
PARK CONDITIONS OF MAP APPROVAL  
Regional Planning Map dated October 22, 2009**

These are primarily park conditions; trail and Landscaping and Lighting Act District (LLAD) conditions may be submitted under separate cover. The basic Quimby park land obligation is 12.13 net acres (maximum slope 3%). As shown on the attached Quimby Obligation Report and Worksheet, the dedication of a 9.20 net-acre public park on Lot 1262 results in a remaining Quimby obligation of \$442,325 in fees in lieu of park land. Total park development costs, estimated at \$3,637,105 as of October 2009 will be credited against and eliminate the subdivision's remaining obligation. Subdivider has agreed, as a condition of map approval, to provide a fully developed public park as described in Condition 1 of this report, at no cost to the County. Subdivider is responsible for total park development costs, even if they exceed \$3,637,105.

1. Lot 1262, Public Park. Develop and then convey to the County a  $\pm 9.20$  net-acre (maximum slope 3%) park with the following improvements: a park identity monument; a community gathering area; a children's play area with parents' seat wall; a shade structure near the community gathering area; shade structure with group picnic area; picnic tables near the grass volleyball area; open lawn area; a plaza seat wall; grass volleyball area; one (1) basketball court; one (1) comfort station (to include a restroom, drinking fountain and storage room); ball field with ball field plaza and bleachers; multi-use field; bio-swailes and planted buffers; parking for 20 cars (including 1 van accessible space); security lighting (locations to be indicated in the Design Development Phase); drinking fountain(s) and trash enclosure(s) [locations to be indicated in the Design Development Phase]; locking gates at park entrance; park landscaping (including plant material, grading, irrigation and drainage); and ADA compliant walkways.
2. Removal of the landslide material on Lot 1262 shall be addressed on the park site grading plan to the satisfaction of the Department of Public Works.
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, sewer, and telephone).

4. Prior to the County accepting title to the public park, create a Landscaping and Lighting Act District (LLAD) for the mutual benefit of Subdivider and the County to maintain the park. When forming an LLAD, all easements must be dedicated with recordation.
5. Whenever these conditions require the Subdivider to enter into a Park Development Agreement (PDA) and to post bonds (Faithful Performance; Labor and Materials) with the Department and to submit a Park Delivery Schedule:
  - a. the PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on August 8, 2006;
  - b. the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW) and the Department may require them to be updated prior to construction commencement if contracted construction costs change; and
  - c. the Park Delivery Schedule shall use the critical path method (CPM), identify the design development phase and the various stages of construction document development, include all submittals, reviews, and approvals required by said phase/stages; permits; park construction commencement and completion dates identified as milestones; tests, inspections, and sign-offs; preparation and review time for the park deed, ALTA title policy and survey; and deed recordation. The Initial Park Delivery Schedule shall serve as the baseline for all activities. Subdivider 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 Subdivider 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. In the event Subdivider fails to comply with any submittal required by this condition, the Department shall give written notice to Subdivider describing such breach. If Subdivider fails to cure said breach, the Department may do one or both of the following: (1) withhold further clearance of final maps which contain residential units and (2) request the Department of Public Works to withhold further issuance of residential building permits until the required submittal is made. Notice shall be deemed given when sent by Certified Mail, postage prepaid or by reliable over-night courier to Subdivider's address set forth in the PDA.
6. Lot 1262, Public Park:
  - a. Enter into a PDA, post bonds, and submit a Park Delivery Schedule prior to the Department clearing the first unit (final) map containing housing:
  - b. Commence park construction before the Department clears a cumulative amount of 377 residential units, currently before tract 60922-06 is cleared. Construction commencement is defined as when the Subdivider starts fine grading for the park.

- c. Complete park construction and conveyance to the County twenty (20) months after entering into the PDA with the Department.
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. Subdivider's designated title company shall provide the County with an ALTA title policy and survey and shall record the park deed simultaneously to County's acceptance of the park improvements, as evidenced by the County's issuance of a Certificate of Acceptance for the park, and shall deliver the recorded deed to the Chief Executive Office Real Estate Division, Property Management Section, 222 South Hill Street, Third Floor, Los Angeles, CA 90012.
8. Any major change proposed by the Subdivider to the public park's improvements, size (not more than 2 acres variance), shape, location, or typography as shown on the approved tentative tract map shall be deemed a revision of the tentative tract map and shall require the filing of a revised map, as described in Los Angeles County Code Section 21.62.030.
9. Designate and identify a project manager who will oversee design and construction of the public park. The project manager shall communicate by providing written documentation via facsimile, e-mail, or mail to County's representative and abide by County's requirements and direction to ensure acceptable park completion; provide the 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 Subdivider 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.
10. Submit park plans and specifications 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 2006 format. Any corrections or changes made

by the Department during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for the Department's approval of said stage prior to permission by Department for Subdivider to proceed with the next stage. The public park shall be developed in accordance with 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 Subdivider.

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; provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide the County with certification that the playground(s) constructed in the public park meet American Society for Testing and Materials (ASTM) standards, United States Consumer Product Safety Commission (USCPSC) standards, and all State of California accessibility playground guidelines.
12. Provide the Department with written Notice of Construction Commencement for the public park. 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, Department shall provide Subdivider 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.
13. Upon Department's Notice of Acceptance of Completed Park Improvements, provide the Department with 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 public park. These documents shall also be submitted on a CD-ROM with the drawings in AutoCAD 2006 format.

Ms. Susie Tae  
November 30, 2009  
Page 5 of 5

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

Sincerely,



James Barber, Section Head  
Land Acquisition and Development

JB:CL 60922 SkyRnch\_10.22.09 DRP md\_11.30.09 scm

Attachments

c: Park Obligation Report and Worksheet  
K. Ritner, N.E. Garcia, L. Hensley, J. McCarthy (Parks and Recreation)  
P. Malekian (LLAD)  
Roger Hernandez (CEO-RED)



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION REPORT**

Tentative Map #	<b>60922</b>	DRP Map Date: <b>10/22/2009</b>	SCM Date: <b>11/30/2009</b>	Report Date: <b>11/25/2009</b>
Park Planning Area #	<b>35D</b>	<b>CANYON COUNTRY</b>		Map Type: <b>REV. (REV RECD)</b>

Total Units  = Proposed Units  + Exempt Units

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:	<b>12.13</b>
IN-LIEU FEES:	<b>\$1,831,193</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

The dedication of 9.20 acres for public park purposes.  
Contributing \$442,325 in park improvements.  
Conditions of approval attached to report.

**Trails:**

See also attached Trail Report. For Trail Requirements, please contact Mr. Robert Ettleman at (213) 351-5134.

**\*\*\*Advisory:**

The Representative Land Values (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1<sup>st</sup> of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1<sup>st</sup> pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By:   
James Barber, Land Acquisition & Development Section



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>60922</b>	DRP Map Date: <b>10/22/2009</b>	SMC Date: <b>11/30/2009</b>	Report Date: <b>11/25/2009</b>
Park Planning Area #	<b>35D</b>	<b>CANYON COUNTRY</b>		Map Type: <b>REV. (REV RECD)</b>

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

**(P)people x (0.003) Ratio 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.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio 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 **1,260** = Proposed Units **1,260** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.21	0.0030	1,260	12.13
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	
<b>Total Acre Obligation =</b>				<b>12.13</b>

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	12.13	\$150,964	<b>\$1,831,193</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
1262	Public Park	11.70	78.63%	9.20	Public
<b>Total Provided Acre Credit:</b>				<b>9.20</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
12.13	9.20	0.00	2.93	\$150,964	<b>\$442,325</b>



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

Russ Guiney, Director

November 30, 2009

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

Dear Ms Tae:

**TRAIL CONDITIONS OF MAP APPROVAL**  
**Vesting Tentative Tract Map # 060922**  
**Map date-stamped by Regional Planning: October 22, 2009**

The Department of Parks and Recreation (DPR) has completed the review of VTTM #060922. The proposed trail alignment with connection to TTM#46018 to the south and north to Bouquet Canyon as shown upon trail exhibit map [sheet five (5) of eight (8)] is approved. The Applicant shall provide a twenty (20)-foot wide easement for the Mint Canyon (Regional) Trail.

Applicant is required to construct a variable-width six to eight foot (6-8)' wide trail within the proposed switchbacks at the northern end of Open Space Lot 1293, as shown on sheet five (5) of eight (8) on the Trail Exhibit Map, to the satisfaction of Parks and Recreation Trail Construction Guidelines.

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 and Final Map.

The map is approved with the following conditions, prior to final map recordation:

Map Specific Conditions

1. After Department approval of the trail alignments shown on the rough grading plans, and prior to the Department clearing the final (unit) map containing residential units, the trail bonds (Faithful Performance, Labor and Materials) will be incorporated into the Park bonds to cover design and construction of the Mint Canyon Trail segment located at the northern most section of the natural open space lot #1293 (see trail exhibit map sheet 5 of 8), and the trail construction estimate will be incorporated into the Park Development Agreement.

2. Dedications and the following language (in exact form) must be shown for trail dedications on the first phase of final map recordation:
  - a. Title Page: We hereby dedicate to the County of Los Angeles, Department of Parks and Recreation a twenty (20) foot width multiuse (Equestrian, Mountain. Biking, and Hiking) trail easement, estimated length of two miles, designated as the, "Mint Canyon Trail."
  - b. If a waiver is filed, a Plat Map depicting the trail alignment must accompany the waiver.

#### Trail Construction Conditions

1. Full public access shall be provided for the multi-use (Equestrian, Mountain. Biking, and Hiking) trail easement.
2. The Applicant shall provide the submittal of the rough grading plans, to include detailed grading information for the segment of trails the County will accept. The detailed grading information for the trail construction, shall include all pertinent information required, per Department trail standards and all applicable codes, but not limited to the following:
  - a. Cross slope gradients not to exceed two percent (3%), and longitudinal (running) slope gradients not to exceed ten percent (10%) for more than 300 feet. The Department will review and may allow running slopes slightly greater than ten percent (10%) on a case by case basis.
  - b. Typical trail section and details to include:
    - Longitudinal (running) gradients
    - Cross slope gradients
    - Name of trail
    - Width of trail or, if requested by Department of Parks and Recreation, denote as variable width.
  - c. Appropriate retaining walls as needed.
  - d. Appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department of Parks and Recreation.
  - e. Trail easement must be outside of the road right-of-way, and slope easement.

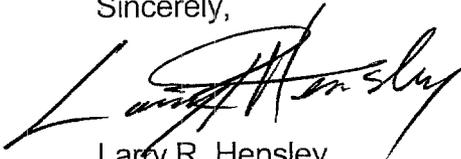
- f. If street crossing requested, streetlight pole(s) must have cross-walk activation buttons at two heights to accommodate both pedestrian and equestrian traffic. Contact the Los Angeles County, Department of Public Works (DPW) to address crosswalk design standards.
3. The Applicant shall submit a cost estimate for the construction of the trail(s) with the rough grading plans. An electronic copy (AutoCAD 2005 or newer version) of the rough grading plans shall also be submitted in a burned CD or DVD with the cost estimate.
4. After Department approval of the trail alignments shown on the rough grading plans, and prior to the Department clearing the final (unit) map containing residential units, the trail bonds (Faithful Performance, Labor and Materials) will be incorporated into the Park bonds to cover design and construction of the Mint Canyon Trail segment located at the northern most section of the natural open space lot #1293, and the trail construction estimate will be incorporated into the Park Development Agreement.
5. The Applicant then shall submit a preliminary construction schedule showing milestones for completing the trail.
6. Prior to the start of trail construction, the Applicant's authorized representative (project manager, licensed surveyor, etc.) shall stake or flag the centerline of the trail. The Applicant's representative shall then schedule a site meeting with the Department's Trails Case Planner for an inspection and approval.
7. The Applicant's representative shall provide updated trail construction schedules to the Department on a monthly basis. All schedule submittals shall provide a "Two Week Look-Ahead" schedule, to reflect any modifications to the original schedule.
8. Within five (5) business days after completing the trail, the Applicant shall notify the Department for a Final Inspection Trail Walk.
9. After the initial Final Inspection Trail Walk, any portions of the constructed trail not approved shall be corrected and brought into compliance, with the County of Los Angeles Department of Parks and Recreation Guidelines within thirty (30) calendar days. Applicant shall then call for another final inspection with the Department.
10. Upon Departmental verbal approval and acceptance of the trail construction, the Applicant shall:
  - a. Submit copies of the As-Built Trail drawing(s).

Ms. Susie Tae  
November 30, 2009  
Page 4

11. Upon receiving the submittal of the As-Built Trail drawing(s) the Department will issue the trail acceptance letter.

If you have any questions or comments, please contact Mr. Robert Ettleman, Park Planner at (213) 351-5134.

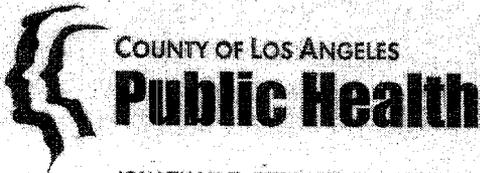
Sincerely,

A handwritten signature in black ink, appearing to read "Larry R. Hensley". The signature is stylized and written in cursive.

Larry R. Hensley  
Chief of Planning

LH:RE:tls:trlrpt060922-09c

c: Regional Planning, S. Tae  
Pardee Homes, T. Mitchell  
Parks and Recreation (J. Barber and F. Moreno)



COUNTY OF LOS ANGELES  
**Public Health**

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

**JONATHAN E. FREEDMAN**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**ALFONSO MEDINA, REHS**  
Director of Environmental Protection Bureau

**KEN HABARADAS, MS, REHS**  
Acting Environmental Health Staff Specialist  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5280 • FAX (626) 960-2740



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October 30, 2009

RFS No 09-0029036

Tract Map No. 060922

Vicinity: Canyon Country

Tentative Tract Map Date: October 22, 2009 (Memo 5<sup>th</sup> Revision)

- Environmental Health recommends approval of this map.
- Environmental Health does **NOT** recommend approval of this map.

The County of Los Angeles Department of Public Health's has no objection to this subdivision and **Vesting Tentative Tract Map 060922** is cleared for public hearing. The following conditions still apply and are in force.

1. Potable water will be supplied by the **Santa Clarita Water Division of Castaic Lake Agency**, a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District No. 26 (Annexation)** as proposed.
3. Any existing private sewage disposal system to be decommissioned shall be properly emptied of effluent and filled with approved material.
4. Existing water wells to be decommissioned shall comply with all applicable laws and the requirements of the Department of Public Health.

If you have any questions or need additional information, please contact me at (626) 430-5262.

Respectfully,

**Ken Habaradas, MS, REHS**  
Bureau of Environmental Protection

**Burden of Proof for Requested General Plan Amendment  
Highway Plan Amendment  
Project No. 04-075  
Vesting Tentative Tract Map No. 060922  
Skyline Ranch Project**

The current County Highway Plan proposes to extend Whites Canyon Road from Plum Canyon Road northerly to Vasquez Canyon Road and to construct a new Cruzan Mesa Road from Whites Canyon Road easterly to Sierra Highway. Both road connections would require substantial grading and landform alteration within areas that the County proposes to designate within a Significant Ecological Area (SEA). Accordingly, the alignments depicted currently on the County Highway Plan are unsupported by federal and state resource agencies because of unacceptable environmental impacts.

The County plans to delete Whites Canyon Road and Cruzan Mesa Road from the County Highway Plan and depict a new highway through the proposed Skyline Ranch project, referred to as Skyline Ranch Road. Both the County's "One Valley One Vision" update to the Santa Clarita Valley Area Plan and the County's pending General Plan Update include the amendments to the Highway Plan needed to eliminate the current alignments and depict the new alignment for Skyline Ranch Road.

The Skyline Ranch project proposes to construct Skyline Ranch Road through the project, from Plum Canyon Road to Sierra Highway. The proposed road will provide a regional roadway connection between Plum Canyon Road and Sierra Highway, which is essential now that the County no longer plans to extend Whites Canyon Road or construct Cruzan Mesa Road.

Although Skyline Ranch Road can be constructed as a local road, built to secondary highway standards, without an amendment to the County Highway Plan, the project applicant and the County propose to depict Skyline Ranch Road on the County Highway Plan and to delete the current alignments for Whites Canyon Road and Cruzan Mesa Road. Skyline Ranch may be approved prior to "One Valley One Vision" and the pending General Plan Update, and the project applicant and the County want to ensure with this project that the Highway Plan Amendment is completed.

The elimination of Whites Canyon and Cruzan Mesa Roads from the County Highway Plan is discussed and potential environmental impacts of the proposed Skyline Ranch Road were studied in the Draft Environmental Impact Reports for the Skyline Ranch project and the County's "One Valley One Vision" update to the Santa Clarita Valley Area Plan. The circulation plan for the draft "One Valley One Vision" plan and the transportation and circulation analysis of the Draft Environmental Impact Report for the "One Valley One Vision" plan are attached to these burdens of proof.

**A Need for the Proposed General Plan Amendment Exists Because:**

**1. Regional Circulation Improvements are Needed**

The County desires a new regional roadway connection between Plum Canyon Road to Sierra Highway. According to the current County Highway Plan, which is a component of the County General Plan, this connection would be provided as an extension of Whites Canyon Road from Plum Canyon northerly to Vasquez Canyon Road and with a new Cruzan Mesa Road from Whites Canyon Road easterly to Sierra Highway.

**2. The Currently Proposed Highway Alignments are Inappropriate**

The currently proposed highway alignments for Whites Canyon Road and Cruzan Mesa Road traverse a County-proposed SEA and are unsupported by federal and state resource agencies due to unacceptable environmental impacts. Substantial landform alteration and grading within a County-proposed SEA would be necessary to construct the roads. Lastly, development previously proposed near the Whites Canyon Road and Cruzan Mesa Road alignments is no longer proposed, and the allowable density in these areas will be transferred to the Skyline Ranch development site.

**3. An Alternative Alignment is Needed, and Will Be Provided By this Highway Plan Amendment**

Skyline Ranch will provide an essential alternative roadway connection between Plum Canyon Road and Sierra Highway, now that the County no longer proposes to construct the extension of Whites Canyon Road and the new Cruzan Mesa Road. The proposed new highway alignment will traverse the Skyline Ranch project site, which is closer to urban development and environmentally superior to the current alignment.

The proposed Skyline Ranch Road will service existing and planned development and provides important connectivity to Sierra Highway and the Antelope Valley Freeway.

**The Particular General Plan Amendment Proposed is Appropriate and Proper Because:**

**1. The Proposed Highway Alignment is Environmentally Superior**

Unlike the current alignments depicted on the Highway Plan, the proposed highway alignment avoids a proposed SEA, is located closer to urban development, minimizes disturbance of natural terrain, is not opposed by federal and state resource agencies, and does not invite leapfrog development.

**2. The Proposed Highway Alignment is Closer to Urban Development Within the City of Santa Clarita**

The Skyline Ranch project transfers density from the northerly portion of the project site, located within the proposed SEA, to the southerly portion of the project site, located adjacent

to urban development within the City of Santa Clarita. The northerly portion of the site will be preserved as open space. Accordingly, the current alignments for Whites Canyon Road and proposed Cruzan Mesa traverse a proposed SEA and land proposed to be dedicated to a public agency to be preserved as permanent open space.

By contrast, the proposed alignment for Skyline Ranch Road traverses proposed development and is located closer to urban development within the City of Santa Clarita.

### **3. Environmental Impacts of the Proposed Road are Analyzed in the Draft Environmental Impact Reports for the Skyline Ranch Project and the County's "One Valley One Vision" Plan**

The Draft Environmental Impact Report for the Skyline Ranch project describes a total area of disturbance, which includes the on-site and off-site road improvements needed for the proposed Skyline Ranch Road (See Figures 2-3 and 2-4). The Draft Environmental Impact Report's traffic analysis also describe the proposed elimination of Whites Canyon Road and Cruzan Mesa Road from the County Highway Plan, to be replaced by Skyline Ranch Road (See Page 4.F-39 and Figure 4.F-14).

In addition, the Draft Environmental Impact Report for the County's "One Valley One Vision" update to the Santa Clarita Valley Area Plan analyzes the proposed highway realignment.

The proposed Skyline Ranch Road could be constructed as a local road, built to secondary highway standards, without need for a General Plan Amendment to amend the County Highway Plan. The potential environmental impacts of Skyline Ranch Road are analyzed fully in the Draft Environmental Impact Report for the Skyline Ranch project.

The addition of a Highway Plan amendment to the project is not new significant information requiring recirculation of the Draft Environmental Impact Report. The sole purpose of the General Plan Amendment is to depict Skyline Ranch Road on the County Highway Plan in lieu of Whites Canyon Road and Cruzan Mesa Road. Depicting Skyline Ranch Road on the County Highway Plan in no way changes the design of the road or its environmental impacts.

The potential environmental impacts of Skyline Ranch Road are analyzed fully in the project's Draft Environmental Impact Report, and do not change with the proposed Highway Plan Amendment.

The addition of a Highway Plan Amendment to the project does not result in any new or increased significant environmental impacts from those analyzed in the Draft Environmental Impact Report because depicting Skyline Ranch Road on the County Highway Plan does not change the environmental impacts of developing the road. Similarly, the public is not deprived of an opportunity to comment upon a substantial adverse environmental impact of the project because the potential environmental impacts of the Skyline Ranch Road are described fully in the Draft Environmental Impact Report and do not change simply with its depiction on the County Highway Plan.

**Modified Conditions Warrant a Revision to the County of Los Angeles General Plan Because:**

- 1. After the Current Highway Alignment was Chosen, the County Proposed to Designate the Area Traversed by the Alignment as a Significant Ecological Area**

Both the pending General Plan update and the "One Valley One Vision" plan for the Santa Clarita Valley designate most of the northerly half of the Skyline Ranch project site as the Cruzan Mesa Vernal Pools SEA. The proposed SEA includes mesas, canyons, steep interior slopes, and a seasonally flowing wash. The Cruzan Mesa vernal pool complex and the Plum Canyon vernal pool are important regionally-unique biotic communities that may support a variety of special status plants and animals.

The current alignment for Whites Canyon Road and Cruzan Mesa Road traverse the proposed SEA. Accordingly, the development of these roadways is no longer appropriate.

**Approval of the Proposed General Plan Amendment Will Be in the Interest of Public Health, Safety, and General Welfare and in Conformity with Good Planning Practices Because:**

- 1. The Proposed Highway Alignment is Environmentally Superior**

Unlike the current alignments depicted on the Highway Plan, the proposed highway alignment avoids a proposed SEA, is located closer to urban development, minimizes disturbance of natural terrain, is not opposed by federal and state resource agencies, and does not invite leapfrog development.

- 2. The Proposed Highway Alignment Provides an Essential Alternative Road Connection between Plum Canyon Road and Sierra Highway**

The County desires a new regional roadway connection between Plum Canyon Road to Sierra Highway. The current County Highway Plan depicts this connection through a proposed SEA. Accordingly, the County no longer plans to construct the roadway connections depicted on the current Highway Plan. Important circulation improvements are needed to replace Whites Canyon and Cruzan Mesa Roads.

Skyline Ranch will construct Skyline Ranch Road through the project, from Plum Canyon Road to Sierra Highway. The proposed road will provide a regional roadway connection between Plum Canyon Road and Sierra Highway, which is essential now that the County no longer plans to extend Whites Canyon Road or construct Cruzan Mesa Road.

The proposed Skyline Ranch Road will service existing and planned development and provides important connectivity to Sierra Highway and the Antelope Valley Freeway.

**Burden of Proof for Requested Conditional Use Permit  
Density-Controlled Development  
On-Site Grading, Including Temporary Materials Processing  
Project No. 04-075  
Vesting Tentative Tract Map No. 060922  
Skyline Ranch Project**

**As Required by County Code Section 22.56.040(A)(1), 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 Because:**

The project is appropriately designed for the property and surrounding community. The project site is large and located in the Santa Clarita Valley. Existing urban development and infrastructure is located directly to the south, and the southerly portion of the site is flatter and has fewer geological, biological and topographical constraints than the northerly portion of the site.

The northerly portion of the site is adjacent to the Angeles National Forest and the County proposes to designate it as a Significant Ecological Area (SEA) due to the presence of vernal pools and other important biological resources. Steep slopes greater than 50% predominate and geological constraints limit the development potential. Lastly, changed circumstances including the elimination of proposed roadways, make planned urban development in the northerly portion of the site less appropriate.

Accordingly, the project proposes to develop only within the southerly portion of the site, where less than 50% slopes predominate and infrastructure and services can be readily extended from adjacent urban development to service the new community.

Density will be transferred from the northerly portion of the property to the development site, and homes will be clustered to minimize land disturbance and maximize open space. The proposed density transfer and clustered development will preserve the vernal pools and the entirety of the on-site portion of the proposed SEA and the majority of the greater than 50% slopes on the project site.

Lastly, the project will comply with all applicable grading and development standards that have been established and are required to ensure that hillside development is conducted in a manner to protect the public health and safety.

Please see the following for additional supportive information:

**1. The Project is Adjacent to and a Logical Extension of Existing Urban Development.**

The project site is located adjacent to existing and planned urban development, infrastructure, emergency services, transportation corridors and major employment centers. No incompatible uses will be created that would adversely affect existing development.

The project will extend existing utility and service systems to the project site but will not adversely affect capacities that currently serve the County of Los Angeles, the City of Santa Clarita and its sphere of influence.

The project will include off-site improvements to the regional sewer system at an estimated cost of \$1,392,840 and improvements to the regional water delivery system at an estimated cost of \$1,501,652.

**2. The Project Will Comply With All County Development Standards Required to Ensure that Hillside Development is Conducted in a Safe Manner and all Geotechnical, Seismic, Slope Stability, Erosion, and Flooding Hazards are Mitigated.**

The project will comply with standard engineering practices, all regulatory requirements, and best management practices pertaining to geotechnical and flooding hazards. The County's Environmental Impact Report prepared for the project finds that all impacts related to geotechnical, seismic, slope stability, erosion and flooding hazards are less than significant or will be mitigated to less-than-significant levels.

Grading and associated earthwork will require the movement of approximately 20.8 million cubic yards of earth (cut/fill) on the southern 622 acres of the project site. Approximately 535,000 cubic yards of cut on 33.7 acres will occur on the immediately adjacent properties to the west, east, south and southwest. A separate conditional use permit applicable to the off-site properties is requested to authorize grading on those properties.

Of the overall grading quantity, approximately 32 percent (or 6.4 million cubic yards) would be associated with the proposed public improvement to extend Whites Canyon Road to Sierra Highway, both on-site and off-site. Within the 622-acre portion of the property, mass grading and remedial grading will take place for major roads and infrastructure, to establish drainage patterns, and to create building pads for the various land uses within the project. Mass and remedial grading will occur over an approximate 24 month period, in three phases.

A temporary materials processing facility is proposed to be located in the northeast corner of the development area and away from existing residential areas (approximately 3,000 feet to the east and northeast and separated by major ridgelines). The facility would process approximately 68,000 cubic yards of excavated soil for use as base material for concrete and asphalt. During grading, excavated materials will be stockpiled and then used as needed during construction for streets and as cover for utility trenching. The material would be excavated, sorted, then crushed or sifted, and stockpiled on-site. This would reduce the need to truck in base materials to the project site. Operation of the facility will commence after the first phase of grading and end prior to the final phase of occupancy for an overall duration of approximately 24 months. The facility would process a maximum of 300 cubic yards per day. The temporary plant will be located adjacent to the final phase of development and sited at a sufficient distance to minimize noise and vibration effects on nearby residences as analyzed in the project EIR.

**3. The Project Will Transfer Density and Cluster to Preserve Steep Slopes and Significant Biological Resource Areas.**

The project will transfer density between land use classifications and cluster homes within land use classifications, so that only approximately one-quarter of the project site will be developed. The proposed density transfers and clustering allow the project to shift development from the northerly portion of the site to the more appropriate southerly portion of the site.

The northerly portion of the site is next to rural communities and the Angeles National Forest. The County proposes to designate most of the northerly portion of the site as a Significant Ecological Area (SEA) due to the presence of vernal pools and other important biological resources. Steep slopes greater than 50% predominate and geological constraints limit the development potential.

In addition to these topographical and geological constraints, changed circumstances make many of the areas preserved by the proposed density transfer less appropriate for development. For example, Urban and Floodway designated land in the easterly portion of the project site is no longer appropriate for urban development because the existing community located to the east of those areas was not developed to urban densities as anticipated. In addition, the County proposes to delete future White's Canyon and Cruzan Mesa Roads, which traverse the proposed SEA, from the Highway Plan. As such, substantial portions of areas that would be expected to take access from these roads are less appropriate for urban development.

The project will even transfer density from 200 recorded lots on Mystery Mesa (Tract Map No. 44967). Mystery Mesa is a regionally significant open space and scenic vista resource. Vernal pools, which are the basis for the inclusion of a large portion of the project site in a proposed SEA, are located within Mystery Mesa, and property at Mystery Mesa proposed for development includes the drainage area for these important vernal pools. Significant grading will also be required to access the recorded lots. The proposed density transfer will preserve Mystery Mesa in its entirety.

The project will transfer density from these areas to the proposed development site, which is proximate to urban development, infrastructure and services. The development site is located entirely outside of the proposed SEA and less than 50% slopes predominate. The proposed density transfer will therefore minimize grading, preserve open space and promote superior planning by locating urban development proximate to already developed communities.

**4. The County General Plan Encourages Density Transfer.**

The General Plan includes the following:

- Section V.B.1.d, page 33, expressly authorizes density transfer among land use classifications within a project site (regardless of urban or non-urban designation) when

geological and topographic data support the need, the number of units is not increased and health and safety is not detrimentally affected;

- Section V.B.1.b, page 33, provides that residential densities should be considered as average densities for the total proposed development site, to promote clustering, the provision of additional open space and the avoidance of hazardous lands;
- Section V.B.7.c.3, page 41, expressly authorizes density transfer as a tool to preserve SEAs; and
- Sections V.C.1.a.2 and V.C.1.b.2, pages 44 and 46, respectively, encourage density transfer and clustering of structures in urban and non-urban hillsides from steeper to more gently rolling and level land as a means of preserving the natural terrain, minimizing grading and reducing exposure to natural hazards.

Further, the following general policies encourage density transfer:

- Land Use Element Policy 2.4 encourages the consideration of residential densities as averages to allow for the clustering of development and the transfer of unit credit;
- Land Use Element Policy 2.5 authorizes density transfer to preserve hillsides, to promote superior design and to respond to changing housing needs; and
- Environmental Natural Resources Element Policy 1.5 encourages clustering of residential uses in hilly and mountainous areas to minimize grading and to preserve the natural terrain.

The project does not violate the Plan policy prohibiting density transfer within Non-Urban hillsides to areas of a project site predominantly in excess of 50 percent natural slope (page 46 of the Plan). To the contrary, the project will transfer density from the northerly portion of the site where 50% slopes predominate to the development site where less than 50% slopes predominate.

General Plan consistency cannot be determined by identifying isolated General Plan policies. Policies relating to protection of slopes cannot be elevated above all other policies. The project is designed to direct development away from steeper slopes to flatter areas, and promotes many important General Plan goals and policies to preserve SEAs, open space, sensitive biological resources, drainages, and views.

Perfect conformity with each and every Plan policy is an impossible and inappropriate task given the wide range of competing interests that a general plan attempts to promote. Indeed, as a matter of law, strict consistency with each and every Plan policy is not required when reviewing a project for consistency with a general plan. *See Families Unafraid to Uphold Rural Etc. County v. Board of Supervisors*, 62 Cal.App.4th 1332, 1336 (1998). Because the various policies promoted by a general plan attempt to balance a range of competing interests, the

governmental decisionmaker must be allowed to weigh and balance a plan's policies when applying them, and it has broad discretion to construe its policies in light of the plan's purposes. See *Families Unafraid*, 62 Cal.App.4th at 1336. It follows that it is impossible for a project to be in perfect conformity with each and every policy set forth in the plan. See *Families Unafraid*, 62 Cal.App.4th at 719-20 and *Defend the Bay v. City of Irvine*, 119 Cal.App.4th 1261 (2004).

Consequently, the law provides that a proposed project is consistent with a general plan if it is in overall harmony with the plan, furthers one or more plan policies and does not conflict with mandatory plan policies. See *Sequoyah Hills Homeowners Ass'n v. City of Oakland*, 23 Cal.App.4th 704 (1993).

**5. The Project is Consistent With the Draft *One Valley One Vision* Update to the Santa Clarita Valley Area Plan.**

The County is preparing an update to the Santa Clarita Valley Area Plan called *One Valley One Vision*. The plan is meant to ensure consistency with both the County's General Plan and the City of Santa Clarita's General Plan.

The draft plan designates the southerly portion of the project site where development is proposed as Large Lot Residential (H2). The northerly portion of the site, which comprises the proposed Cruzan Mesa Vernal Pools SEA, is designated Rural Land (RL5). Under the proposed land use classifications, approximately 1,795 dwelling units could be developed on the site, which is far more than the current development proposal of 1,260 homes.

**6. The Project Will Provide Important Infrastructure Improvements to Benefit the Community.**

The project will construct substantial infrastructure improvements and pay developer fees that will benefit the community. These include the school improvements and fees (estimated cost of \$41,004,549); the park site and improvements (estimated cost of \$4,780,000); off-site sewer improvements (estimated cost of \$1,392,840); deeded streets for Skyline Ranch Road (estimated cost of \$13,950,614); Mint Canyon Trail improvements (estimated cost of \$175,000); improvements to the water delivery system (estimated cost of \$1,501,652); fire department developer fee (estimated cost of \$3,628,800); 78-inch storm drain system to mitigate downstream erosion and drainage; bridge to mitigate flooding for Skyline Ranch Road; open space, including SEA preservation (estimated land cost of \$65,000,000); optional pedestrian bridge over Skyline Ranch Road (estimated cost of \$1,250,000); and library developer fees (estimated cost of \$895,860). These represent a combined value of \$133,579,315 of infrastructure improvements for the community.

**As Required by County Code Section 22.56.040(A)(2), the Requested Use at the Proposed Location Will Not be Materially Detrimental to the Use, Enjoyment or Valuation of Property of Other Persons Located in the Vicinity of the Site Because:**

The project will complement existing, adjacent development and will provide the community with amenities, including a turn-key elementary school, improved community park, regional roadway improvements, an extended County trail system, and large amounts of contiguous, permanent open space, which includes a proposed SEA.

This new development will be part of an expanding new residential community with recreational and open space amenities that serve all of the area's residents. With the project, the area will move closer to buildout, resulting in enhanced property values as a complete living environment will be created to serve the area's residents. Amenities and facilities will complete the community, thereby enhancing its benefits to homeowners who have a living and recreational environment complete with a full range of services and amenities.

Please see the following for additional supportive information:

**1. The Project Will Construct an 11-Acre Elementary School and Contribute School Fees.**

The project will dedicate an 11-acre site to the Sulphur Springs School District and construct an elementary school serving approximately 750 kindergarten through sixth grade students. The estimated cost of the school improvements and fees to all applicable local school districts is \$41,004,549.

**2. The Project Will Dedicate and Improve a Large Public Community Park and Will Provide Additional Private Parks and Recreational Amenities.**

The project will construct a large public community park on approximately 12 acres within the development. The park will be improved and dedicated to the County of Los Angeles for operation and maintenance by the County Department of Parks and Recreation. A conceptual park plan approved by the Department of Parks and Recreation includes a multi-purpose ballfield, a basketball court, volleyball court, children's play area, picnic areas, a community gathering area, seating and lawn areas, and a meandering pathway. Restrooms and a parking lot would also be provided.

In addition to the public park, several smaller parks and recreational amenities are proposed throughout the site. An approximately 2.5-acre park for passive recreation is proposed in the southern residential portion of the site along Skyline Ranch Road. Eight pocket parks, totaling 3.7 acres, are also proposed, as well as an enhanced paseo system segregated from vehicle traffic throughout the development.

Recreational amenities also include approximately two miles of hiking trails along the western, northern and eastern perimeters of the development site and approximately eight miles of bike lanes.

The estimated cost of the park site and park improvements is \$4,780,000.

**3. The Project Transfers Density and Clusters Development to Preserve the Proposed Cruzan Mesa Vernal Pools SEA.**

The project proposes to transfer density and cluster development to ensure that no development will occur in the entirety of the on-site portion of the proposed Cruzan Mesa Vernal Pools SEA.

The proposed SEA includes 958 acres within and adjacent to the project site, and is proposed as an SEA due to the presence of two vernal pool areas: the Cruzan Mesa Vernal Pool Complex and the smaller Plum Canyon Vernal Pool. Vernal pools are regionally unique biotic communities that support a variety of special-status plants and animal species. These pools support the federally and state endangered California Orcutt grass, the federally threatened spreading navarretia and vernal pool fairy shrimp, and sensitive/declining vegetation communities of coastal sage scrub and holly-leaved cherry scrub. These pools also provide potential habitat for several additional non-agency listed special status species.

**4. The Project Will Preserve Significant Open Space.**

The project will preserve approximately 1,551 acres (nearly three-quarters of the 2,173-acre site) as permanent open space. Most of the open space is contiguous.

1,356 acres of the open space comprise the entirety of the on-site portion of the proposed Cruzan Mesa Vernal Pools SEA. The open space also includes Mystery Mesa, a regionally significant open space and scenic vista resource.

The estimated land cost of open space to be preserved by the project is \$65,000,000.

**5. The Project Provides an Immense Permanent Open Space Transition from Urban Development to the Angeles National Forest.**

By transferring density from the northern portion of the project site and preserving approximately 1,551 acres of the site as permanent open space, the project preserves the rural character of the surrounding areas to the north and provides transitional open space between the development to the south and the Angeles National Forest to the north.

**6. The Project Will Extend the County Trail System.**

The project will dedicate an easement in the northern portion of the site, from Vasquez Canyon Road to the Plum Canyon fire road and southwesterly to a lookout point. Sufficient area will be provided at Vasquez Canyon Road for a staging area. The proposed trail extension would run a total distance of approximately 2.43 miles within portions of the project's open space, and will connect to a proposed park and staging area within an adjacent development project.

The estimated cost to improve the Mint Canyon Trail is \$175,000.

**7. The Project Minimizes View Impacts.**

Development has been sited to minimize views of the project from off-site locations. The project preserves the dominant ridgelines and landscaping and revegetation will be required to mitigate impacts to views. From most off-site locations, the development is either buffered by natural features or the project is not expected to figure prominently in views.

**8. The Project Will Enhance Regional Circulation.**

The project will develop a regional roadway to connect Whites Canyon Road and Sierra Highway, consistent with a proposed update to the County Highway Plan. Future White's Canyon and Cruzan Mesa Roads, which traverse the proposed SEA, are proposed to be deleted from the Highway Plan. The project's proposed regional roadway connection will replace these inappropriate alignments.

The proposed off-site extension of Whites Canyon Road would connect from Plum Canyon on the west (through Tract 46018) to the southeast and through the project site as Skyline Ranch Road, ultimately connecting to Sierra Highway north of its existing intersection with Adon Avenue. Internal access within the project site would be provided via the project's internal streets, which would all be constructed to meet Los Angeles County Fire Department standards with respect to minimum street width, turning radii and other similar requirements.

The project will provide bike lanes and an extension of bus services along Skyline Ranch Road to facilitate alternate transportation. Improvements for deeded streets for Skyline Ranch Road are estimated to cost \$13,950,000.

**As Required by County Code Section 22.56.040(A)(3), the Requested Use at the Proposed Location Will Not Jeopardize, Endanger or Otherwise Constitute a Menace to the Public Health, Safety or General Welfare Because:**

The project is located proximate to emergency services and will improve regional fire protection. In addition, the project will comply with standard engineering practices, all regulatory requirements, and best management practices pertaining to geotechnical and flooding hazards.

The County's Environmental Impact Report prepared for the project finds that all impacts related to fire, geotechnical, and flooding hazards are less than significant or will be mitigated to less-than-significant levels.

Please see the following for additional supportive information:

**1. The Project is Located Proximate to Urban Development, Emergency Services and Other Essential Services.**

The proposed development is adjacent to existing residential communities. Urban infrastructure has been extended to the project site and emergency services and other essential services are proximate to the project site.

**2. The Project Will Improve Regional Fire Protection.**

The project will provide on-site an appropriate fuel modification area, which will protect the project site and the surrounding community from fire. The project will comply with all Los Angeles County Fire Department requirements for development in the Very High Fire Hazard Severity zone, and all other applicable requirements in the County Fire and Building Codes regarding site access, fire hydrant spacing, water storage, building materials, and fire flow.

Based on an engineering study prepared for the project, the proposed water system could deliver fire flow of 1,250 gpm at 20 pounds per square inch for the duration of two hours in compliance with Los Angeles County Fire Department requirements.

The project will improve the regional circulation system, which will improve access for emergency vehicles. Emergency access to the project site would be provided primarily by the off-site extension of Whites Canyon Road, which would connect from Plum Canyon on the west (through Tract 46018) to the southeast and through the project site as Skyline Ranch Road, ultimately connecting to Sierra Highway north of its existing intersection with Adon Avenue. Internal access within the project site would be provided via the project's internal streets, which would all be constructed to meet Los Angeles County Fire Department standards with respect to minimum street width, turning radii and other similar requirements.

The project will be required to pay fees pursuant to the Los Angeles County Fire Department's Developer Fee Program, which would be used toward land acquisitions, facility improvements,

and partial funding of new equipment. The estimated fire department developer fee to be paid by the project is \$3,628,800.

**As Required by County Code Section 22.56.040(B), the Proposed Site is Adequate in Size and Shape to Accommodate the Yards, Walls, Fences, Parking and Loading Facilities, Landscaping and Other Development Features Prescribed in the County Zoning Ordinance, or as is Otherwise Required in Order to Integrate the Proposed Use with the Uses in the Surrounding Area Because:**

The project site is large and can accommodate the development standards of the County Zoning Ordinance.

Please see the following for additional supportive information:

- 1. The Project Site is Large and Can Accommodate Required Development Standards Prescribed in the Zoning Ordinance.**

The project provides sufficient space and accommodates all provisions of the County Zoning Ordinance as required to integrate the proposed development with the land uses existing in the surrounding area. The areas within the project site proposed for residential development, the park site and the elementary school lot will have appropriate space and area to accommodate required parking and loading, walls, yards, and landscaping.

**As Required by County Code Section 22.56.040(C)(1), 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 Because:**

The project is adjacent to urban roadways and proposes roadway improvements to improve regional circulation.

Please see the following for additional supportive information:

- 1. The Project Site is Located Near Urban Roadways.**

The project site is located adjacent to existing urban development. Improved roadways are adjacent to the site and can be easily connected to the proposed development.

- 2. The Project Will Construct and Provide Funding for Important Regional Roadway Improvements.**

The project will develop a regional roadway to connect Whites Canyon Road and Sierra Highway, consistent with a proposed update to the County Highway Plan. The off-site extension of Whites Canyon Road will connect from Plum Canyon on the west (through Tract 46018) to the southeast and through the project site as Skyline Ranch Road, ultimately connecting to Sierra Highway north of its existing intersection with Adon Avenue.

**As Required by County Code Section 22.56.040(C)(2), the Proposed Site is Adequately Served by Other Public or Private Service Facilities as are Required Because:**

The project site will be part of an existing urban community, including public and private services, some of which will be developed by the project (e.g., an elementary school site, community park, smaller parks, and open space).

Please see the following for additional supportive information:

**1. The Project is Located Proximate to Urban Development, Emergency Services and Other Essential Services.**

Proposed urban areas within the project site are located immediately adjacent to existing and approved urban development, and are located proximate to emergency services and other essential services.

**2. The Project Will Build a New Public Elementary School.**

The project will provide a site and construct a much-needed new public elementary school.

**3. Utility Services are Readily Available.**

Utility services are available without imposing any additional costs to the community and existing utility services have the capacity to serve the proposed development without any burden on the utilities and without creating deficiencies in adjacent residential areas.

The Environmental Impact Report prepared for the project determined that the project results in no significant impacts with respect to water resources, wastewater disposal, solid waste disposal, education, libraries, parks, and fire services.

**4. The Project Will Pay Library Fees.**

The project will pay a library fee in accordance with the County Public Libraries fee schedule to mitigate its impacts to library services. The estimated library fee to be paid by the project is \$895,860.

**5. Sufficient Commercial Land Uses Are Located Nearby.**

A full range of nearby commercial land uses exist near the project site. Soledad Canyon Road is located approximately one mile south of the project site and provides the nearest major commercial activities.

**Burden of Proof for Requested Conditional Use Permit  
Hillside Management  
Project No. 04-075  
Vesting Tentative Tract Map No. 060922  
Skyline Ranch Project**

**As Required by County Code Section 22.56.215(F)(1)(a), the Proposed Project is Located and Designed So As To Protect the Safety of Current and Future Community Residents, and Will Not Create Significant Threats to Life and/or Property Due to the Presence of Geologic, Seismic, Slope Instability, Fire, Flood, Mud Flow, or Erosion Hazard Because:**

The project will comply with all applicable grading and development standards that have been established and are required to ensure that hillside development is conducted in a manner to protect the public health and safety.

Please see the following for additional supportive information:

**1. The Project Will Result in No Significant Geotechnical Resources Impacts.**

Adherence to standard engineering practices and Uniform Building Code requirements will ensure that project grading and construction will not generate hazardous conditions to on-site structures. Implementation of proposed measures, which include remedial grading, compacted fill buttresses, stabilization fill sections and shear keys, and design in accordance with the latest Uniform Building Code and current state-of-the-industry practices, will stabilize graded areas and create stable and safe conditions for current and future community residents.

**2. The Project Will Result in No Significant Seismic Impacts.**

No known active or potentially active faults traverse the project site and the project site is not within an Alquist-Priolo Earthquake Fault Zone. Therefore, the potential for ground rupture on the project site is considered very low.

Like all projects in the County of Los Angeles, the project site is situated within the seismically active Southern California region, and ground shaking is likely to occur from movement along nearby faults. The project will comply with the Uniform Building Code and Los Angeles County building standards to reduce potential for significant damage to structures resulting from strong seismic ground shaking.

Appropriate mitigation measures will be implemented to mitigate potentially significant impacts due to liquefaction, settlement, and landslides to less-than-significant levels, including designation of Restricted Use Areas and removal and recompaction of existing fill soils, colluvial deposits and slopewash, alluvial deposits, landslide debris, and terrace deposits.

**3. The Project Will Result in No Significant Impacts Due to Slope Instability.**

The project site will be graded for major roads and infrastructure, to establish drainage patterns and to create buildings pads. Remedial grading in the form of buttress and stability fills will also occur. Appropriate mitigation measures in the form of drainage ditches, berms, and swales, impacts walls, and slope design will be required to mitigate potentially significant impacts due to slope instability to less-than-significant levels.

**4. The Project Will Improve Regional Fire Protection.**

The project will provide on-site an appropriate fuel modification area, which will protect the project site and the surrounding community from fire. The project will comply with all Los Angeles County Fire Department requirements for development in the Very High Fire Hazard Severity zone, and all other applicable requirements in the County Fire and Building Codes regarding site access, fire hydrant spacing, water storage, building materials, and fire flow.

Based on an engineering study prepared for the project, the proposed water system could deliver fire flow of 1,250 gpm at 20 pounds per square inch for the duration of two hours in compliance with Los Angeles County Fire Department requirements.

The project will improve the regional circulation system, which will improve access for emergency vehicles. Emergency access to the project site would be provided primarily by the off-site extension of Whites Canyon Road, which would connect from Plum Canyon on the west (through Tract 46018) to the southeast and through the project site as Skyline Ranch Road, ultimately connecting to Sierra Highway north of its existing intersection with Adon Avenue. Internal access within the project site would be provided via the project's internal streets, which would all be constructed to meet Los Angeles County Fire Department standards with respect to minimum street width, turning radii and other similar requirements.

The project will be required to pay fees pursuant to the Los Angeles County Fire Department's Developer Fee Program, which would be used toward land acquisitions, facility improvements, and partial funding of new equipment.

**5. The Project Will Result in No Significant Impacts Due to Soil Erosion.**

The project will comply with standard measures implemented in grading plans to reduce erosion, including berms, paved interceptor drains, paved terrace drains, down drains, and other drainage structures to capture surface flows and convey them to appropriate basins or storm drain inlets. Such elements are required by the applicable Building Code and are commonly finalized through the plan check process.

Compliance with applicable Best Management Practices, required erosion control plans, and other regulatory requirements will be mandatory by the governing agencies. Such measures have proven to reduce undue soil erosion on projects in the nearby vicinity with similar soil types. A mitigation measure requiring preferential placement of soils containing significant

fines content in the outer five feet of fill slopes and 90 percent relative compaction for the outer face of fill slopes will be implemented to mitigated potentially significant impacts due to soil erosion to less-than-significant levels.

**6. The Project Results in No Significant Flood or Mud Flow Impacts and Will Improve Drainage Patterns.**

The project will construct comprehensive drainage systems designed in compliance with County standards, which will eliminate flood, mudflow or erosion hazards. Construction of the project is proposed to include several storm drain systems, 13 on-site desilting basins, and approved Standard Urban Storm Water Mitigation Plan (SUSMP) devices. A storm drain system will be installed to carry runoff from the developed and undeveloped portions of the project to regional off-site storm drain facilities. The proposed storm drain system includes a series of catch basins, inlets, and pipelines within the roads and parks. Energy dissipaters, such as rip rap, would be placed at the discharge points of each storm drain outlet.

Implementation of the approved SUSMP and drainage concept plan, combined with implementation of all proposed mitigation measures, will reduce on-site and downstream potential for flooding or increased water pollution to a less than significant level.

Potential impacts on flooding along Sierra Highway at Skyline Ranch Road due to the displacement of floodplain area within fill required to connect the roadways would be mitigated to less than significant levels by providing drainage features, such as a culvert or a bridge at the project entrance, that would allow water to flow under Skyline Ranch Road.

**7. The Project Site is Located Proximate to Emergency Fire Services.**

The project is located proximate to urban emergency services, including fire protection facilities. The project site is located within Battalion 6 of the Los Angeles County Fire Department's District. There are 9 existing and 11 proposed fire stations within the District, which serves the unincorporated areas of the Santa Clarita Valley and the City of Santa Clarita.

Based on the project's density, the Los Angeles County Fire Department has a minimum response distance of three miles. The closest fire station to the project site is Fire Station 107, located approximately one mile south of the site and well within the minimum response distance. The next closest fire station, Fire Station 104, is located temporarily approximately 2.5 miles southwest of the site. A permanent location for Fire Station 104 will be at the intersection of Golden Valley Road and Soledad Canyon Road, but a timeframe for its establishment has not been decided. In addition, Fire Station 128 is planned in the vicinity of the intersection of Plum Canyon and Whites Canyon Road, approximately 0.75 miles from the project site, and is expected to replace Fire Station 107 as the primary responder for the site.

**As Required by County Code Section 22.56.215(F)(1)(b), the Proposed Project is Compatible With the Natural, Biotic, Cultural, Scenic and Open Space Resources of the Area Because:**

The project transfers density and clusters development to preserve sensitive biological resources, including a proposed Significant Ecological Area ("SEA"), to provide large contiguous areas of natural open space, to reduce landform alteration and preserve views, and to avoid development of a significant ridgeline. The project will not significantly impact cultural resources.

Please see the following for additional supportive information:

**1. The Project Transfers Density and Clusters Development to Preserve Resources and Open Space.**

The project proposes to transfer density and cluster residential development on a 622-acre portion of a 2,173-acre project site. The transfer of density from urban areas within the project site, including 200 approved residential lots on Cruzan Mesa, is appropriate because the topography of the development site is flatter than the northerly portion of the site, the development site is located proximate to existing urban developments, and development patterns of the surrounding areas support the preservation of urban-designated areas as open space.

The transfer of urban and non-urban densities supports general plan policies encouraging the concentration of development near urban areas, preservation of open space and SEAs, preservation of major ridgelines and flood-prone areas, and reductions in grading:

- The proposed density transfer moves development from the more rugged portions of the project site (e.g., the central portion of the site dominated by areas in excess of 50 percent) to flatter portions of the site, even though pockets of greater than 50 percent slope will be developed by the project. This avoids impacts on a major ridgeline and development on steeper slopes in less accessible areas, reducing the amount of grading required for development, the area of disturbance per unit, and visual impacts.
- The proposed density transfer moves development from an area within Cruzan Mesa previously approved for development, which contains regionally significant biotic resources (vernal pools) and supports that area's preservation and designation as a County SEA.
- The proposed density transfer maintains the northerly portion of the site in open space, thus preserving the rural character of the surrounding areas to the north, avoiding additional traffic in these areas, and providing transitional open space between the development to the south and the National Forest to the north.
- The proposed density transfer helps support development of a regional roadway to connect Whites Canyon Road and Sierra Highway, consistent with a proposed update to the County Highway Plan. The current Highway Plan depicts proposed Cruzan Mesa Road through the

proposed SEA. Compared to alignments shown on the current Highway Plan, this alternative roadway improvement would reduce grading and avoid impacts on sensitive biotic resources.

**2. The Project Will Preserve All of the On-Site Portion of the Proposed Cruzan Mesa Vernal Pools SEA.**

The proposed Cruzan Mesa Vernal Pools SEA comprise the Cruzan Mesa Vernal Pool Complex and the smaller Plum Canyon Vernal Pool. Vernal pools are regionally unique biotic communities that support a variety of special-status plants and animal species. These pools support the federally and state endangered California Orcutt grass, the federally threatened spreading navarretia and vernal pool fairy shrimp, and sensitive/declining vegetation communities of coastal sage scrub and holly-leaved cherry scrub. These pools also provide potential habitat for several additional non-agency listed special status species.

The project proposes to transfer density and cluster development to ensure that no development will occur in the 1,356 acres of the project site that are located within the proposed Cruzan Mesa Vernal Pools SEA. This includes 200 lots approved as part of recorded tract map number 44967. Additional open space outside the proposed SEA will also be provided.

The project will provide perimeter landscaping with a mix of native, drought-tolerant, low-fuel, and non-invasive plant species to serve as a buffer between improved areas of the site and adjacent open space areas.

**3. The Project Will Preserve Significant Open Space and an Immense Buffer to Transition to the Angeles National Forest.**

The project will preserve approximately 1,551 acres of the project site as permanent open space. Large portions of the open space are contiguous and preserve the entirety of the on-site portion of the proposed Cruzan Mesa Vernal Pools SEA.

Approximately 1,356 acres of the project's open space include the proposed SEA, which will be maintained as natural open space through the establishment of the proposed Skyline Ranch Conservation Area.

By transferring density from the northern portion of the project site, the project preserves the rural character of the surrounding areas to the north, avoiding additional traffic in these areas, and providing transitional open space between the development to the south and the National Forest to the north.

**4. The Project Will Preserve Wildlife Corridors.**

The vernal pools on Cruzan Mesa are isolated, high resource value sites, providing a habitat linkage for migrating waterfowl and potentially for shorebirds. They also provide a feeding ground for resident species. The project would not affect the vernal pools on Cruzan Mesa and

within Plum Canyon, therefore habitat linkages for migrating waterfowl and other mobile wildlife species using vernal pool resources would not be adversely affected by the project.

The project site is not a component of a significant regional wildlife movement corridor, it does not provide a linkage between two or more larger habitat area, and it is outside of any identified Missing Linkages in the San Gabriel Mountains/Castaic design. However, Plum Canyon and the unnamed canyon to the south undoubtedly still serve as local travel routes for terrestrial mammals and other more mobile species. The study area is directly linked to the Angeles National Forest through Vasquez Canyon to the north. Impacts to the unnamed canyon in the southern portion of the study area would not significantly impact regional wildlife movement as this canyon is currently fragmented from open space areas to the south. Effects on wildlife movement would be less than significant.

**5. The Project Will Improve Trails and Trail Connectivity.**

The project will extend the County trail system by dedicating an easement in the northern portion of the site, from Vasquez Canyon Road to the Plum Canyon fire road and southwesterly to a lookout point. Sufficient area will be provided at Vasquez Canyon Road for a staging area. The proposed trail extension would run a total distance of approximately 2.43 miles within portions of the project's open space.

**6. The Project Will Result in No Significant Impacts to Cultural Resources.**

Known archaeological resources have been subject to Phase II testing, which included mapping, surface collecting of artifacts, hand excavation of test pits, laboratory testing, cataloging, analyses of the recovered artifact collection, and historical records searches. The results of the testing indicate a low probability for the sites to provide additional information to the extent that the sites are not considered unique archaeological resources. Project impacts are considered less than significant.

There are no known Native American resources recorded near the project area, and the project is not expected to have an impact on these resources.

Mitigation measures will be implemented, including paleontological survey and treatment program, monitoring, and data recovery, to mitigate potential impacts to paleontological resources to less-than-significant levels.

**7. The Project Minimizes View Impacts.**

Development has been sited to minimize views of the project from off-site locations. The project preserves the dominant ridgelines and landscaping and revegetation will be required to mitigate impacts to views. From most off-site locations, the development is either buffered by natural features or the project is not expected to figure prominently in views.

**As Required by County Code Section 22.56.215(F)(1)(c), the Proposed Project is Conveniently Served by Neighborhood Shopping and Commercial Facilities Because:**

The project site is located adjacent to urban development and proximate to commercial land uses.

Please see the following for additional supportive information:

**1. Existing Commercial Land Uses are Located Nearby.**

A full range of nearby commercial land uses exist near the project site and in the City of Santa Clarita. Soledad Canyon Road is located approximately one mile south of the project site and provides the nearest major commercial activities.

**As Required by County Code Section 22.56.215(F)(1)(c), the Proposed Project Can Be Provided with Essential Public Services Without Imposing Undue Costs on the Total Community Because:**

The project site is located adjacent to urban development and proximate to public services and infrastructure.

Please see the following for additional supportive information:

**1. The Project is Located Proximate to Urban Development and to Essential Public Services.**

Proposed urban areas within the project site are located immediately adjacent to existing and approved urban development, and are located proximate to essential public services, which can be extended readily to the project site.

The project results in no significant impacts with respect to water resources, wastewater disposal, solid waste disposal, education, libraries, parks, and fire services.

**2. Utility Services are Readily Available.**

Utility services are available without imposing any additional costs to the community and existing utility services have the capacity to serve the proposed development without any burden on the utilities and without creating deficiencies in existing developments.

In addition, the project will improve water delivery infrastructure to provide needed additional storage capacity to the Santa Clarita Water Division of the Castaic Lake Water Agency. The project provides an additional connection for infrastructure through Skyline Ranch Road between Sierra Highway to Plum Canyon.

**3. The Project Will Provide Important Infrastructure Improvements to Benefit the Community.**

The project will construct substantial infrastructure improvements and pay developer fees that will benefit the community. These include the school improvements and fees (estimated cost of \$41,004,549); the park site and park improvements (estimated cost of \$4,780,000); off-site sewer improvements (estimated cost of \$1,392,840); deeded streets for Skyline Ranch Road (estimated cost of \$13,950,614); Mint Canyon Trail improvements (estimated cost of \$175,000); improvements to the water delivery system (estimated cost of \$1,501,652); fire department developer fee (estimated cost of \$3,628,800); 78-inch storm drain system to mitigate downstream erosion and drainage; bridge to mitigate flooding for Skyline Ranch Road; open space, including SEA preservation (estimated land cost of \$65,000,000); optional pedestrian bridge over Skyline Ranch Road (estimated cost of \$1,250,000); and library developer fees (estimated cost of \$895,860). These represent a combined value of \$133,579,315 of infrastructure improvements for the community.

**As Required by County Code Section 22.56.215(F)(1)(c), the Proposed Project is Consistent with the General Plan Because:**

**1. The Project is Consistent with the General Plan, including Plan Policies Encouraging Clustering and Density Transfer to Preserve Resources and Open Space and to Minimize Grading.**

The project utilizes density transfers and clustering to maximize open space, to eliminate all development within the proposed SEA (including 200 recorded lots on Mystery Mesa), to preserve significant ridgelines, to minimize grading, to preserve floodways and drainages, and to preserve wildlife corridors and sensitive biological resources. All of these important objectives are supported by the General Plan.

The Santa Clarita Valley Area Plan The General Plan includes the following provisions:

- Section V.B.1.d, page 33, expressly authorizes density transfer among land use classifications within a project site (regardless of urban or non-urban designation) when geological and topographic data support the need, the number of units is not increased and health and safety is not detrimentally affected;
- Section V.B.1.b, page 33, provides that residential densities should be considered as average densities for the total proposed development site, to promote clustering, the provision of additional open space and the avoidance of hazardous lands;
- Section V.B.7.c.3, page 41, expressly authorizes density transfer as a tool to preserve SEAs; and
- Sections V.C.1.a.2 and V.C.1.b.2, pages 44 and 46, respectively, encourage density transfer and clustering of structures in urban and non-urban hillsides from steeper to more gently

rolling and level land as a means of preserving the natural terrain, minimizing grading and reducing exposure to natural hazards.

Further, the following general policies encourage density transfer:

- Land Use Element Policy 2.4 encourages the consideration of residential densities as averages to allow for the clustering of development and the transfer of unit credit;
- Land Use Element Policy 2.5 authorizes density transfer to preserve hillsides, to promote superior design and to respond to changing housing needs; and
- Environmental Natural Resources Element Policy 1.5 encourages clustering of residential uses in hilly and mountainous areas to minimize grading and to preserve the natural terrain.

The project does not violate the Plan policy prohibiting density transfer within Non-Urban hillsides to areas of a project site predominantly in excess of 50 percent natural slope (page 46 of the Plan). To the contrary, the project will transfer density from the northerly portion of the site where 50% slopes predominate to the development site where less than 50% slopes predominate.

General Plan consistency cannot be determined by identifying isolated General Plan policies. Policies relating to protection of slopes cannot be elevated above all other policies. The project is designed to direct development away from steeper slopes to flatter areas, and promotes many important General Plan goals and policies to preserve SEAs, open space, sensitive biological resources, drainages, and views.

Perfect conformity with each and every Plan policy is an impossible and inappropriate task given the wide range of competing interests that a general plan attempts to promote. Indeed, as a matter of law, strict consistency with each and every Plan policy is not required when reviewing a project for consistency with a general plan. *See Families Unafraid to Uphold Rural Etc. County v. Board of Supervisors*, 62 Cal.App.4th 1332, 1336 (1998). Because the various policies promoted by a general plan attempt to balance a range of competing interests, the governmental decisionmaker must be allowed to weigh and balance a plan's policies when applying them, and it has broad discretion to construe its policies in light of the plan's purposes. *See Families Unafraid*, 62 Cal.App.4th at 1336. It follows that it is impossible for a project to be in perfect conformity with each and every policy set forth in the plan. *See Families Unafraid*, 62 Cal.App.4th at 719-20 and *Defend the Bay v. City of Irvine*, 119 Cal.App.4th 1261 (2004).

Consequently, the law provides that a proposed project is consistent with a general plan if it is in overall harmony with the plan, furthers one or more plan policies and does not conflict with mandatory plan policies. See *Sequoyah Hills Homeowners Ass'n v. City of Oakland*, 23 Cal.App.4th 704 (1993).

The project also promotes the following General Plan Objectives and Policies:

**A. The Project Provides for Land Use Arrangements That Take Full Advantage of Existing Public Service and Facility Capacities.**

The proposed density transfer clusters development areas adjacent to urban development and nearby infrastructure, thereby avoiding the need to extend infrastructure to remote areas of the site. Existing public services and facilities that serve built residential areas next to the project site can be readily extended, and the project will also provide an elementary school site and an improved community park.

**B. The Project Maintains and Enhances the Quality of Existing Residential Neighborhoods.**

The proposed project will complement and be an extension of existing residential neighborhoods. Combined public facilities and recreational opportunities will enhance the value and attractiveness of existing and new neighborhoods.

**C. The Project Encourages High Quality Design, Compatible With and Sensitive to the Natural and Manmade Environment.**

Contour grading, clustered residential development, open space preservation, and restoration of the project site with native landscaping ensures compatibility and sensitivity to the natural environment.

**D. The Project Encourages More Efficient Use of Land, Compatible With and Sensitive to Natural Ecological, Scenic, Cultural and Open Space Resources.**

Maximizing the preservation of large areas of the project site as natural open space and a naturalized restoration of open space along with development transition areas ensures compatibility with areas which will remain in their natural state after project development. Limiting development to lower elevation areas will minimize viewshed impacts from off-site view locales.

**E. The Project is Compatible with the Natural and Manmade Environment and Implements High Quality Design Standards.**

Development of the project will be blended with open space areas through contour grading transition between development and open space. The areas will be restored with native vegetation.

**F. The Project Ensures Compatibility of Development Adjacent to the Angeles National Forests.**

The Angeles National Forest is located to the north of the project site. This area will be protected from encroachment by a buffer of natural open space, which transitions to the south into the residential area. The buffer will minimize the potential for intrusion into the National Forest.

**G. The Project Has Adequate Access to Paved Roads and Water Lines of Sufficient Capacity.**

The proposed density transfer would help support development of a regional roadway that would connect Whites Canyon Road and Sierra Highway consistent with a proposed update to the County Highway Plan. The off-site extension of Whites Canyon Road, which would connect from Plum Canyon on the west (through Tract 46018) to the southeast and through the project site as Skyline Ranch Road, ultimately connecting to Sierra Highway north of its existing intersection with Adon Avenue. Internal access within the project site would be provided via the project's internal streets, which would all be constructed to meet Los Angeles County Fire Department standards with respect to minimum street width, turning radii and other similar requirements.

Potable water service serving existing subdivisions presently can be extended to the project site.

**H. The Project Affords Effective Protection for Significant Ecological and Habitat Resources, and Lands of Major Scenic Value.**

The project proposes to transfer density and cluster development to ensure that no development will occur within the proposed Cruzan Mesa Vernal Pools SEA (1,356 acres), including 200 lots approved as part of recorded tract map number 44967.

**2. The Project is Consistent With the Draft *One Valley One Vision* Update to the Santa Clarita Valley Area Plan.**

The County is preparing an update to the Santa Clarita Valley Area Plan called *One Valley One Vision*. The plan is meant to ensure consistency with both the County's General Plan and the City of Santa Clarita's General Plan.

The draft plan designates the southerly portion of the project site where development is proposed as Large Lot Residential (H2). The northerly portion of the site, which comprises the proposed Cruzan Mesa Vernal Pools SEA, is designated Rural Land (RL5). Under the proposed land use classifications, approximately 1,795 dwelling units could be developed on the site, which is far more than the current development proposal of 1,260 homes.

**As Required by County Code Section 22.56.215(F)(1)(d), 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 Because:**

The project is clustered adjacent to existing urban development and infrastructure, which takes advantage of existing infrastructure and allows for the preservation of most of the site as open space, including a proposed SEA and a significant ridgeline, and an immense buffer between the Angeles National Forest and urban development.

**1. The Project's Density Transfer and Clustered Land Plan Was Chosen to Preserve Open Space and Environmental Resources, Including a County-Proposed SEA.**

The project proposes to transfer density and cluster residential development on a 622-acre portion of a 2,173-acre project site. The density transfer includes the retirement of 200 approved residential lots on Mystery Mesa, a regionally significant open space resource and the drainage areas for vernal pools located within a County-proposed SEA.

The proposed density transfer supports general plan policies encouraging the concentration of development near urban areas, preservation of open space and SEAs, preservation of major ridgelines and flood-prone areas, and reductions in grading.

The proposed density transfer moves development from the more rugged portions of the project site (e.g., the northerly portion of the site predominated by areas in excess of 50 percent) to flatter portions of the site, thereby avoiding impacts to a major ridgeline and development on steeper slopes in less accessible areas, reducing the amount of grading required for development, the area of disturbance per unit, and visual impacts.

The proposed density transfer also avoids development of a County-proposed SEA and maintains the northerly portion of the site in open space, thus preserving the rural character of the surrounding areas to the north and providing transitional open space between the development to the south and the National Forest to the north.

The proposed density transfer would help support development of a regional roadway to connect Whites Canyon Road and Sierra Highway consistent with a proposed update to the County Highway Plan. The current Highway Plan depicts proposed Cruzan Mesa Road through the proposed SEA.

**2. The Project Establish a National Forest Buffer and Preserves the Rural Character of the Surrounding Areas to the North.**

By transferring density from the northern portion of the project site, the project preserves the rural character of the surrounding areas to the north, avoiding additional traffic in these areas, and providing transitional open space between the development to the south and the National Forest to the north.

**3. The Preserves Substantial Public Open Space and Utilizes Contour Grading.**

Single family residences will be clustered, thereby preserving substantial open space and habitat areas. Contour grading will allow the development areas to better blend into the open space areas and at the same time reduce the volume of grading as compared to conventional grading techniques.

**Burden of Proof for Requested Conditional Use Permit  
Grading on Adjacent Off-Site Properties  
Project No. 04-075  
Vesting Tentative Tract Map No. 060922  
Skyline Ranch Project**

The development of a regional roadway connecting Plum Canyon Road to Sierra Highway (Skyline Ranch Road) will require approximately 535,000 cubic yards of cut and 37,000 cubic yards of fill on 33.7 acres located adjacent to the Skyline Ranch project site. Additional grading will occur on the Skyline Ranch project site, which is the subject of a separate conditional use permit request.

The import or export of excavated material to the Skyline Ranch project site to or from these properties will not require a transport route passing occupied dwellings, a hospital, or a school. The off-site grading is incidental to and necessary for the proposed construction of Skyline Ranch Road.

**As Required by County Code Section 22.56.040(A)(1), 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 Because:**

- 1. The Project Will Comply with Standard Engineering Practices, Regulatory Requirements and Best Management Practices.**

The project will comply with standard engineering practices, all regulatory requirements, and best management practices for grading. The County's Environmental Impact Report prepared for the Skyline Ranch project analyzed the off-site grading and finds that all impacts related to geotechnical, seismic, slope stability, erosion and flooding hazards are less than significant or will be mitigated to less-than-significant levels.

- 2. The Project Will Not Require Truck Trips on Local Streets**

The project site is located immediately adjacent to the Skyline Ranch project site. The import and export of excavated materials between the project site and the Skyline Ranch project site will not require a haul route along any public streets or passing any residence or other sensitive receptor.

**As Required by County Code Section 22.56.040(A)(2), the Requested Use at the Proposed Location Will Not be Materially Detrimental to the Use, Enjoyment or Valuation of Property of Other Persons Located in the Vicinity of the Site Because:**

- 1. The Project Will Enhance Regional Circulation.**

The project involves grading incidental to and necessary for the development of a regional roadway connecting Plum Canyon Road and Sierra Highway, consistent with the County's

proposed update to the County Highway Plan. The proposed road will connect from Plum Canyon on the west (through Tract 46018) to the southeast and through the Skyline Ranch project site as Skyline Ranch Road, ultimately connecting to Sierra Highway north of its existing intersection with Adon Avenue. The road will include bike lanes and an extension of bus services along Skyline Ranch Road to facilitate alternate transportation.

Improvements for deeded streets for Skyline Ranch Road provide community benefits at an estimated cost of \$13,950,000.

**2. The Project is Consistent With the Draft *One Valley One Vision* Update to the Santa Clarita Valley Area Plan.**

The County is preparing an update to the Santa Clarita Valley Area Plan called *One Valley One Vision*. The plan is meant to ensure consistency with the County's General Plan and the City of Santa Clarita's General Plan. The draft *One Valley One Vision* plan depicts Skyline Ranch Road as a secondary highway in the approximate alignment proposed by the project.

**3. The Project Preserves the Proposed Cruzan Mesa Vernal Pools SEA.**

The project will perfect the County's plan to designate 958 acres near the project site as a Significant Ecological Area (SEA). The SEA includes two vernal pool areas: the Cruzan Mesa Vernal Pool Complex and the smaller Plum Canyon Vernal Pool. Vernal pools are regionally unique biotic communities that support a variety of special-status plants and animal species. These pools support the federally and state endangered California Orcutt grass, the federally threatened spreading navarretia and vernal pool fairy shrimp, and sensitive/declining vegetation communities of coastal sage scrub and holly-leaved cherry scrub. These pools also provide potential habitat for several additional non-agency listed special status species.

The current County Highway Plan depicts the extension of Whites Canyon Road and new Cruzan Mesa Road through the proposed SEA. Federal and state resource agencies oppose the current road alignments due to unacceptable environmental impacts.

The project proposes grading incidental to and necessary for an alternative regional road connection between Plum Canyon Road and Sierra Highway, through the Skyline Ranch project site. The proposed road is located entirely outside of the proposed SEA and will eliminate the need to construct the inappropriate road alignments through the proposed SEA.

Unlike the current road alignments, the proposed new road is closer to urban development within the City of Santa Clarita, avoids the SEA, minimizes disturbance of natural terrain, is not opposed by federal and state resource agencies, and does not invite leapfrog development. The proposed road will service existing and planned development, and provides important connectivity to Sierra Highway and the Antelope Valley Freeway.

**As Required by County Code Section 22.56.040(A)(3), the Requested Use at the Proposed Location Will Not Jeopardize, Endanger or Otherwise Constitute a Menace to the Public Health, Safety or General Welfare Because:**

- 1. The Project Will Comply with Standard Engineering Practices, Regulatory Requirements and Best Management Practices.**

The project will comply with standard engineering practices, all regulatory requirements, and best management practices pertaining to the grading operation. The County's Environmental Impact Report prepared for the Skyline Ranch project analyzed the entire grading operation, including off-site grading, and finds that all impacts related to geotechnical, seismic, slope stability, erosion and flooding hazards are less than significant or will be mitigated to less-than-significant levels.

- 2. The Project Will Improve Regional Fire Protection.**

The project will improve the regional circulation system, which will improve access for emergency vehicles. Emergency access to the project site would be provided primarily by the proposed Skyline Ranch Road, which would connect from Plum Canyon on the west (through Tract 46018) to the southeast and through the Skyline Ranch project site, ultimately connecting to Sierra Highway north of its existing intersection with Adon Avenue.

**As Required by County Code Section 22.56.040(B), the Proposed Site is Adequate in Size and Shape to Accommodate the Yards, Walls, Fences, Parking and Loading Facilities, Landscaping and Other Development Features Prescribed in the County Zoning Ordinance, or as is Otherwise Required in Order to Integrate the Proposed Use with the Uses in the Surrounding Area Because:**

The project involves grading incidental and necessary for the construction of a road. The County Zoning Ordinance does not prescribe development standards for roads.

**As Required by County Code Section 22.56.040(C)(1), 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 Because:**

The project involves grading incidental and necessary for the construction of a road. The proposed road will be constructed to secondary highway standards consistent with proposed updates to the County Highway Plan. Existing urban development and improved roadways are adjacent to the project site and can be easily connected to the proposed road.

**As Required by County Code Section 22.56.040(C)(2), the Proposed Site is Adequately Served by Other Public or Private Service Facilities as are Required Because:**

The project is adjacent to urban development. The proposed road will be constructed to secondary highway standards and will improve the regional circulation system.



# OAK TREE PERMIT BURDEN OF PROOF

TT 60922 | Project # 04-075

Please identify the number of oak trees proposed for:

1 Removal     Encroachment     To Remain    1 Total existing oak trees

Pursuant to Zoning Code Section 22.56.2100, the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56, if any, on the subject property.

See attachment

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.

See attachment

C. That in addition to the above facts, at least one of the following findings must 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, 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 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), or
3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or other danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices.
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.

See attachment

**Burden of Proof  
Tentative Tract 60922**

**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, and**

*Response:* The entire subject site (2,173 acres) has one tree and we are requesting to remove the same. The replacement of oak tree will be mitigated per the County Forestry division guidelines.

**B. That the removal of 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**

*Response:* The proposed removal of the scrub oak tree will not result in soil erosion through the diversion or increased flow of surface waters. The location of the oak tree proposed for removal will be graded (80' fill) as part of the proposed development. Standard conditions of approval include erosion control measures, which have been incorporated into the proposed development to satisfactory mitigate this concern.

- C. That in addition to the above facts at least one of the following findings apply:**
- 1. That the removal of oak trees 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, or**
    - b. Placement of such tree(s) precludes the reasonable use and efficient use of such property for a use otherwise authorized, or**
  - 2. That the oak Trees purposed for removal or reduction 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 tree(s), or**
  - 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 remediated through reasonable preservation procedures and practices.**
  - 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 procedures.**

*Response:* The removal of one oak tree is necessary as continued existence at the present locations frustrates the planned improvements/of streets and lots or proposed use of the subject property to such an extent that:

- a. The cost of alternative development plans would be prohibitive given the size and condition of the one scrub oak tree proposed for removal, and**
- b. Placement of such tree precludes the reasonable depth of fill and efficient use of said property.**
- 4. That the removal of the oak trees will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedures. The applicant proposes to plant a minimum of ten coast live oak trees in the proposed projects landscaping scheme in parks or other open space areas.**

# Natural Resource Consultants

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July 07, 2009

Mr. Hugh Hewitt  
Hewitt & O'Neil LLP  
19900 MacArthur Boulevard, Suite 1050  
Irvine, CA 92612

**SUBJECT:** Status of Single Coast Live Oak Tree (*Quercus agrifolia*) on the Approximately 2,173-acre Skyline Ranch Site, Los Angeles County, California.

Dear Mr. Hewitt:

Natural Resource Consultants (NRC) was retained by Hewitt & O'Neil LLP to update the description of the single coast live oak (*Quercus agrifolia*) occurring on the Skyline Ranch site. This tree is proposed to be removed by project development and is described in the Draft Environmental Impact Report (DEIR) and associated Los Angeles Oak Tree Removal Permit for the Skyline Ranch project. NRC evaluated this tree in July of 2003 and, but for fire-damage incurred in October 2007 as described in this letter, is accurately described by the oak tree report dated April 10, 2007 (NRC 2007). No other oak tree occurs on-site. The following letter describes the methods, results and conclusions from NRC's 2009 evaluation of the oak.

## SITE LOCATION AND DESCRIPTION

The Skyline Ranch site encompasses approximately 2,173 acres located in the upper Santa Clarita Valley north of Highway 14 (Antelope Valley Freeway) and the city of Santa Clarita in unincorporated northern Los Angeles County, California. The site is roughly defined by Sierra Highway (Mint Canyon) on the east and southeast, residential and future residential communities on the south and southwest, Plum Canyon Road on the west, Bouquet Canyon Road to the northwest, and Vasquez Canyon Road to the northeast. Plum Canyon forms the major drainage on-site and runs east-west, ultimately draining into Bouquet Canyon west of the site. The site ranges in elevation from approximately 1,445 feet adjacent to the residential community at the southwestern corner of the site to just over 2,400 feet on Beacon Hill west of Fitch Avenue and south of the extension of Arline Street that traverses Plum Canyon. At the north end of the site is Cruzan Mesa, a flat terrace bordered on the west, north, and east by steep escarpments.

Vegetation within Drainage 5 prior to the 2007 Buckweed fire was composed predominantly of various shrub communities, including coastal sage scrub, chaparral, coastal sage-chaparral scrub and holly-leaved cherry scrub. The one (1) coast live oak on-site occurred within Drainage 5 within the holly-leaved cherry scrub. All vegetation on-site was burned during the fire.

## FIELD METHODS

NRC biologist Thomas Juhasz visited the site on July 03, 2009. The site visit focused on the location of the on-site coast live oak located in Drainage 5 within holly-leaved cherry scrub. NRC evaluated the current physical condition of the tree and surveyed the site to determine if any other oak trees had matured since the 2005 survey. Photographs of the single oak tree on the Skyline Ranch site are shown on Exhibit 1.



## RESULTS AND DISCUSSION

### *MORPHOLOGY*

Based on observation in July 2003 the single coast live oak on-site is a mature specimen located within a narrow seasonal drainage. The tree is estimated at 60 feet in height, with a partially resprouted crown occurring on one (1) of two (2) co-occurring trunks. The DBH was measured at approximately 32 inches with a circumference of 110.5 inches. The protected zone of the oak (canopy) reaches 74.9 feet at its widest point.

### *HEALTH*

The oak incurred significant structural damage in the 2007 Buckweed fire. Epicormic sprouting has occurred on the eastern trunk, with approximately 75 percent canopy cover on the tree. No new growth was observed on the western trunk. Charred wood within the trunk indicates that the fire has permanently damaged the sapwood which performs the core transpiration activities of the tree. Basal sprouting is occurring on the dead trunk which has the potential for forming new trunks long term.

### *PARASITES AND DISEASES*

The tree shows no signs of disease or parasite infestation. The tree is fire-damaged and is more susceptible to insect pests and disease than in pre-fire conditions. The occurrence of fungus and wood boring insects is possible in the near term based on existing fire damage.

### *PROPOSED MITIGATION*

Consistent with the Draft DIER the Applicant proposes to plant a minimum of ten (10) 24 " box coast live oaks in the proposed project's open space areas that are suitable for the long term establishment of oaks. Mitigation oaks shall be selected by a qualified oak tree consultant. All selected oaks will be in natural form with no lopping or other structural defects. All mitigation oaks shall be inspected for proper root development and any tree with a poorly developed root system (i.e. girdling etc) will be rejected. The precise locations of these mitigation plantings shall be evaluated by a qualified oak tree consultant in coordination with the project's landscape architect.

No other on-site oaks were observed within the impact zone of the proposed development.

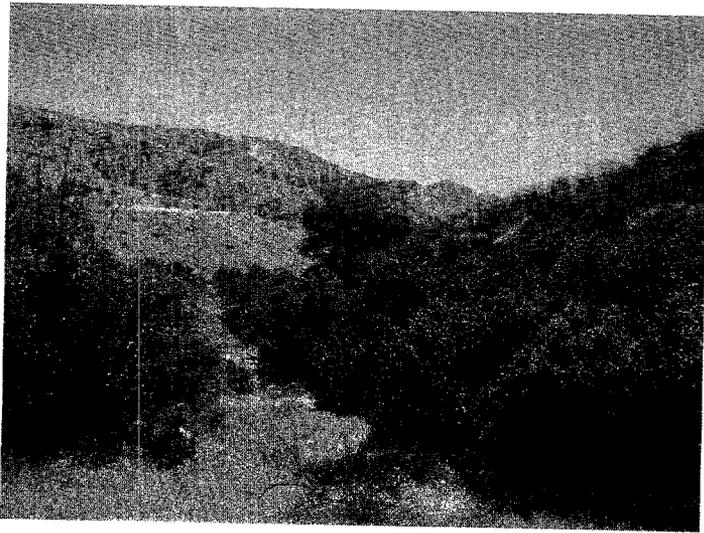
If you have any questions or comments regarding this letter, please contact me directly at 949.497.0931 x213.

Sincerely,

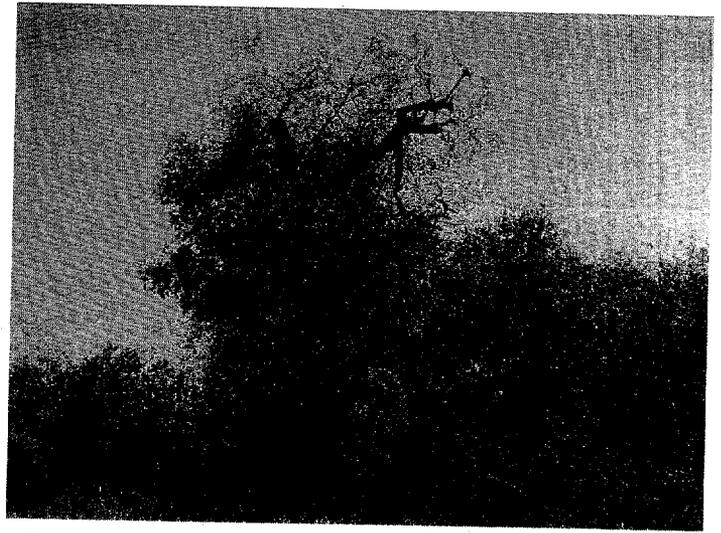
### NATURAL RESOURCE CONSULTANTS



Thomas Juhasz  
Certified Arborist WE-8262A



**Photo 1** Photograph of coast live oak (*Quercus agrifolia*) looking northeast. The holly leaved cherry (*Prunus ilicifolia*) in the foreground is now three (3) to five(5) feet in height. Photo taken July 3, 2009.



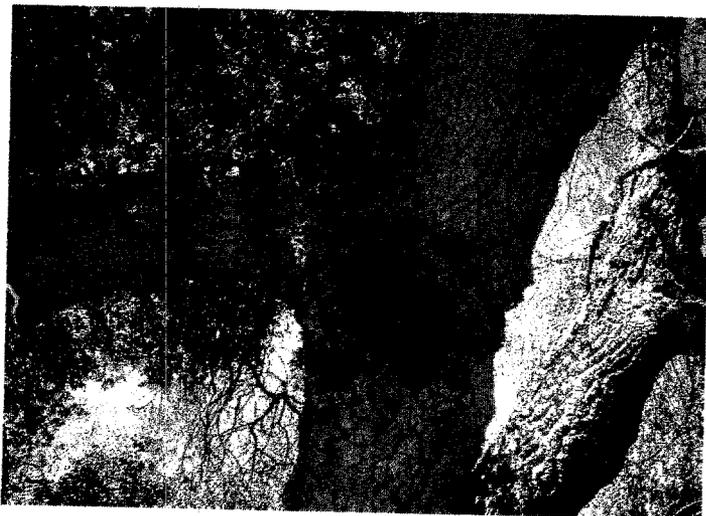
**Photo 2** Photo of coast live oak facing east depicting dead western trunk. The sapwood within the trunk has been badly damaged by the 2007 Buckweed fire and the western half of the tree will likely not recover.



**Photo 3** Photo of coast live oak depicting the flare of the eastern trunk. The eastern trunk suffered minimum damage from the fire.



**Photo 4** Photo of coast live oak looking west depicts the recovering canopy on the eastern trunk of the coast live oak. The epicormic sprouting originates from the main scaffolds of the tree, not the pre-fire branches. Photo taken July 3, 2009.



**Photo 5** Photo of coast live oak depicting epicormic growth along the main scaffolds of the eastern trunk. Note the approximately 10" diameter cavity on the main trunk. Photo taken July 3, 2009.



**Photo 6** A photo of the coast live oak looking south shows the co-occurring trunks of the coast live oak. The eastern trunk is actively resprouting while the western trunk shows no sign of recovery. Photograph taken July 3, 2009.

**EXHIBIT 1: OAK TREE DATA – POST FIRE PHOTOGRAPHS**  
**SKYLINE RANCH | LOS ANGELES COUNTY, CALIFORNIA**



**Flag Lot Burden of Proof**  
**Project No. 04-075**  
**Vesting Tentative Tract Map No. 060922**  
**Skyline Ranch Project**

**As Required by County Code Section 21.24.320, the Proposed Platting of Flag Lots is Justified by Topographic Conditions and the Size and Shape of the Division of Land Because:**

The proposed subdivision includes 1,260 single-family residential lots, of which only 5 lots are flag lots. The proposed flag lots are Lot 20, Lot 499, Lot 502, Lot 539, and Lot 542. The frontages for each of the flag lots range from 20 feet to 24 feet. The proposed subdivision is a hillside development.

The proposed flag lots are not the traditional flag lot design. They do not contain a skinny "pole" between other residential lots and a wider "flag" behind a residential lot. Rather, the lots are more pie-shaped, with direct frontage on a County-maintained street unimpeded by another residential lot. Each flag lot widens towards the rear of the lot because it is located on a cul-de-sac, where a row of rectangular lots would underutilize the property comprising the rear portion of the lots.

The flag lots were necessary to accommodate the City of Santa Clarita's request for an extensive paseo system throughout the project and, with respect to Lot 20, to accommodate a greenbelt area at the end of the cul-de-sac.

**As Required by County Code Section 21.24.320, the Proposed Platting of Flag Lots is Not in Conflict with the Pattern of Neighborhood Development Because:**

The proposed flag lots have direct frontage on a County-maintained street. The homes will maintain a presence to the street, are oriented to the street, and will be visible from the street. Each unit will have both a front and a rear yard on opposite sides of the home. The front yard setback will match the neighborhood pattern and meet County standards, including adequate vehicle turn-around space for each home. No area, setback or other variance is needed for the

proposed homes, and no privacy concerns are raised by the proposed design because the flag lots do not locate one home behind the back yard of another home.

Because the proposed flag lots are not the typical flag lot design, many of the concerns regarding traditional flag lots are not implicated by the proposed design.

Traditional flag lots are discouraged for safety reasons because it can be difficult for emergency services to locate and access lots that do not have direct frontage along a County-maintained street and are often hidden behind other homes. With the proposed design, the new homes will have direct frontage on and will be visible from a County-maintained street.

Traditional flag lots are also discouraged because the sharing of a common driveway by several homes can create additional civil concerns of ongoing maintenance that all users must agree to. This subdivision is designed so that each of the proposed flag lots will have its own driveway.

Lastly, traditional flag lots are discouraged on smaller infill sites because redevelopment of existing low-density, single-family residential neighborhoods with flag lots can lead to overdensification of narrow streets, large asphalt areas to access rear lots and an overwhelming mass of new units incompatible with the existing neighborhood. None of these concerns are raised by the proposed flag lots. The proposed subdivision creates a new neighborhood, with streets built to County standards, and the proposed design will not increase suddenly the density of an existing neighborhood.

**\* NOTE:**

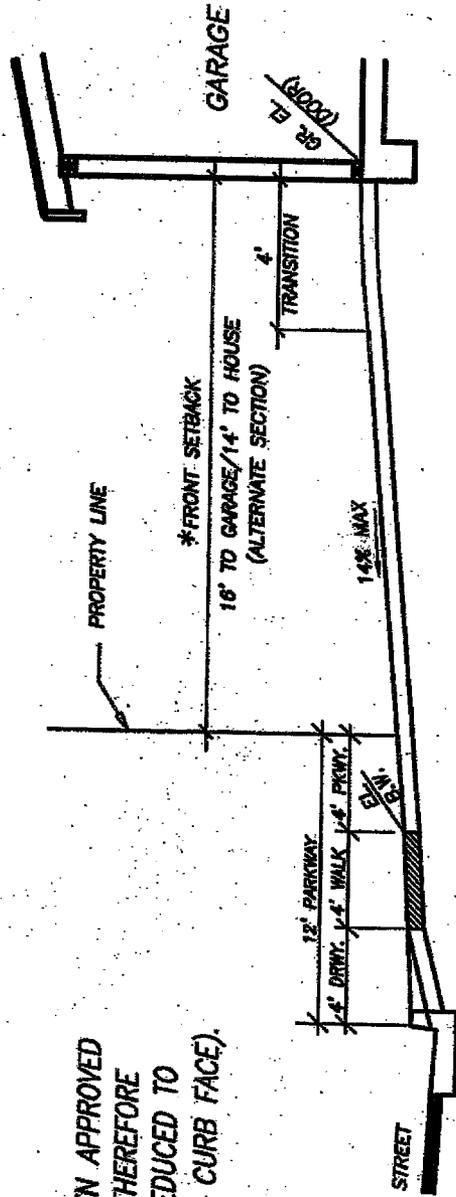
ALTERNATE STREET SECTION HAS BEEN APPROVED  
IN THE TENTATIVE MAP CONDITIONS. THEREFORE  
MINIMUM FRONT YARD SETBACK IS REDUCED TO  
14' FROM PROPERTY LINE (26' FROM CURB FACE).

**NOTE:**

EACH LOT HAS A MIN.  
2% SLOPE CROSS FLOW  
FROM HIGH SIDE LOT AT  
GRADE BREAK TO LOW  
SIDE FRONT OF LOT AT PL

**NOTE:**

± ALLOWS FOR A



# TYPICAL DRIVEWAY

NO SCALE



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Jon Sanabria  
Acting Director of Planning

December 10, 2009

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

FROM: Susan Tae, Supervising Regional Planner *SLT*  
Land Divisions Section

**SUBJECT: PROJECT NO. 04-075-(5) "Skyline Ranch"**  
**GENERAL PLAN AMENDMENT CASE NO. 200900009**  
**VESTING TENTATIVE TRACT MAP NO. 060922**  
**CONDITIONAL USE PERMIT CASE NO. 04-075**  
**CONDITIONAL USE PERMIT CASE NO. 200900121**  
**OAK TREE PERMIT CASE NO. 200700021**  
**HIGHWAY REALIGNMENT CASE NO. 200900001**

**DECEMBER 16, 2009; AGENDA ITEM NO. 6 a, b, c, d, e, f, g**

**\* SUPPLEMENTAL INFORMATION \***

**PROJECT BACKGROUND**

The project, known as Skyline Ranch, proposes a clustered residential development of 1,260 single-family residential lots as well as a 12-acre public park, nine private parks, an 11.6-acre elementary school lot, 25 open space lots and additional public facility (debris basin and booster pump station) lots on 2,173 gross acres. The project includes Class II bike lanes within Skyline Ranch Road as well as network of privately-maintained paseos and trails and one public trail.

The project was originally filed with a vesting tentative tract map for the subdivision along with a Conditional Use Permit ("CUP") for onsite grading, urban and nonurban hillside management, density-controlled development and for a temporary materials processing facility proposed onsite during construction within the project site. The project also includes an oak tree permit for the removal of one oak tree (nonheritage), and a highway realignment for Whites Canyon Road to be realigned through the project site as Skyline Ranch Road.

A Draft Environmental Impact Report ("EIR") has been prepared pursuant to California Environmental Quality Act (CEQA) reporting requirements. Impacts to Visual Quality,

Cumulative Traffic, Noise, Air Quality, Solid Waste Disposal, Law Enforcement Services and Global Climate Change were identified as significant impacts that cannot be mitigated to less than significant with project mitigation measures. The Draft EIR was circulated, and the formal public comment period as noticed, ended on September 10, 2009.

### UPDATED ANALYSIS

Since staff's memo to your Commission dated December 3, 2009, the following are additional updates and information received related to the project issues raised.

#### Alternate Cross-Section

Staff is continuing to coordinate with Public Works on the recommendation regarding alternate cross-sections. The applicant in the meantime, has provided the additional justification (attached).

#### Oak Tree Permit

Updated information has been received from the applicant and was forwarded to the Los Angeles County Forester/Fire Warden ("Forester") on October 13, 2009. Updated recommended conditions have not yet been received from the Forester for the one oak tree removal, but staff understands that the recommendations will likely reflect proposed mitigation of 10:1 (10 mitigation trees). While the oak tree was technically not a heritage oak tree when the arborist's report was prepared, given the steady growth of the oak tree and to avoid additional analysis if the oak tree eventually grew to heritage size, the arborist has recommended 10 mitigation trees, and the Forester concurs.

The arborist also recommended 24" box trees as replacement trees for the oak removal, but the Forester instead recommends 15-gallon trees to better ensure that the trees survive replanting.

Draft conditions will be prepared for the oak tree permit once the formal recommendations are received from the Forester.

### ADDITIONAL CORRESPONDENCE

Additional correspondence has been received from the Santa Monica Mountains Conservancy ("SMMC"), and Los Angeles County Department of Public Works ("Public Works") (attached).

SMMC, in their letter dated October 5, 2009 (received December 7, 2009), provided comments regarding alternatives in the Draft EIR, including the need for a Reduced Project Alternative C that avoids filling any of the unnamed drainage in the southern part of the site, provides between 950 and 1,000 units, and that should be designated as the Environmentally Superior Alternative in the Final EIR. SMMC also provided comments

recommending all undeveloped land be dedicated in fee simple to a public park agency, funding also be provided for open space management (with any film revenue to habitat restoration), and that the Mountains Restoration Conservation Authority is suitable to manage the open space property with filming activity.

Correspondence from Public Works dated November 10, 2009, include recommendations for coordination with Sulphur Springs School District regarding traffic circulation plans for the school site, and City of Santa Clarita review of the Draft EIR as well as other comments regarding proposed mitigation measures.

### **RECOMMENDATION**

Based on the issues that remain outstanding, staff recommends a continuance to a date certain. For the next continued hearing, staff will also be preparing the Final EIR with Findings of Fact and Statement of Overriding Considerations, and draft findings and conditions for approval for your Commission's consideration.

**Recommended Motion:** I move that the Regional Planning Commission continue the public hearing to a date certain in order for the final technical clearances on the subdivision to be received; for the Interdepartmental Engineering Committee to meet and forward its recommendation to this body; and for the preparation of the Final Environmental Impact Report with Findings of Fact and Statement of Overriding Considerations, and draft findings and conditions for the project.

SMT:st

12/10/2009

Attachment: Alternate Cross-Section burden of proof  
Additional Correspondence

**Alternate Cross-Section Burden of Proof**  
**Project No. 04-075**  
**Vesting Tentative Tract Map No. 060922**  
**Skyline Ranch Project**

County Code Section 21.24.090 regulates right-of-way and roadway widths for proposed land divisions. The cross-sections depicted in County Code Section 21.24.090 that are designated as "alternate" shall not apply if the advisory agency finds that the use of such alternate cross-sections would not be in keeping with the design and improvement of adjoining highways or streets.

**As Required by County Code Section 21.24.090, the Proposed Alternate Cross-Sections are in Keeping with the Design and Improvement of Adjoining Highways and Streets Because:**

For interior 64-foot right-of-way, 60-foot right-of-way, and 58-foot right-of-way local streets, the project proposes to switch the location of the 6-foot landscaped parkway and 6-foot sidewalk depicted in the traditional cross-section.

With the proposed alternate cross-section, the sidewalk will be adjacent to the roadway. The house will be 20 feet from the sidewalk as depicted in the traditional cross-section; however, 14 feet of private front yard will be provided between the house and the landscaped parkway as opposed to the traditional cross-section, which provides 20 feet of private front yard. With the alternate cross-section, it will still appear as if a 20-foot front yard is provided, except that 6 feet of the open area between the house and the sidewalk will be landscaped parkway. 40 feet of roadway will be provided, as would also be provided with a traditional cross-section.

Because alternate cross-sections are proposed only for interior local streets, all collector roads and secondary highways that connect the new community to existing and planned neighborhoods and highways will be developed with traditional cross-sections. The alternate cross-section design will be used only on interior streets where homes will front. It is in no way incongruous for the traditional cross-sections to be applied to adjoining collector streets and

highways where no homes will take access. Furthermore, the proposed interior local streets where alternate cross-sections are proposed do not adjoin existing or planned adjacent development. Accordingly, the use of alternate cross-sections would be in keeping with the design and improvement of adjoining highways and streets.

**SANTA MONICA MOUNTAINS CONSERVANCY**

RAMIREZ CANYON PARK  
5750 RAMIREZ CANYON ROAD  
MALIBU, CALIFORNIA 90265  
PHONE (310) 589-3200  
FAX (310) 589-3207



October 5, 2009

Los Angeles County Regional Planning Commission  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**Skyline Ranch Project DEIR Comments**  
**Project No. 04-075 - Tract Map 060922 - SCH No. 2004101090**

Dear Planning Commission Members:

The Cruzan Mesa area is an important component of the multiple mountain ranges along the northern edge of the upper Santa Clara River that are ecologically tied to the Rim of the Valley Trail Corridor zone. The Conservancy's December 6, 2004 Notice of Preparation comments were not acknowledged in the Draft Environmental Impact Report (DEIR) so they are hereby incorporated by reference.

Without question any development approved on the subject property will result in unavoidable significant adverse biological impacts. One of those significant impacts will be the loss of hundreds of acres of habitat and a portion of a blueline drainage riparian system. The DEIR refers to this canyon as the unnamed drainage in the southern part of the site.

It is incumbent on the County to make reasonable attempts to reduce ecological impacts if feasible alternatives exist. Reduced Project Alternative B was a good start at such a goal because it preserves one hundred percent of the unnamed drainage in the southern part of the site. However, the alternative is not feasible because it loads too much traffic onto Whites Canyon Road and Bakerton Avenue. The DEIR analysis does not flat out say that this traffic configuration is physically not workable. However, it would result in substantial adverse traffic impacts to several neighborhoods. Reduced Project Alternative A has too many strikes against it in regards to significant impacts to be feasible. Both alternatives produce secondary significant impacts and both are designed to be doomed politically.

The DEIR is deficient for not including an adequate range of feasible reduced development alternatives. The Final EIR must include the following alternative project for the FEIR to not be deficient.

DEC - 7 2009

### **Need for Reduced Project Alternative C**

This project should be called the Reduced Project Alternative C. The project would be exactly the same as the proposed project in regards to including the Whites Canyon Extension to Sierra Highway. However the footprint of this alternative project would differ from the proposed project by not filling any of unnamed drainage in the southern part of the site other than to the extent necessary to achieve the desired Whites Canyon Extension. It would thus follow the same eastern boundary of the Reduced Project Alternative B. This alternative project footprint provides significant avoidance of a blueline drainage and it meets all of the project objectives.

The alternative project would also provide between 950 and 1,000 units of the same size in the proposed project. It would avoid the need for one of the offsite grading areas. This alternative cannot be dismissed as infeasible simply because it does not provide enough housing to prevent additional housing from occurring further into undeveloped land on other properties in the future. There is no way to define that number and in any case it could then be construed that the whole site should be developed.

The northeastern bulge in the proposed project that fills in a long section of the unnamed blueline stream canyon was conveniently put in to add extra units. If Reduced Project Alternative B is physically feasible, then the Conservancy proposed Reduced Project Alternative C is also physically feasible. The fill that would have gone into the above described northeastern bulge of units can be used for the Whites Canyon Extension. If Alternative B is not physically feasible then that confirms that the DEIR range of alternatives is inadequate. Alternatives must be physically feasible.

In the FEIR, the above described Reduced Project Alternative C must supplant Reduced Project Alternative B as the environmentally superior alternative. Reduced Project Alternative B is not a feasible alternative (because of traffic circulation) and therefore not a valid alternative. The range of FEIR alternatives must be expanded accordingly.

### **Fee Simple Open Space Dedication a Condition of Grading Permits or Map Recordation**

We urge the Commission to require that all of the undeveloped land located outside of the private lots and public rights-of-ways be dedicated in fee simple to a public park agency. Any place where fuel modification is required, the HOA should retain a permanent easement to allow brush clearance consistent with written Los Angeles County Fire Department requirements. To adequately mitigate the project impacts to natural land,

that complete fee simple dedication should occur as a precondition to the issuance of any grading permits or map recordation.

That open space dedication should include all of the site including the area being used for movie production. The entity managing the open space including the Cruzan Mesa vernal pools needs to control all portions of the property that can affect the pools. In addition it is better to have unified management of the open space by a public agency with the public's interest at the forefront.

We concur with the County staff recommendation that the County Biologist work the future land management agency to come up with a range of acceptable filming activities and footprints. The Conservancy supports responsible filming on public lands and makes all efforts to accommodate the needs of the film industry on its multiple properties.

The Conservancy defers to the County if the Department of Parks and Recreation wants to take the land. If not, the Mountains Recreation and Conservation Authority (MRCA) is the obvious choice. In the case of the nearby Spring Canyon tract open space dedication, the Department of Parks and Recreation was not assertive about making sure a permanent maintenance funding source was built into the project approval. If the Department is not definitely and aggressively willing to make that request for permanent maintenance funding to prevent the open space maintenance burden from falling on the rest of the County tax payers, we urge the Commission to require that a permanent funding source and title to the open space go to the MRCA.

### **Open Space Management Funding**

The minimum 1500-acre open space preserve that will result from a project approval on the subject property is the mitigation center piece for a project that proposes over 20 million cubic yards of grading. For that mitigation center piece to provide a quality public experience and to continue to improve in ecological condition, a permanent funding source is imperative.

Filming may produce a variable stream of funding for the management agency but a consistent funding source not dependent on resource disturbance is the only prudent mechanism to protect the public interest. Filming revenue is better suited to go towards habitat restoration.

That open space maintenance funding must be in the form of a Landscape Maintenance District or a Community Facilities District. No other mechanism provides an adequate guarantee to the public. In contrast HOAs can delay funding.

How much funding is necessary? We throw the question back to the Planning Commission. How important is it for public users of the 1500-plus acres of open space to have well maintained trails, restrooms, trash pick up, and ranger patrols? The Commission gets one shot at it in its recommendation to the Board of Supervisors, and we urge the Commission to require a dollar amount that guarantees a safe and fulfilling public experience.

If the MRCA were to patrol the land with its sworn law enforcement rangers at current rates, \$35,000 annually would provide ten weekly hours of ranger time devoted to the site for 52 weeks a year. To continue that level of service an inflation adjustor must be included.

If porta-potty restrooms are to be included the monthly rental and cleaning cost would also need to be added with an inflation adjustor.

We also recommend an initial one time start up payment of \$20-30,000 for adequate gates, fencing, signage, trail refurbishment, focused noxious weed control, and trash clean up.

#### **Suitability of the MRCA to Manage the Property**

The MRCA manages over 60,000 acres of open space including approximately 8,000 acres in the upper Santa Clara River watershed. To use the MRCA for maintenance is a simple turn key operation.

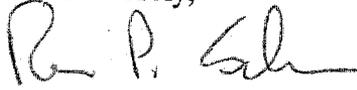
The MRCA rangers are sworn peace officers with wildland fire training and naturalist training. The MRCA has six staff ecologists to address management and restoration issues. In addition the MRCA has a full time habitat restoration crew currently doing long term restoration in the Elsmere, Whitney, Pico and Soledad Canyon tributaries of the upper Santa Clara River. The MRCA manages the Tierra Rejada vernal pool in Moorpark with the Endangered Riverside fairy shrimp. The MRCA staff includes a biologist certified to survey for this species in the years the vernal pool adequately fills.

The MRCA also has staff devoted to filming activities. Filming occurs on many MRCA-owned and managed properties on a year-round basis.

Regional Planning Commission  
Skyline Ranch Project DEIR Comments- Project No. 04-075  
October 5, 2009  
Page 5

Please address any questions to Paul Edelman of our staff at the above address and by phone at (310) 589-3200 ext. 128.

Sincerely,

A handwritten signature in black ink, appearing to read "R. P. Schaffer". The signature is fluid and cursive, with the first name "R." and last name "Schaffer" clearly distinguishable.

RONALD P. SCHAFFER  
Chairperson



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

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

November 10, 2009

IN REPLY PLEASE  
REFER TO FILE: LD-1

TO: Paul McCarthy  
Department of Regional Planning

Attention Michele Bush

FROM:  Steve Burger  
Land Development Division  
Department of Public Works

**DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)  
SKYLINE RANCH  
PROJECT NO. 04-075  
STATE CLEARINGHOUSE NO. 2004101090**

We reviewed the DEIR for the Skyline Ranch project. The project includes residential lots, an approximately 11-acre elementary school site, 10 lots for park areas, 13 debris basins, 4 water tank/booster pumps station, and 25 open space lots.

The following comments are for your consideration:

### Services-Traffic

The DEIR shall address the following comments, which were included in our September 18, 2008, letter. Please note the milestone indicated in the September 18, 2008, letter has been revised per comments below.

1. We recommend the project's developer work with the Sulphur Springs Union School District to develop traffic circulation plans and drop-off/pick-up procedures for the proposed school. If possible, we recommend implementing a one-way, counter-clockwise, on-site traffic circulation for any valet service and restricting any site access from Skyline Ranch Road. The traffic circulation plan should include informational packets containing the approved drop-off/pick-up procedures as well as brochures on trip reduction strategies such as carpooling and transit services to minimize traffic generation in the area (the brochures should have specific average vehicle ridership goals for students and staff

members). We also recommend the plan include a mechanism for enforcement and levying of noncompliance penalties. The traffic circulation informational packets and the detailed school site plan shall be reviewed and approved by Public Works prior to the issuance of the Certificate of Occupancy.

2. Caltrans should be consulted for any possible California Environmental Quality Act (CEQA) impacts to the freeway system in the area. Therefore, we ask that you provide Caltrans with a copy of the report so they have an opportunity to review it prior to public circulation. Any written comments received from Caltrans should be submitted to Public Works and included in the DEIR.
3. The City of Santa Clarita should review this document to determine whether they concur with the study's findings of the potential CEQA impacts within its jurisdiction. Any written comments from the City should be submitted to Public Works and included in the DEIR.

If you have any further questions regarding traffic comments, please contact Courtney Sweeney at (626) 300-4721 or by e-mail at [csweeney@dpw.lacounty.gov](mailto:csweeney@dpw.lacounty.gov).

### **Services-Road/Access**

We agree with the mitigation summaries relating to the roadways within the County as shown in the DEIR. In addition, the DEIR should disclose the following:

1. Bike lanes are being proposed along Skyline Ranch Road.
2. Approval of the conceptual striping plans and related road plans and permits will be required by Public Works for work within the County's jurisdiction.

If you have any questions regarding road comments, please contact Sam Richards at (626) 458-4921 or by e-mail at [srich@dpw.lacounty.gov](mailto:srich@dpw.lacounty.gov).

### **Services-Water/Sewer**

#### **Water**

1. Santa Clarita Water District is the water purveyor for this area.
2. The DEIR should address the adequacy of the water supply to ensure the capability of water for the project.

Paul McCarthy  
November 10, 2009  
Page 3

3. Submit Will Serve letter from water purveyor(s) that meets the minimum domestic flow requirements as well as fire flow/fire hydrants requirements to Public Works' Land Development Division for review and approval.

#### Sewer

Sewer area study, PC12109AS, dated April 28, 2009, was approved per Mitigation Agreement No. 20090435108 for sewer line upgrade in the City of Santa Clarita.

If you have any questions regarding water and sewer comments, please contact Tony Khalkhali at (626) 458-4921 or by e-mail at [tkhalkhali@dpw.lacounty.gov](mailto:tkhalkhali@dpw.lacounty.gov).

#### Hazards–Others

1. Should any operation within the subject project include the construction, installation, modification, or removal of underground storage tanks, industrial waste treatment or disposal facilities, and/or storm water treatment facilities, Public Works' Environmental Programs Division must be contacted for required approvals and operating permits.
2. Food service establishments may be required to provide a grease treatment device and will be subject to review and approval by Public Works' Environmental Programs Division.
3. All development and redevelopment projects, which fall into one of the Standard Urban Stormwater Mitigation Plan project types, characteristics, or activities, must obtain the Standard Urban Stormwater Mitigation Plan approval by the appropriate agency.

If you have any questions regarding the environmental comments, please contact Corey Mayne at (626) 458-3524 or by e-mail at [cmayne@dpw.lacounty.gov](mailto:cmayne@dpw.lacounty.gov).

If you have any other questions or require additional information, please contact Toan Duong at (626) 458-4945 or by e-mail at [tduong@dpw.lacounty.gov](mailto:tduong@dpw.lacounty.gov).

MA:ca

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Cox, Castle & Nicholson LLP  
2049 Century Park East, 28<sup>th</sup> Floor  
Los Angeles, California 90067-3284  
P 310.277.4222 F 310.277.7889

Charles J. Moore  
310.284.2286  
cmoore@coxcastle.com

File No. 42243

December 10, 2009

Regional Planning Commission  
County of Los Angeles  
170 Hall of Records  
320 West Temple Street  
Los Angeles, California 90012

**Re: Skyline Ranch; Vesting Tentative Tract Number 060922;  
Regional Planning Commission Hearing Date: December 16, 2009**

Dear Commissioners:

Pardee Homes' Skyline Ranch project will bring 1,260 homes, an elementary school, public and private parks, public open space including a preserved significant ecological area ("SEA"), and important infrastructure improvements to the Santa Clarita Valley.

Your Commission conducted a public hearing on the project in September, where representatives of the Canyon Country Advisory Committee and the Sulphur Springs Union School District provided supportive testimony and the City of Santa Clarita applauded the effective coordination between the County and the City with regard to the project. Planning staff proposed no design changes and requested a brief continuance for minor technical issues to be resolved and additional applications to be filed. Pardee Homes has complied with staff's requests.

We support staff's current recommendation for a continuance to a date certain to finalize all technical clearances on the subdivision and to prepare final action documents for approval, including a Final Environmental Impact Report (EIR).

At the last hearing, the Commission acknowledged the importance of then-pending legislation to institute a new, comprehensive water supply plan for the state. Since the last hearing, the California Legislature approved a package of water supply bills to assist in providing a reliable water supply for Southern California and the Santa Clarita Valley. This letter provides information on the new water supply plan, as well as the thorough and up-to-date analysis of water supply done for the project.

The Skyline Ranch Draft EIR was prepared by a respected environmental firm actively involved with water delivery operations in the Delta, with input from Castaic Lake Water Agency (CLWA) staff. It includes the most current reports and information required by the state water supply laws and details all the recent court decisions and regulatory actions taken to protect endangered fish in the Sacramento-San Joaquin Delta. The EIR will be updated regularly as this entitlement process continues. Indeed, a final map cannot be recorded until the applicable water supplier submits a water supply verification to the county. See Government Code Section 66473.7.

The water supply bills approved last month represent a major step in the long-term plan to ensure a reliable water supply for future generations. The water supply plan:

- Sets ambitious water conservation policy requiring urban water suppliers to reduce statewide per capita water consumption 20 percent by 2020;
- Includes an \$11.14 billion general obligation bond proposal to fund drought relief, water supply reliability, Delta sustainability, statewide water system operational improvements, conservation and watershed protection, groundwater protection, and water recycling and conservation programs;
- Establishes a new Delta Stewardship Council to guide state and local actions in the Delta to promote the co-equal goals of Delta restoration and water supply reliability;
- Ensures better groundwater monitoring to improve management of the resource during normal water years and drought conditions;
- Funds projects to ameliorate water supply impacts from recent court decisions and regulatory actions through improved management of Delta hydrodynamic conditions and conservation actions that affect the Delta smelt and other species; and
- Funds increased enforcement of illegal water diversions.

The California Department of Water Resources will soon issue a draft of its State Water Project Delivery Reliability Report. The contents of this report are not known at this time. In compliance with California law, CLWA expects to prepare a revision of its Urban Water Management Plan, which will update information on water supplies and demands in the Santa Clarita Valley. The updated plan would serve as a basis for future water supply assessments and verification analyses, including that required for the Skyline Ranch project.

Meanwhile, legal actions regarding the operation of the water export facilities in the Delta under the jurisdiction of Judge Oliver Wanger will continue to be heard and acted upon.

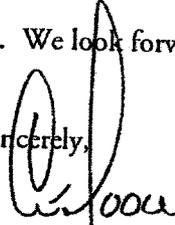
Skyline Ranch will of course comply with the County's Green Building Program, which imposes green building requirements and stringent landscaping restrictions to minimize water use.

Attached is an informative summary of the new laws on water supply, prepared by the California Department of Water Resources. The policy framework created by the new laws will enable steps to ensure a reliable water supply.

Regional Planning Commission  
December 10, 2009  
Page 3

Thank you for your attention to this project. We look forward to the hearing and answering any questions that you may have.

Sincerely,

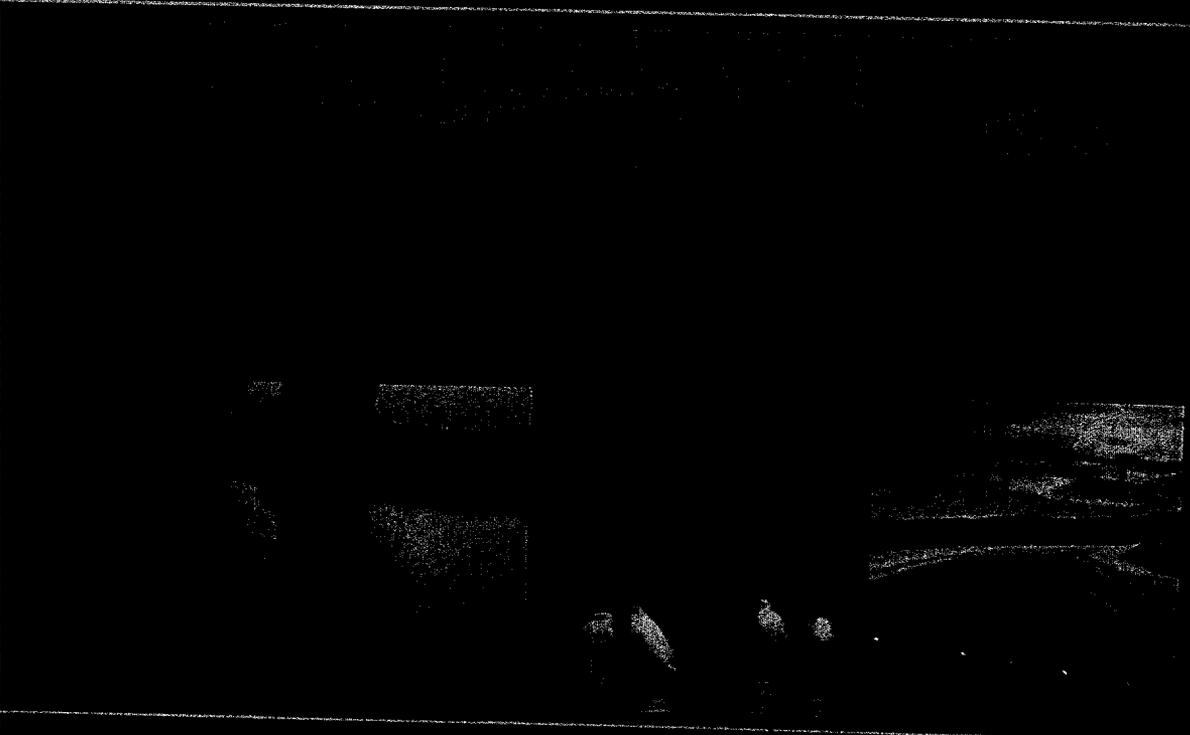
A handwritten signature in black ink, appearing to read "C. Moore". The signature is written in a cursive style with a large initial "C" and a long, sweeping underline.

Charles J. Moore

Attachment

4224311437890v1

cc: Jon Sanabria  
Sorin Alexanian  
Susan Tae  
Patricia Keane  
Steve Sheridan  
Steve Burger  
Janna Masi



# 2009 COMPREHENSIVE WATER PACKAGE

SPECIAL SESSION POLICY BILLS AND BOND SUMMARY

NOVEMBER 2009

WATER RESOURCES  
DEPARTMENT  
WATER RESOURCES

# 2009 COMPREHENSIVE WATER PACKAGE

BILL SUMMARY SB 1

**G**overnor Schwarzenegger and state lawmakers successfully crafted a plan to meet California's growing water challenges. A comprehensive deal was agreed to, representing major steps towards ensuring a reliable water supply for future generations, as well as restoring the Sacramento-San Joaquin Delta and other ecologically sensitive areas.

*The plan is comprised of four policy bills and an \$11.14 billion bond. The package establishes a Delta Stewardship Council, sets ambitious water conservation policy, ensures better groundwater monitoring, and provides funds for the State Water Resources Control Board for increased enforcement of illegal water diversions. The bond will fund, with local cost-sharing, drought relief, water supply reliability, Delta sustainability, statewide water system operational improvements, conservation and watershed protection, groundwater protection, and water recycling and water conservation programs.*

## SENATE BILL NO. 1 DELTA GOVERNANCE / DELTA PLAN

SB 1 establishes the framework to achieve the co-equal goals of providing a more reliable water supply to California and restoring and enhancing the Delta ecosystem. The co-equal goals will be achieved in a manner that protects the unique cultural, recreational, natural resource, and agricultural values of the Delta. Specifically, this bill:

- Creates the Delta Stewardship Council, consisting of seven members with diverse expertise providing a broad statewide perspective. The Chairperson of the Delta Protection Commission is a permanent member of the Council. The Council is also tasked with:
  - Developing a Delta Plan to guide state and local actions in the Delta in a manner that furthers the co-equal goals of Delta restoration and water supply reliability;
  - Developing performance measures for the assessment and tracking of progress and changes to the health of the Delta ecosystem, fisheries, and water supply reliability;
  - Determining if a state or local agency's project in the Delta is consistent with the Delta Plan and the co-equal goals, and acting as the appellate body in the event of a claim that such a project is inconsistent with the goals; and
  - Determining the consistency of the Bay-Delta Conservation Plan (BDCP) with the co-equal goals.
- Ensures that the Department of Fish and Game and the State Water Resources Control Board identify the water supply needs of the Delta estuary for use in determining the appropriate water diversion amounts associated with BDCP.

# 2009 COMPREHENSIVE WATER PACKAGE

BILL SUMMARY SB 1

NOVEMBER 2008 Department of Water Resources

- Establishes the Sacramento-San Joaquin Delta Conservancy to implement ecosystem restoration activities within the Delta. In addition to the restoration duties the Conservancy is required to:
  - Adopt a strategic plan for implementation of the Conservancy goals;
  - Promote economic vitality in the Delta through increased tourism and the promotion of Delta legacy communities;
  - Promote environmental education about, and the public use of, public lands in the Delta; and
  - Assist in the preservation, conservation, and restoration of the region's agricultural, cultural, historic, and living resources.
- Restructures the current Delta Protection Commission (DPC), reducing the membership from 23 to 15 members, and tasks DPC with the duties of:
  - Adopting an economic sustainability plan for the Delta, which is to include flood protection recommendations to state and local agencies;
  - Submitting the economic sustainability plan to the Delta Stewardship Council for inclusion in the Delta Plan.
- Appropriates funding from Proposition 84 to fund the Two-Gates Fish Protection Demonstration Program, a project in the central Delta which will utilize operable gates for protection of sensitive species and management of water supply.

# 2009 COMPREHENSIVE WATER PACKAGE

## BILL SUMMARY SB 6

NOVEMBER 2009

Department of Water Resources

### SENATE BILL NO. 6 GROUNDWATER MONITORING

SB 6 requires, for the first time in California's history, that local agencies monitor the elevation of their groundwater basins to help better manage the resource during both normal water years and drought conditions. Specifically, this bill:

- Requires the Department of Water Resources (DWR) to establish a priority schedule for the monitoring of groundwater basins and the review of groundwater elevation reports, and to make recommendations to local entities to improve the monitoring programs.
- Requires DWR to assist local monitoring entities with compliance with this statute.
- Allows local entities to determine regionally how best to set up their groundwater monitoring program, crafting the program to meet their local circumstances.
- Provides landowners with protections from trespass by state or local entities.
- Provides that if the local agencies fail to implement a monitoring program and/or fail to provide the required reports, DWR may implement the groundwater monitoring program for that region.
- Provides that failure to implement a monitoring program will result in the loss of eligibility for state grant funds by the county and the agencies responsible for performing the monitoring duties.

# 2009 COMPREHENSIVE WATER PACKAGE

## BILL SUMMARY SB 7

State Water Resources Control Board Department of Water Resources

### SENATE BILL NO. 7 STATEWIDE WATER CONSERVATION

SB 7 creates a framework for future planning and actions by urban and agricultural water suppliers to reduce California's water use. For the first time in California's history, this bill requires the development of agricultural water management plans and requires urban water agencies to reduce statewide per capita water consumption 20 percent by 2020. Specifically, this bill:

- Establishes multiple pathways for urban water suppliers to achieve the statewide goal of a 20 percent reduction in urban water use. Specifically, urban water suppliers may:
  - Set a conservation target of 80 percent of their baseline daily per capita water use;
  - Utilize performance standards for water use that are specific to indoor, landscape, and commercial, industrial and institutional uses;
  - Meet the per capita water use goal for their specific hydrologic region as identified by DWR and other state agencies in the 20 percent by 2020 Water Conservation Plan; or
  - Use an alternate method that is to be developed by DWR before December 31, 2010.
- Requires urban water suppliers to set an interim urban water use target and meet that target by December 31, 2015 and meet the overall target by December 31, 2020.
- Requires DWR to cooperatively work with the California Urban Water Conservation Council to establish a task force that shall identify best management practices to assist the commercial, industrial and institutional sector in meeting the water conservation goal.
- Requires agricultural water suppliers to measure water deliveries and adopt a pricing structure for water customers based at least in part on quantity delivered, and, where technically and economically feasible, implement additional measures to improve efficiency.
- Requires agricultural water suppliers to submit Agricultural Water Management Plans beginning December 31, 2012 and include in those plans information relating to the water efficiency measures they have undertaken and are planning to undertake.
- Makes ineligible for state grant funding any urban or agricultural water supplier who is not in compliance with the requirements of this bill relating to water conservation and efficient water management.
- Requires DWR to, in 2013, 2016 and 2021, report to the Legislature on agricultural efficient water management practices being undertaken and reported in agricultural water management plans.
- Requires DWR, the State Water Resources Control Board, and other state agencies to develop a standardized water information reporting system to streamline water reporting required under the law.

# 2009 COMPREHENSIVE WATER PACKAGE

BILL SUMMARY SB 8

STATE OF CALIFORNIA

Department of Water Resources

## SENATE BILL NO. 8 WATER DIVERSION AND USE / FUNDING

SB 8 improves accounting of the location and amounts of water being diverted by recasting and revising exemptions from the water diversion reporting requirements under current law. Additionally, this bill appropriates existing bond funds for various activities to benefit the Delta ecosystem and secure the reliability of the state's water supply, and to increase staffing at the State Water Resources Control Board to manage the duties of this statute. Specifically, this bill:

- Provides a stronger accounting of water diversion and use in the Delta by removing an exemption from reporting water use by in-Delta water users.
- Redefines the types of diversions that are exempt from the reporting requirement.
- Assesses civil liability and monetary penalties on diverters who fail to submit the required reports, and for willful misstatements, and/or tampering with monitoring equipment.
- Appropriates \$546 million from Propositions 1E and 84, in the following manner:
  - \$250 million (Proposition 84) for integrated regional water management grants and expenditures for projects to reduce dependence on the Delta;
  - \$202 million (\$32 million Proposition 84 and \$170 million Proposition 1E) for flood protection projects in the Delta to reduce the risk of levee failures that would jeopardize water conveyance;
  - \$70 million (Proposition 1E) for stormwater management grants; and
  - \$24 million (Proposition 84) for grants to local agencies to develop or implement Natural Community Conservation plans.
- Appropriates \$3.75 million from the Water Rights Fund to the State Water Resources Control Board for staff positions to manage the duties in this bill relating to water diversion reporting, monitoring and enforcement.

# SAFE, CLEAN, AND RELIABLE DRINKING WATER SUPPLY ACT OF 2010

## WATER BOND SUMMARY

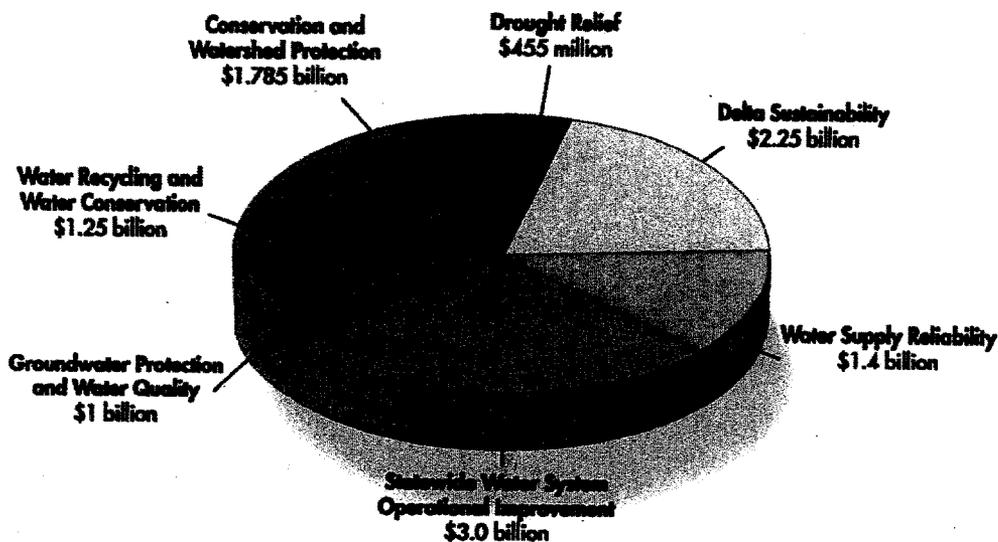
NOVEMBER 2009

*The Safe, Clean, and Reliable Drinking Water Supply Act of 2010 is an \$11.14 billion general obligation bond proposal that would provide funding for California's aging water infrastructure and for projects and programs to address the ecosystem and water supply issues in California. The bond is comprised of seven categories, including drought relief, water supply reliability, Delta sustainability, statewide water system operational improvement, conservation and watershed protection, groundwater protection and water quality, and water recycling and water conservation.*

### Total: \$11.14 billion

**Drought Relief - \$455 million.** This funding will be available for local and regional drought relief projects that reduce the impacts of drought conditions, including the impacts of reductions to Delta diversions. Projects will include water conservation and water use efficiency projects, water recycling, groundwater cleanup and other water supply reliability projects including local surface water storage projects that provide emergency water supplies and water supply reliability in drought conditions. Funds will be available to disadvantaged communities and economically distressed areas experiencing economic impacts from the drought for drought relief projects and programs. Funds will also be available to improve wastewater treatment facilities to protect water quality or prevent contamination of surface water or groundwater resources.

**Delta Sustainability - \$2.25 billion.** This bond will provide funds for projects to assist in maintaining and restoring the Delta as an important ecosystem. These investments will help to reduce the seismic risk to water supplies derived from the Delta, protect drinking water quality and reduce conflict between water management and environmental protection.



# SAFE, CLEAN, AND RELIABLE DRINKING WATER SUPPLY ACT OF 2010

NOVEMBER 2009

**Water Supply Reliability - \$1.4 billion.** These funds would be in addition to prior funding provided by Proposition 50 and Proposition 84 and would support the existing Integrated Regional Water Management (IRWM) program. IRWM is designed to encourage integrated regional strategies for management of water resources that will protect communities from drought, protect and improve water quality and improve local water security by reducing dependence on imported water. The bond would provide funds for water supply projects in 12 regions throughout the state and would also be available for local and regional conveyance projects that support regional and interregional connectivity and water management.

North Coast	\$45,000,000
San Francisco Bay	\$132,000,000
Central Coast	\$58,000,000
Los Angeles subregion	\$198,000,000
Santa Ana subregion	\$128,000,000
San Diego subregion	\$87,000,000
Sacramento River	\$76,000,000
San Joaquin River	\$64,000,000
Tulare/Kern	\$70,000,000
North/South Lahontan	\$51,000,000
Colorado River Basin	\$47,000,000
Mountain Counties Overlay	\$44,000,000
Interregional Projects	\$50,000,000

**Statewide Water System Operational Improvement - \$3.0 billion.** This funding would be dedicated to the development of additional water storage, which, when combined with other water management and flood system improvement investments being made, can increase reliability and offset the climate change impacts of reduced snow pack and higher flood flows. Eligible projects for this funding include surface storage projects identified in the CALFED Bay-Delta Record of Decision; groundwater storage projects and groundwater contamination prevention or remediation projects that provide water storage benefits; conjunctive use and reservoir reoperation projects; local and regional surface storage projects that improve the operation of water systems in the state and provide public benefits.

The bond provides that water suppliers who would benefit from new storage will pay their share of the total costs of the project while the public benefits of new water storage can be paid for by this general obligation bond.

**Groundwater Protection and Water Quality - \$1 billion.** To protect public health, funds will be available for projects to prevent or reduce the contamination of groundwater that serves as a source of drinking water. Funds will also be used to finance emergency and urgent actions on behalf of disadvantaged communities and economically distressed areas to ensure that safe drinking water supplies are available to all Californians.

# SAFE, CLEAN, AND RELIABLE DRINKING WATER SUPPLY ACT OF 2010

NOVEMBER 2009

**Water Recycling and Water Conservation - \$1.25 billion.** Funds will be available for water recycling and advanced treatment technology projects that recycle water or that remove salts and contaminants from water sources. Funds will also be available for urban and agricultural water conservation and water use efficiency plans, projects, and programs. These funds will assist urban water users in achieving water conservation targets.

**Conservation and Watershed Protection - \$1.785 billion.** Funds will be available, through a 50-50 cost share program, for ecosystem and watershed protection and restoration projects in 21 watersheds throughout the state, including coastal protection, wildlife refuge enhancement, fuel treatment and forest restoration, fish passage improvement and obsolete dam removal.

Coastal counties and watersheds	\$250,000,000
Wildlife Conservation Board	\$365,000,000
San Gabriel and Lower Los Angeles River watersheds	\$75,000,000
Santa Monica Mountains Conservancy	\$75,000,000
Baldwin Hills Conservancy	\$20,000,000
Santa Monica Bay watershed	\$25,000,000
Coastal salmonid restoration	\$50,000,000
Lake Tahoe watershed restoration	\$100,000,000
Farmland Conservancy Program	\$20,000,000
River parkways and urban streams restoration	\$50,000,000
Sierra Nevada Conservancy	\$75,000,000
Salton Sea restoration	\$100,000,000
Watershed climate change impacts and adaptation	\$10,000,000
Watershed education facilities	\$30,000,000
Waterfowl habitat preservation	\$10,000,000
Forest restoration	\$100,000,000
Klamath dam removal	\$250,000,000
Siskiyou County economic development offset	\$20,000,000
Agricultural water use efficiency research	\$50,000,000
Ocean protection	\$50,000,000
CVPIA fish passage improvement	\$60,000,000

**Agenda Item No. 6**  
**December 16, 2009**

**ADDITIONAL**  
**CORRESPONDENCE**

**“Skyline Ranch”**

**Project No. 04-075-(5)**

**TR 060922**

213 - 626 - 0434 fax



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

1-213-974-6443
1-213-974-6435

December 8, 2009

Alejandrina Baldwin, Principal Regional Planning Assistant
Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Baldwin:

OAK TREE PERMIT #2007-00021, SKYLINE RANCH, SANTA CLARITA

We have reviewed the "Request for Oak Tree Permit #2007-00021." The project is located at Skyline Ranch in the 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 Natural Resource Consultants, the consulting arborist, dated April 10, 2007 and updated July 7, 2009.

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 \$500. 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) initial inspection prior to the commencement

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

- AGOURA HILLS, ARTESIA, AZUSA, BALDWIN PARK, BELL, BELL GARDENS, BELLFLOWER, BRADBURY, CALABASAS, CARSON, CERRITOS, CLAREMONT, COMMERCE, COVINA, CUDAHY, DIAMOND BAR, DUARTE, EL MONTE, GARDENA, GLENDORA, HAWAIIAN GARDENS, HAWTHORNE, HIDDEN HILLS, HUNTINGTON PARK, INDUSTRY, INGLEWOOD, IRWINDALE, LA CANADA FLINTRIDGE, LA HABRA, LA MIRADA, LA PUENTE, LAKEWOOD, LANCASTER, LAWDALE, LOMITA, LYNWOOD, MALIBU, MAYWOOD, NORWALK, PALMDALE, PALOS VERDES ESTATES, PARAMOUNT, PICO RIVERA, POMONA, RANCHO PALOS VERDES, ROLLING HILLS, ROLLING HILLS ESTATES, ROSEMEAD, SAN DIMAS, SANTA CLARITA, SIGNAL HILL, SOUTH EL MONTE, SOUTH GATE, TEMPLE CITY, WALNUT, WEST HOLLYWOOD, WESTLAKE VILLAGE, WHITTIER

**Alejandrina Baldwin, Principal Regional Planning Assistant**  
**December 8, 2009**  
**Page 2**

of construction and four (4) 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, Forestry Division 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 chainlink 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.
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 REMOVAL:**

7. This grant allows the removal of one (1) tree of the Oak genus (*Quercus agrifolia*) identified as Tree Number 1 on the applicant's site plan and Oak Tree Report. 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.
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-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 tree be removed.

**Alejandrina Baldwin, Principal Regional Planning Assistant****December 8, 2009****Page 3**

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 a total of ten (10) mitigation trees for the tree proposed to be removed.
11. Each mitigation tree shall be at least a 15-gallon 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 provided the combined diameter of the two (2) largest stems of such trees 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 grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. 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 two-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 two (2) 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

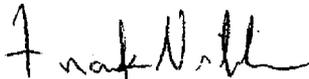
**Alejandrina Baldwin, Principal Regional Planning Assistant**  
**December 8, 2009**  
**Page 4**

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,



FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

FV:jl

Enclosure



Cox, Castle & Nicholson LLP  
2049 Century Park East, 28<sup>th</sup> Floor  
Los Angeles, California 90067-3284  
P 310.277.4222 F 310.277.7889

Charles J. Moore  
310.284.2286  
cmoore@coxcastle.com

File No. 42243

December 10, 2009

Regional Planning Commission  
County of Los Angeles  
170 Hall of Records  
320 West Temple Street  
Los Angeles, California 90012

**Re: Skyline Ranch; Vesting Tentative Tract Number 060922;  
Regional Planning Commission Hearing Date: December 16, 2009**

Dear Commissioners:

Pardee Homes' Skyline Ranch project will bring 1,260 homes, an elementary school, public and private parks, public open space including a preserved significant ecological area ("SEA"), and important infrastructure improvements to the Santa Clarita Valley.

Your Commission conducted a public hearing on the project in September, where representatives of the Canyon Country Advisory Committee and the Sulphur Springs Union School District provided supportive testimony and the City of Santa Clarita applauded the effective coordination between the County and the City with regard to the project. Planning staff proposed no design changes and requested a brief continuance for minor technical issues to be resolved and additional applications to be filed. Pardee Homes has complied with staff's requests.

We support staff's current recommendation for a continuance to a date certain to finalize all technical clearances on the subdivision and to prepare final action documents for approval, including a Final Environmental Impact Report (EIR).

At the last hearing, the Commission acknowledged the importance of then-pending legislation to institute a new, comprehensive water supply plan for the state. Since the last hearing, the California Legislature approved a package of water supply bills to assist in providing a reliable water supply for Southern California and the Santa Clarita Valley. This letter provides information on the new water supply plan, as well as the thorough and up-to-date analysis of water supply done for the project.

The Skyline Ranch Draft EIR was prepared by a respected environmental firm actively involved with water delivery operations in the Delta, with input from Castaic Lake Water Agency (CLWA) staff. It includes the most current reports and information required by the state water supply laws and details all the recent court decisions and regulatory actions taken to protect endangered fish in the Sacramento-San Joaquin Delta. The EIR will be updated regularly as this entitlement process continues. Indeed, a final map cannot be recorded until the applicable water supplier submits a water supply verification to the county. See Government Code Section 66473.7.

The water supply bills approved last month represent a major step in the long-term plan to ensure a reliable water supply for future generations. The water supply plan:

- Sets ambitious water conservation policy requiring urban water suppliers to reduce statewide per capita water consumption 20 percent by 2020;
- Includes an \$11.14 billion general obligation bond proposal to fund drought relief, water supply reliability, Delta sustainability, statewide water system operational improvements, conservation and watershed protection, groundwater protection, and water recycling and conservation programs;
- Establishes a new Delta Stewardship Council to guide state and local actions in the Delta to promote the co-equal goals of Delta restoration and water supply reliability;
- Ensures better groundwater monitoring to improve management of the resource during normal water years and drought conditions;
- Funds projects to ameliorate water supply impacts from recent court decisions and regulatory actions through improved management of Delta hydrodynamic conditions and conservation actions that affect the Delta smelt and other species; and
- Funds increased enforcement of illegal water diversions.

The California Department of Water Resources will soon issue a draft of its State Water Project Delivery Reliability Report. The contents of this report are not known at this time. In compliance with California law, CLWA expects to prepare a revision of its Urban Water Management Plan, which will update information on water supplies and demands in the Santa Clarita Valley. The updated plan would serve as a basis for future water supply assessments and verification analyses, including that required for the Skyline Ranch project.

Meanwhile, legal actions regarding the operation of the water export facilities in the Delta under the jurisdiction of Judge Oliver Wanger will continue to be heard and acted upon.

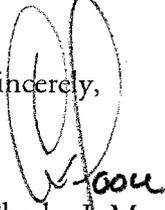
Skyline Ranch will of course comply with the County's Green Building Program, which imposes green building requirements and stringent landscaping restrictions to minimize water use.

Attached is an informative summary of the new laws on water supply, prepared by the California Department of Water Resources. The policy framework created by the new laws will enable steps to ensure a reliable water supply.

Regional Planning Commission  
December 10, 2009  
Page 3

Thank you for your attention to this project. We look forward to the hearing and answering any questions that you may have.

Sincerely,



Charles J. Moore

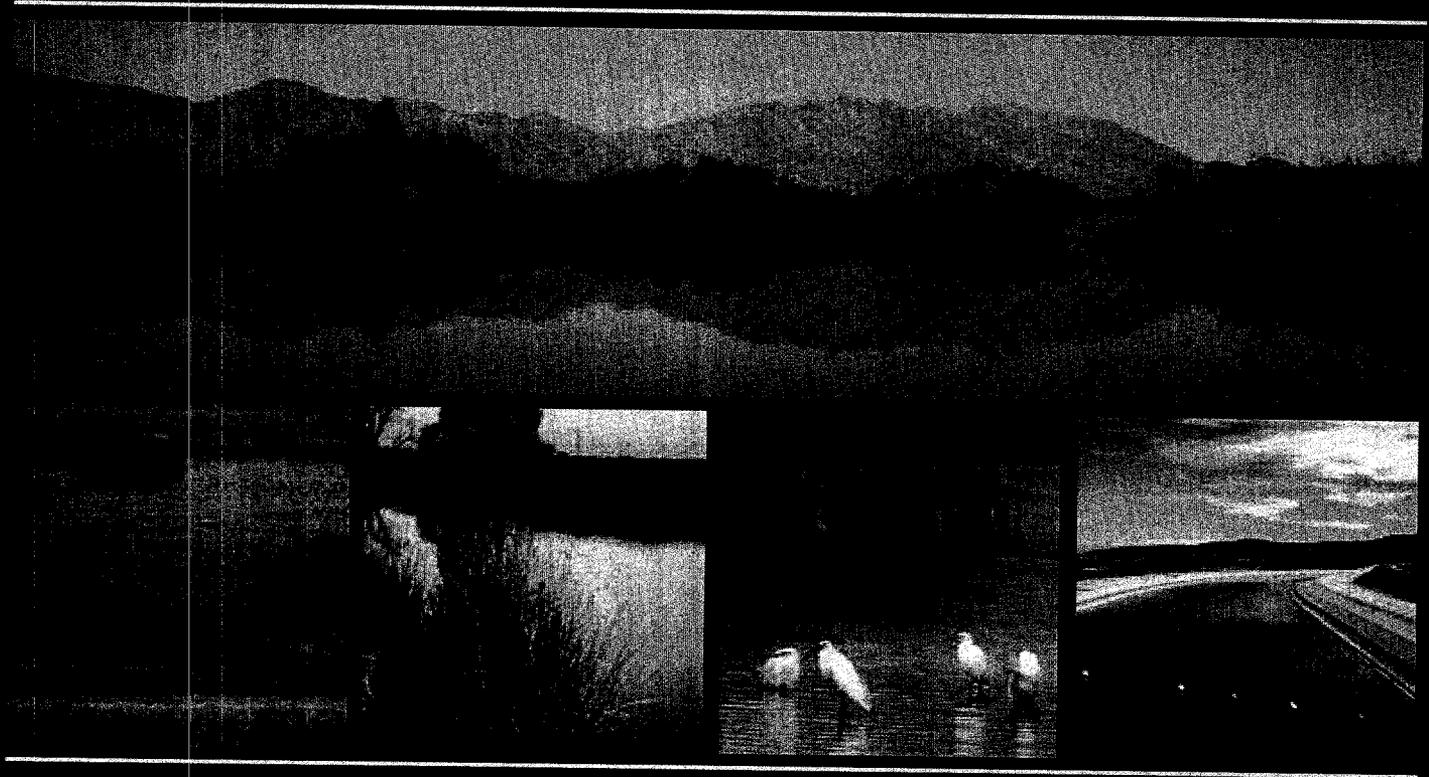
Attachment

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cc: Jon Sanabria  
Sorin Alexanian  
Susan Tae  
Patricia Keane  
Steve Sheridan  
Steve Burger  
Janna Masi

DEPARTMENT OF REGIONAL PLANNING - DEVELOPMENT ANALYSIS FOR WATER PURVEYOR AREAS (AS OF 11/28/07)\*

Tract Number	Status	Tract Name (if applicable)	Notes	SF Units	MF Units	Condo Units	Total Units	Existing Comm/Ind. SQ FT	Proposed Comm/Ind. SQ FT	Total Acres for Tract **	Water District	Water District (Second) **
RPP200600286	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1					
RPP200600341	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1					
RPP200600381	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1					
RPP200600883	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1					
RPP200600047	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1					
RPP1200601089	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1					
RPP1200601084	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1					
RPP200601260	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1					
RPP200601282	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1					
RPP200601315	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1					
RPP200601317	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1					
RPP200601313	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1					
RPP200601450	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1					
RPP200601503	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1					
RPP200601514	APPROVED		CRYSTAL PLAYHOUSE FOR CHILDRENS/INDOOR PLAYGROUND	0	0	0	0		3,500			
RPP200601535	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1					
RPP200601685	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1					
RPP1200601684	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1					
RPP200601714	APPROVED		NEW GYMNASIUM/COMMUNITY CENTER	0	0	0	0		6,910			
RPP1200601740	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1					
RPP200601785	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1					
RPP200602078	APPROVED		5 NEW COMMERCIAL BUILDINGS (TOTAL OCC. LOAD IS 217)	0	0	0	0		2,911			
RPP200602077	APPROVED		ONE NEW FAST FOOD BUILDING	0	0	0	0		3500 sq ft			
RPP200602116	APPROVED		COMMERCIAL BUILDING	0	0	0	0		8012 sq ft			
RPP200700883	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1					
RPP200700884	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1					
RPP200700884	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1					
RPP200700219	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1		1,700			
RPP200700219	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1		7,040			
RPP200700597	APPROVED		STARBUCKS COFFEE	0	0	0	0		4,270			
RPP200700529	APPROVED		NEW FIRE STATION	0	0	0	0		635			
RPP200700828	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1					
RPP1200700845	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1					
RPP200701455	APPROVED		NEW CONFORT STATION (RESTROOMS/UTILITY STATION) IN PARK	0	0	0	0		6,216			
RPP200701597	APPROVED		NEW FIRE STATION	1	0	0	1					
RQJP200400075	APPROVED		SINGLE-FAMILY RESIDENCE ON EXISTING LOT	1	0	0	1					
RQJP200500046	APPROVED		SECOND UNIT	1	0	0	1					
RQJP200600046	APPROVED		FOUR-STORY OFFICE BUILDING	0	0	0	0		200,000			
RQJP200600214	APPROVED		SECOND UNIT	1	0	0	1					
TR53108	PENDING	LANDMARK	BOS HEARING	308	451	635	1,444		1,033,000	292.74	LACWD-36	VWC
TR060259	PENDING	TIGG CANYON / PARK PLACE	BOS HEARING	492	0	0	492			500.13	NCWD	
TR060359	PENDING		RPC HEARING	60	0	0	60			81.72	NCWD	
TR01852	PENDING	NORTH LAKE SPECIFIC PLAN -	RPC HEARING	1,051	0	645	1,696		715,473	805.36	NCWD	
TR53159	PENDING		CLOSE TO HEARING	10	0	0	10			21.95	NCWD	
TR53189	PENDING		BOS HEARING	41	0	0	41			181.70	NCWD	
TR53653	PENDING	WARNER RANCH / LYONS CANYON	RPC HEARING	93	0	93	186			231.42	NCWD	VWC
PM060724	PENDING		RPC HEARING	0	0	0	0		98,898	11.54	VWC	
PM060030	PENDING	STERLING GATEWAY/ WILLIAMS	CLOSE TO HEARING	0	0	0	0		1,221,355	117.12	LACWD-36	
PM18108	PENDING			0	0	0	0		3,280,233	567.66	LACWD-36	VWC
TR53259	PENDING	MAGIC MOUNTAIN ENTERTAINMENT		428	0	3,010	3,438			819.99	VWC	
PM26349	PENDING			3	0	0	3			18.05	LACWD-36	
TR060257	PENDING	GREEN VALLEY / HUNT WILLIAMS		244	109	0	353			113.66	LACWD-36	
TR060665	PENDING	PALMER / DEL VALLE		0	0	109	109		33,710	134.22	LACWD-36	
TR062000	PENDING	HUNT WILLIAMS		19	0	0	19			94.57	LACWD-36	
TR066190	PENDING	HASLEY BOND ESTATES		82	0	0	82			167.89	LACWD-36	
PM060792	PENDING	LAS TOMAS REVERSION		1	0	0	1		62,708	5.47	NCWD	
PM060498	PENDING			0	0	0	0			8.33	NCWD	
PM060788	PENDING	HOMESTEAD		4	0	0	4			40.99	NCWD	
TR060922	PENDING			1,270	0	0	1,270			2190.24	NCWD	SCWD
TR066561	PENDING			31	0	0	31			81.73	NCWD	
TR067233	PENDING			51	0	0	51			182.67	NCWD	SCWD
TR067278	PENDING	THE VINEYARD		28	0	0	28			79.83	NCWD	
TR067617	PENDING			0	0	13	13			39.56	NCWD	



# 2009 COMPREHENSIVE WATER PACKAGE

## SPECIAL SESSION POLICY BILLS AND BOND SUMMARY

NOVEMBER 2009

The California  
Department of  
Water Resources

# 2009 COMPREHENSIVE WATER PACKAGE

## BILL SUMMARY SB 1

NOVEMBER 2009

Department of Water Resources

*G*overnor Schwarzenegger and state lawmakers successfully crafted a plan to meet California's growing water challenges. A comprehensive deal was agreed to, representing major steps towards ensuring a reliable water supply for future generations, as well as restoring the Sacramento-San Joaquin Delta and other ecologically sensitive areas.

*The plan is comprised of four policy bills and an \$11.14 billion bond. The package establishes a Delta Stewardship Council, sets ambitious water conservation policy, ensures better groundwater monitoring, and provides funds for the State Water Resources Control Board for increased enforcement of illegal water diversions. The bond will fund, with local cost-sharing, drought relief, water supply reliability, Delta sustainability, statewide water system operational improvements, conservation and watershed protection, groundwater protection, and water recycling and water conservation programs.*

### SENATE BILL NO. 1 DELTA GOVERNANCE / DELTA PLAN

SB 1 establishes the framework to achieve the co-equal goals of providing a more reliable water supply to California and restoring and enhancing the Delta ecosystem. The co-equal goals will be achieved in a manner that protects the unique cultural, recreational, natural resource, and agricultural values of the Delta. Specifically, this bill:

- Creates the Delta Stewardship Council, consisting of seven members with diverse expertise providing a broad statewide perspective. The Chairperson of the Delta Protection Commission is a permanent member of the Council. The Council is also tasked with:
  - Developing a Delta Plan to guide state and local actions in the Delta in a manner that furthers the co-equal goals of Delta restoration and water supply reliability;
  - Developing performance measures for the assessment and tracking of progress and changes to the health of the Delta ecosystem, fisheries, and water supply reliability;
  - Determining if a state or local agency's project in the Delta is consistent with the Delta Plan and the co-equal goals, and acting as the appellate body in the event of a claim that such a project is inconsistent with the goals; and
  - Determining the consistency of the Bay-Delta Conservation Plan (BDCP) with the co-equal goals.
- Ensures that the Department of Fish and Game and the State Water Resources Control Board identify the water supply needs of the Delta estuary for use in determining the appropriate water diversion amounts associated with BDCP.

# 2009 COMPREHENSIVE WATER PACKAGE

BILL SUMMARY SB 1

NOVEMBER 2009 Department of Water Resources

- Establishes the Sacramento-San Joaquin Delta Conservancy to implement ecosystem restoration activities within the Delta. In addition to the restoration duties the Conservancy is required to:
  - Adopt a strategic plan for implementation of the Conservancy goals;
  - Promote economic vitality in the Delta through increased tourism and the promotion of Delta legacy communities;
  - Promote environmental education about, and the public use of, public lands in the Delta; and
  - Assist in the preservation, conservation, and restoration of the region's agricultural, cultural, historic, and living resources.
  
- Restructures the current Delta Protection Commission (DPC), reducing the membership from 23 to 15 members, and tasks DPC with the duties of:
  - Adopting an economic sustainability plan for the Delta, which is to include flood protection recommendations to state and local agencies;
  - Submitting the economic sustainability plan to the Delta Stewardship Council for inclusion in the Delta Plan.
  
- Appropriates funding from Proposition 84 to fund the Two-Gates Fish Protection Demonstration Program, a project in the central Delta which will utilize operable gates for protection of sensitive species and management of water supply.

# 2009 COMPREHENSIVE WATER PACKAGE

## BILL SUMMARY SB 6

NOVEMBER 2009

Department of Water Resources

### SENATE BILL NO. 6 GROUNDWATER MONITORING

SB 6 requires, for the first time in California's history, that local agencies monitor the elevation of their groundwater basins to help better manage the resource during both normal water years and drought conditions. Specifically, this bill:

- Requires the Department of Water Resources (DWR) to establish a priority schedule for the monitoring of groundwater basins and the review of groundwater elevation reports, and to make recommendations to local entities to improve the monitoring programs.
- Requires DWR to assist local monitoring entities with compliance with this statute.
- Allows local entities to determine regionally how best to set up their groundwater monitoring program, crafting the program to meet their local circumstances.
- Provides landowners with protections from trespass by state or local entities.
- Provides that if the local agencies fail to implement a monitoring program and/or fail to provide the required reports, DWR may implement the groundwater monitoring program for that region.
- Provides that failure to implement a monitoring program will result in the loss of eligibility for state grant funds by the county and the agencies responsible for performing the monitoring duties.

# 2009 COMPREHENSIVE WATER PACKAGE

## BILL SUMMARY SB 7

NOVEMBER 2009

Department of Water Resources

### SENATE BILL NO. 7 STATEWIDE WATER CONSERVATION

SB 7 creates a framework for future planning and actions by urban and agricultural water suppliers to reduce California's water use. For the first time in California's history, this bill requires the development of agricultural water management plans and requires urban water agencies to reduce statewide per capita water consumption 20 percent by 2020. Specifically, this bill:

- Establishes multiple pathways for urban water suppliers to achieve the statewide goal of a 20 percent reduction in urban water use. Specifically, urban water suppliers may:
  - Set a conservation target of 80 percent of their baseline daily per capita water use;
  - Utilize performance standards for water use that are specific to indoor, landscape, and commercial, industrial and institutional uses;
  - Meet the per capita water use goal for their specific hydrologic region as identified by DWR and other state agencies in the 20 percent by 2020 Water Conservation Plan; or
  - Use an alternate method that is to be developed by DWR before December 31, 2010.
- Requires urban water suppliers to set an interim urban water use target and meet that target by December 31, 2015 and meet the overall target by December 31, 2020.
- Requires DWR to cooperatively work with the California Urban Water Conservation Council to establish a task force that shall identify best management practices to assist the commercial, industrial and institutional sector in meeting the water conservation goal.
- Requires agricultural water suppliers to measure water deliveries and adopt a pricing structure for water customers based at least in part on quantity delivered, and, where technically and economically feasible, implement additional measures to improve efficiency.
- Requires agricultural water suppliers to submit Agricultural Water Management Plans beginning December 31, 2012 and include in those plans information relating to the water efficiency measures they have undertaken and are planning to undertake.
- Makes ineligible for state grant funding any urban or agricultural water supplier who is not in compliance with the requirements of this bill relating to water conservation and efficient water management.
- Requires DWR to, in 2013, 2016 and 2021, report to the Legislature on agricultural efficient water management practices being undertaken and reported in agricultural water management plans.
- Requires DWR, the State Water Resources Control Board, and other state agencies to develop a standardized water information reporting system to streamline water reporting required under the law.

# 2009 COMPREHENSIVE WATER PACKAGE

## BILL SUMMARY SB 8

NOVEMBER 2009

Department of Water Resources

### SENATE BILL NO. 8 WATER DIVERSION AND USE / FUNDING

SB 8 improves accounting of the location and amounts of water being diverted by recasting and revising exemptions from the water diversion reporting requirements under current law. Additionally, this bill appropriates existing bond funds for various activities to benefit the Delta ecosystem and secure the reliability of the state's water supply, and to increase staffing at the State Water Resources Control Board to manage the duties of this statute. Specifically, this bill:

- Provides a stronger accounting of water diversion and use in the Delta by removing an exemption from reporting water use by in-Delta water users.
- Redefines the types of diversions that are exempt from the reporting requirement.
- Assesses civil liability and monetary penalties on diverters who fail to submit the required reports, and for willful misstatements, and/or tampering with monitoring equipment.
- Appropriates \$546 million from Propositions 1E and 84, in the following manner:
  - \$250 million (Proposition 84) for integrated regional water management grants and expenditures for projects to reduce dependence on the Delta;
  - \$202 million (\$32 million Proposition 84 and \$170 million Proposition 1E) for flood protection projects in the Delta to reduce the risk of levee failures that would jeopardize water conveyance;
  - \$70 million (Proposition 1E) for stormwater management grants; and
  - \$24 million (Proposition 84) for grants to local agencies to develop or implement Natural Community Conservation plans.
- Appropriates \$3.75 million from the Water Rights Fund to the State Water Resources Control Board for staff positions to manage the duties in this bill relating to water diversion reporting, monitoring and enforcement.

# SAFE, CLEAN, AND RELIABLE DRINKING WATER SUPPLY ACT OF 2010

## WATER BOND SUMMARY

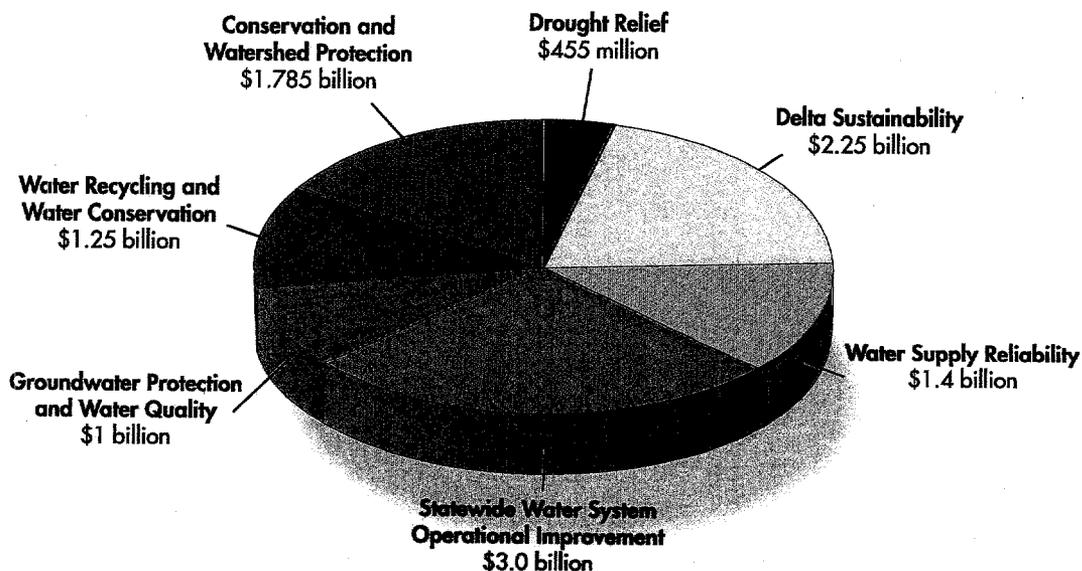
NOVEMBER 2009

*The Safe, Clean, and Reliable Drinking Water Supply Act of 2010 is an \$11.14 billion general obligation bond proposal that would provide funding for California's aging water infrastructure and for projects and programs to address the ecosystem and water supply issues in California. The bond is comprised of seven categories, including drought relief, water supply reliability, Delta sustainability, statewide water system operational improvement, conservation and watershed protection, groundwater protection and water quality, and water recycling and water conservation.*

### Total: \$11.14 billion

**Drought Relief - \$455 million.** This funding will be available for local and regional drought relief projects that reduce the impacts of drought conditions, including the impacts of reductions to Delta diversions. Projects will include water conservation and water use efficiency projects, water recycling, groundwater cleanup and other water supply reliability projects including local surface water storage projects that provide emergency water supplies and water supply reliability in drought conditions. Funds will be available to disadvantaged communities and economically distressed areas experiencing economic impacts from the drought for drought relief projects and programs. Funds will also be available to improve wastewater treatment facilities to protect water quality or prevent contamination of surface water or groundwater resources.

**Delta Sustainability - \$2.25 billion.** This bond will provide funds for projects to assist in maintaining and restoring the Delta as an important ecosystem. These investments will help to reduce the seismic risk to water supplies derived from the Delta, protect drinking water quality and reduce conflict between water management and environmental protection.



# SAFE, CLEAN, AND RELIABLE DRINKING WATER SUPPLY ACT OF 2010

NOVEMBER 2009

**Water Supply Reliability - \$1.4 billion.** These funds would be in addition to prior funding provided by Proposition 50 and Proposition 84 and would support the existing Integrated Regional Water Management (IRWM) program. IRWM is designed to encourage integrated regional strategies for management of water resources that will protect communities from drought, protect and improve water quality and improve local water security by reducing dependence on imported water. The bond would provide funds for water supply projects in 12 regions throughout the state and would also be available for local and regional conveyance projects that support regional and interregional connectivity and water management.

North Coast	\$45,000,000
San Francisco Bay	\$132,000,000
Central Coast	\$58,000,000
Los Angeles subregion	\$198,000,000
Santa Ana subregion	\$128,000,000
San Diego subregion	\$87,000,000
Sacramento River	\$76,000,000
San Joaquin River	\$64,000,000
Tulare/Kern	\$70,000,000
North/South Lahontan	\$51,000,000
Colorado River Basin	\$47,000,000
Mountain Counties Overlay	\$44,000,000
Interregional Projects	\$50,000,000

**Statewide Water System Operational Improvement - \$3.0 billion.** This funding would be dedicated to the development of additional water storage, which, when combined with other water management and flood system improvement investments being made, can increase reliability and offset the climate change impacts of reduced snow pack and higher flood flows. Eligible projects for this funding include surface storage projects identified in the CALFED Bay-Delta Record of Decision; groundwater storage projects and groundwater contamination prevention or remediation projects that provide water storage benefits; conjunctive use and reservoir reoperation projects; local and regional surface storage projects that improve the operation of water systems in the state and provide public benefits.

The bond provides that water suppliers who would benefit from new storage will pay their share of the total costs of the project while the public benefits of new water storage can be paid for by this general obligation bond.

**Groundwater Protection and Water Quality - \$1 billion.** To protect public health, funds will be available for projects to prevent or reduce the contamination of groundwater that serves as a source of drinking water. Funds will also be used to finance emergency and urgent actions on behalf of disadvantaged communities and economically distressed areas to ensure that safe drinking water supplies are available to all Californians.

# SAFE, CLEAN, AND RELIABLE DRINKING WATER SUPPLY ACT OF 2010

NOVEMBER 2009

**Water Recycling and Water Conservation - \$1.25 billion.** Funds will be available for water recycling and advanced treatment technology projects that recycle water or that remove salts and contaminants from water sources. Funds will also be available for urban and agricultural water conservation and water use efficiency plans, projects, and programs. These funds will assist urban water users in achieving water conservation targets.

**Conservation and Watershed Protection - \$1.785 billion.** Funds will be available for ecosystem and watershed protection and restoration projects in 21 watersheds throughout the state, including coastal protection, wildlife refuge enhancement, fuel treatment and forest restoration, fish passage improvement and obsolete dam removal.

Coastal counties and watersheds	\$250,000,000
Wildlife Conservation Board	\$365,000,000
San Gabriel and Lower Los Angeles River watersheds	\$75,000,000
Santa Monica Mountains Conservancy	\$75,000,000
Baldwin Hills Conservancy	\$20,000,000
Santa Monica Bay watershed	\$25,000,000
Coastal salmonid restoration	\$50,000,000
Lake Tahoe watershed restoration	\$100,000,000
Farmland Conservancy Program	\$20,000,000
River parkways and urban streams restoration	\$50,000,000
Sierra Nevada Conservancy	\$75,000,000
Salton Sea restoration	\$100,000,000
Watershed climate change impacts and adaptation	\$10,000,000
Watershed education facilities	\$30,000,000
Waterfowl habitat preservation	\$10,000,000
Forest restoration	\$100,000,000
Klamath dam removal	\$250,000,000
Siskiyou County economic development offset	\$20,000,000
Agricultural water use efficiency research	\$50,000,000
Ocean protection	\$50,000,000
CVPIA fish passage improvement	\$60,000,000



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

February 18, 2010

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

FROM: Susan Tae, Supervising Regional Planner *SJT*  
Land Divisions Section

SUBJECT: **PROJECT NO. 04-075-(5) "Skyline Ranch"**  
**GENERAL PLAN AMENDMENT CASE NO. 200900009**  
**VESTING TENTATIVE TRACT MAP NO. 060922**  
**CONDITIONAL USE PERMIT CASE NO. 04-075**  
**CONDITIONAL USE PERMIT CASE NO. 200900121**  
**OAK TREE PERMIT CASE NO. 200700021**  
**HIGHWAY REALIGNMENT CASE NO. 200900001**

**MARCH 3, 2010; AGENDA ITEM NO. 6 a, b, c, d, e, f, g**

**PROJECT BACKGROUND**

The project, known as Skyline Ranch, proposes a clustered residential development of 1,260 single-family residential lots as well as a 12-acre public park, nine private parks, an 11.6-acre elementary school lot, 25 open space lots and additional public facility (debris basin and booster pump station) lots on 2,173 gross acres. The project includes Class II bike lanes within Skyline Ranch Road as well as network of privately-maintained paseos and trails, and one public trail.

The project was originally filed with a vesting tentative tract map for the subdivision along with a Conditional Use Permit ("CUP") for onsite grading, urban and nonurban hillside management, density-controlled development and for a temporary materials processing facility proposed onsite during construction within the project site. The project also includes an oak tree permit for the removal of one oak tree (nonheritage), and a highway realignment for Whites Canyon Road to be realigned through the project site as Skyline Ranch Road. A General Plan Amendment to address deletions and a redesignation of highways, has subsequently been filed along with a CUP for offsite solid fill for the construction of Skyline Ranch Road.

A Draft Environmental Impact Report ("EIR") has been prepared pursuant to California

Environmental Quality Act (CEQA) reporting requirements. Impacts to Visual Quality, Cumulative Traffic, Noise, Air Quality, Solid Waste Disposal, Law Enforcement Services and Global Climate Change were identified as significant impacts that cannot be mitigated to less than significant with project mitigation measures. The Draft EIR was circulated, and the formal public comment period as noticed, ended on September 10, 2009.

### **DECEMBER 16, 2009 CONTINUED PUBLIC HEARING**

Your Commission held an insist public hearing on September 16, 2009, and continued the matter to December 16, 2009 to allow further time for project issues to be resolved. It was considered an insist hearing as there were still remaining technical holds from Los Angeles County Subdivision Committee ("Subdivision Committee") at the time of the public hearing.

Following staff's presentation on December 16, 2009, the applicant made a presentation indicating the importance of the Significant Ecological Area ("SEA") proposed within the project boundary, and the General Plan Amendment intending to respect the proposed boundary. The applicant also discussed water supply, including that comments from the Castaic Lake Water Agency ("CLWA") regarding the One Valley One Vision Plan do not apply to this project, and CLWA made no comments regarding this project's Draft EIR.

Three persons testified during the December 16, 2009 continued public hearing, including a representative from the City of Santa Clarita ("City") and two from the applicant's project team. Comments from the City included issues with traffic, and requests for certain improvements to Skyline Ranch Road and at the Soledad Canyon Road intersection. The City also expressed their goal to return to the next public hearing in agreement with the County on one preferred cross-section for Skyline Ranch Road.

During the December 16, 2009 hearing, your Commission discussed looking forward to the project returning with issues resolved with the City. Your Commission also discussed water supply, and discussed that while this subdivision was well designed and appears to have an adequate water supply, there is an overall concern with water supply and large subdivisions. Your Commission directed staff to add additional conditions addressing oak tree mitigation planting, and evaluate potential conditions regulating garage doors as well as for installing piping for future reclaimed water use on landscaped slopes and cisterns on individual single-family lots. By vote of 5-0, your Commission continued the public hearing to March 3, 2010.

### **PROJECT ISSUES/TECHNICAL HOLDS**

The following are project issues and technical holds identified in previous staff analyses,

and that remained unresolved as of the December 16, 2009 hearing. Updated status is provided below.

#### Subdivision Committee

The tentative and Exhibit "A" maps dated October 22, 2009, were reviewed by the Subdivision Committee on November 30, 2009, and as of time of writing, one hold still remains. Still required by Los Angeles County Department of Public Works ("Public Works") is proof of off-site easements/rights of way for construction of Skyline Ranch Road to the satisfaction of Public Works.

The updated reports and draft conditions from Subdivision Committee are attached.

#### Highway Realignment

A highway realignment was filed to realign Whites Canyon Road, to be renamed Skyline Ranch Road, through the project site from Whites Canyon Road/Plum Canyon Road to Sierra Highway. As of the December 16, 2009 hearing, the Interdepartmental Engineering Committee ("IEC"), composed of Regional Planning and Public Works, had not yet formally met and indicated their recommendation regarding the highway realignment.

A duly-noticed IEC meeting was held on February 3, 2010. After a brief introduction by staff regarding the structure and role of IEC, a brief presentation was given by the applicant's representative regarding the realignment proposal. Seven people attended, including five people representing the applicant. One member of the public, a neighbor who received notice regarding the meeting, attended and inquired regarding how wide Skyline Ranch Road will be, and whether bike lanes will be proposed. A representative from the City also commented that a Class I bike lane along Skyline Ranch Road is requested.

Correspondence was also received for the IEC meeting from a neighboring property owner, indicating support of the project but with concerns regarding elimination of Cruzan Mesa Road (see attached). If Cruzan Mesa Road is retained, the letter indicates that it could then be constructed with rural improvements to provide limited access to wilderness areas.

After additional discussion regarding the technical designs of the realignment, including further evaluation by Public Works during review of the street improvement plans, P-Map No. 270 was assigned, and IEC recommended approval of the highway realignment.

#### Street Improvements to Skyline Ranch Road

The applicant has been working with the City and the County to reach consensus on street improvements to Skyline Ranch Road, the main thoroughfare of the project. The applicant met with staff from Public Works, Planning and the City on February 11, 2010,

and all came to general agreement on the design of Skyline Ranch Road within the project. Skyline Ranch Road will be designated a Secondary Highway with a modified street section: one travel lane in each direction, Class II bike lane, a 14-foot wide landscaped median, paseo, and remaining right-of-way to be landscaped. As of time of writing, the dimensions and design of the highway sections were being finalized, and will be included as part of the project's conditions of approval.

### **STAFF EVALUATION**

Since the December 16, 2009 continued public hearing, most of the project issues have been resolved other than one remaining technical hold with Public Works. The project is consistent with the General Plan and adopted Santa Clarita Valley Area Plan, and through the General Plan Amendment will be promoting future compatibility with a proposed SEA. The project is consistent with zoning, and through the density-controlled development CUP, will also be promoting a more sensitive design that clusters development closer to urban improvements and services. The project's infrastructure and community benefits balance against the project's requested density closer to the maximum density permitted by hillside management.

Flag lots are permitted where it is justified by topographic conditions, the size and shape of the division of land, or where the design is not conflict with the pattern of neighborhood development. The four proposed flag lots were designed as a result of incorporating paseos into the overall project design, and will be compatible with the development as the homes on these flag lots will be developed together with adjacent homes, and will not increase density of an existing neighborhood nor create less than desired access for Fire Department and emergency services.

The alternate cross-section is permitted where it is in keeping with the design and improvement of adjoining highways or streets. The alternate cross-section is proposed on all local streets within the project that provide direct access to the single-family lots. The alternate cross-section allows a portion of the right-of-way to be counted for lot size and setbacks, and in general, requests have been more carefully evaluated by staff due to potential conflicts with street improvements and increased paving when also in compliance with American with Disabilities Act (ADA) requirements. With recommended conditions to require roll-up garage doors, and maintain a minimum garage door setback of 18 feet from the back of the sidewalk, staff believes that the alternate cross-section would be keeping the design and improvement in this new development.

Draft conditions have also been added to specify required front yard setbacks for habitable areas and garages, require roll-up garage doors, and require dual-piping for future reclaimed water use on landscaped slopes. Additional requirements for single-family lots regarding cistern installation, were not added at this time based on staff's

understanding that this could be addressed through review for green building and low impact development ordinances compliance.

**RECOMMENDATION**

As of time of writing, all holds have not been cleared by Subdivision Committee.

The draft Findings of Fact and Statement of Overriding Considerations for the EIR will be forthcoming in a supplemental hearing package along with revised cross-sections for Skyline Ranch Road as agreed upon by the County, City and applicant. If all holds are cleared at the time of the supplemental package, draft findings for approval as well as draft resolution for the general plan amendment will also be included.

Once all holds have been cleared, staff will be recommending that your Commission close the public hearing and certify the Final EIR and adopt the Findings of Fact and Statement of Overriding Considerations. Staff also recommends your Commission approve the vesting tentative tract map, CUPs, oak tree permit and highway realignment, and recommend to the Board of Supervisors approval of the general plan amendment.

SMT:st  
2/18/10

Attachments: Draft Updated Conditions  
Final EIR, including Final Mitigation Monitoring Program  
Additional Correspondence

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 60922 (Rev.)

Page 1/1

TENTATIVE MAP DATED 10-22-2009  
EXHIBIT "A" MAP DATED 10-22-2009

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) Please see attached Road review sheet for comments and requirements.
- (2) ~~Any proposed booster pump stations are not approved at this time. Prior to tentative approval, the use and locations of booster pump stations must be approved by Public Works. Please contact Tony Khaikhalil of Land Development Division at (626) 458-4921 for additional information. Cleared.~~



Prepared by John Chin  
tr60922L-rev5(rev'd 02-18-10).doc

Phone (626) 458-4918

Date Rev. 02-18-2010

TENTATIVE MAP DATED 10-22-2009  
EXHIBIT MAP DATED 10-22-2009

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. The subdivider is proposing offsite work northerly of the tract boundary within TR 46018. The subdivider has reached an agreement with the offsite property owner that allows the offsite work to occur. However, offsite easements have not been secured at this time. We recommend prior to tentative map approval that the subdivider secures all necessary offsite easements or right of way to permit construction of the proposed public improvements.

 Prepared by Sam Richards  
tr60922r-rev5.doc

Phone (626) 458-4921

Date 11-24-2009

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. Design the boundaries of the unit final maps to the satisfaction of the Director of Public Works and the Department of Regional Planning.
8. The first unit of this subdivision shall be filed as Tract No. 60922-01, the second unit, Tract No. 60922-02, ..... and the last unit, Tract No. 60922.
9. Show open space/graded slope lots on the final map and dedicate residential construction rights over the open space/graded slope lots.
10. 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.
11. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
12. Quitclaim or relocate easements running through proposed structures.
13. Dedicate vehicular access rights to the rear of double frontage residential lots, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
14. If possible, modify the boundaries of the open space lots or add additional open space lots to include the airspace easements for sight distance to the satisfaction of Public Works and the Department of Regional Planning.
15. Provide full width off-site easement and/or right of way on Skyline Ranch Road from the tract boundary southerly to join Sierra Highway and westerly to join the existing Skyline Ranch Road on the final map to the satisfaction of Public Works.
16. 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.
17. 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.

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

tr60922L-rev5doc

Phone (626) 458-4918

Date 11-19-2009

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 60922 (Rev.)

TENTATIVE MAP DATED 10-22-2009

EXHIBIT "A" MAP DATED 10-22-2009

- 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  John Chin  
tr60922L-rev5.doc

Phone (626) 458-4918

Date 11-19-2009



**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

**TRACT NO.:** 60922

**TENTATIVE MAP DATE:** 10/22/2009  
**EXHIBIT MAP DATE:** 10/22/2009

**STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

**Prior to Improvement Plans Approval:**

1. Comply with the requirements of the Drainage Concept/Hydrology Study/Standard Urban Stormwater Mitigation Plan (SUSMP), which was approved on 05/13/09 to the satisfaction of the Department of Public Works.
2. Obtain approval or letter of non-jurisdictional from the State Department of Fish and Game.
3. Obtain approval or letter of non-jurisdictional from the State Water Resources Control Board.
4. Obtain approval or letter of non-jurisdictional from the Corps of Engineers.
5. This site is located in Zone A per the Federal Flood Insurance Rate Map. Obtain a Conditional Letter of Map Revision (CLOMR) from FEMA to the satisfaction of the Department of Public Works.

**Prior to recordation of a Final Map or Parcel map Waiver:**

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.
2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.
3. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all drainage devices/systems identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.

**Prior to Building Permit:**

1. 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 SUSMP requirements.



**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
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TRACT NO.: 60922

TENTATIVE MAP DATE: 10/22/2009  
EXHIBIT MAP DATE: 10/22/2009

**Prior to Improvement Acceptance for Public Maintenance:**

1. A Letter of Map Revision (LOMR) from FEMA must be obtained. Public Works, Watershed Management Division, (626) 458-7155, should be contacted to obtain required procedures.
2. All maintenance permits of the regulatory agencies must be active at the time of acceptance.

**Note:**

Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record an irrevocable offer to dedicate right of way and slope/drainage easements for Skyline Ranch Road and Sierra Highway within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the irrevocable offer to dedicate has been recorded.

It is agreed that the improvements to be constructed on Lots 48 and 49 of Tract No. 7493, which are under the same ownership as VTM 60922 at the time of approval, shall not be considered "offsite improvements". Therefore, Section 66462.5 of the Subdivision Map Act will have no future effect to compel the County or City of Santa Clarita to acquire any rights over the subject lots in the future for the benefit of any subdivider.

AP Name Yong Guo Date 11/18/09 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  
1 Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE TRACT MAP 60922  
SUBDIVIDER Pardee Homes  
ENGINEER Sikand  
GEOLOGIST & SOILS ENGINEER Geolabs - Westlake Village

TENTATIVE MAP DATED 10/22/09 (Revision & Exhibit)  
LOCATION Santa Clarita  
GRADING BY SUBDIVIDER [Y] (Y or N)  
REPORT DATE 8/28/08, 4/13/07, 11/16/06, 1/3/05, 8/23/04, 3/6/04

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports).
5. The Soils Engineering review dated 11/16/09 is attached.

Reviewed by

Geir Mathisen

Date 11/16/09

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

Tentative Tract Map 60922  
Location Santa Clarita  
Developer/Owner Pardee Homes  
Engineer/Architect Sikand  
Soils Engineer Geolabs - Westlake Village  
Geologist Same as above

DISTRIBUTION:

Drainage  
Grading  
Geo/Soils Central File  
District Engineer  
Geologist  
Soils Engineer  
Engineer/Architect

Review of:

Revised Tentative Tract Map Dated by Regional Planning 10/22/09 (Revision and Exhibit)  
Soils Engineering Report and Addenda Dated 4/13/07, 11/16/06, 1/3/05, 8/23/04, 3/6/04  
Previous Review Sheet Dated 7/8/09

ACTION:

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

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At the grading plan stage, provide geotechnical maps and tentative maps that conform. The geotechnical maps within the submitted report do not conform to the latest tentative map dated 10/22/09 by Regional Planning.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

- A. ONSITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL AND ARE CORROSIVE TO METALS.
- B. OFF-SITE GRADING IS RECOMMENED FOR THE REMOVAL AND RECOMPACTION OF LANDSLIDES QLS-9A, QLS-10, QLS-10A, L1, AND L17.

Reviewed by \_\_\_\_\_



Date 11/16/09

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, is 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\60922TentT1

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

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

1. Notarized covenants shall be secured and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite 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. Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively.
2. Provide approval of:
  - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The location/alignment and details/typical sections of any park/trail, as shown on the grading plan, to the satisfaction of the Department of Parks and Recreation.
  - c. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - d. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from

all easement holders may be required.

4. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

**ADDITIONAL COMMENTS:**

1. Provide easements for the pedestrian bridge and associated appurtenances over Skyline Ranch Road for access and maintenance purposes to the satisfaction of Public Works.
2. Slope set back as shown on the tentative map are not necessarily approved. All the set back shall conform to section J108.1 of grading code.
3. Westerly face of the Debris Basin containing the inlet for MTD 1548 (on the western tract boundary) shall be concrete lined if determined to be appropriate to the satisfaction of Public Works.

MDE

Name David Esfandi Date 11/16/09 Phone (626) 458-4921

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

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. 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. 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.
3. 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.
4. 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.
5. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances.
6. 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.
7. 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 60 feet to 58 feet of right of way.
8. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
9. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.

10. 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.
11. 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.
12. Depict all line of sight easements on landscaping and grading plans.
13. Permission is granted to vacate the excess right of way on Vasquez Canyon Road providing the adjoining property owners have the underlying ownership of the portion of street to be vacated. 40 feet of right of way shall be retained on Vasquez Canyon Road. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.
14. Dedicate slope and drainage easements for future widening on Vasquez Canyon Road to the satisfaction of Public Works.
15. Dedicate vehicular access rights on Skyline Ranch Road and Vasquez Canyon Road for all lots, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
16. Provide standard property line return radii of 13 feet at all local street intersections, and 27 feet at the intersection of local streets with General Plan Highways and where all General Plan Highways intersect, or to the satisfaction of this Department.
17. Dedicate variable right of way (minimum 40 feet) from centerline within the tract boundaries on Skyline Ranch Road per the latest approved I.E.C. alignment P-270(PW). The alignment and grade of Skyline Ranch Road shall be compatible with Tract 46018.
18. Dedicate off-site right of way 44 feet to 47 feet from centerline on Skyline Ranch Road from Sierra Highway to the southerly property line per the latest approved I.E.C. alignment P-270(PW). It shall be the sole responsibility of the subdivider to acquire the necessary right of way.
19. Dedicate right of way 32 feet from centerline within the tract boundaries on Main

Street South and Main Street North. The details of the proposed ultimate typical section are not necessarily approved. Approval is contingent on the traffic study demonstrating that the projected traffic volumes do not exceed the capacity of this roadway. If so, provide additional lanes.

20. Dedicate right of way 32 feet from centerline within the tract boundaries on S-A Street, S-L Street, S-M from Main Street South to S-L Street, S-U Street, S-BB Street, S-HH Street, N-A Street from Main Street North to N-D, N-B from Main Street North to N-E Street, N-J Street from Main Street North to N-C Street, N-R Street, N-S Street, and N-X1 Street.
21. Dedicate right of way 30 feet from centerline within the tract boundaries on S-B Street, S-C Street, S-D Street, S-G Street, S-J Street, S-N Street, S-P Street, S-V Street including a standard cul-de-sac bulb, S-CC Street, S-DD Street, S-GG Street, S-OO Street including a standard cul-de-sac bulb, S-NN Street, S-MM Street, S-JJ Street, S-KK Street, S-LL Street including a standard knuckle, N-A, N-B from N-E Street to N-G Street, N-C Street, N-D Street, N-E Street, N-G Street, N-H Street including a standard cul-de-sac bulb, N-J Street from N-C Street to N-F Street, N-Q N-W Street, N-T Street, N-U Street, N-V Street, N-X Street, N-CC Street, and N-DD Street.
22. Dedicate right of way 29 feet from centerline including a standard cul-de-sac bulb within the tract boundaries on S-B1 Street, S-B2 Street, S-D1 Street, S-E Street, S-E Street, S-F Street, S-H Street, S-J1 Street, S-K Street, S-M1 Street, S-N1 Street, S-O Street, S-Q Street, S-S Street, S-W Street, S-X Street, S-Y Street, S-Z Street, S-AA Street, S-CC1 Street, S-CC2 Street, S-DD1 Street, S-EE Street, S-FF Street, S-GG1 Street, S-JJ1 Street, S-MM1 Street, S-MM2 Street, S-PP Street, S-QQ Street, S-RR Street, N-B1 Street, N-C1 Street, N-F Street, N-H1 Street, N-H2 Street, N-I Street, N-J1 Street, N-K Street, N-L Street, N-N Street, N-O Street, N-P Street, N-Q Street, N-T1 Street, N-V1 Street, N-Y Street, N-Z Street, N-AA Street, N-BB Street, and N-DD1 Street.
23. Provide off-site full street right of way and construct off-site improvements and cul-de-sac bulbs wherever required to the satisfaction of the City of Santa Clarita.
24. Dedicate additional right of way at all proposed roundabout locations to the satisfaction of Public Works.
25. Construct curb, gutter, base, pavement and sidewalk within the tract boundaries on Skyline Ranch Road to the satisfaction of Public Works.

26. Off-site improvements are required. Construct off-site full width highway improvements, including curb, gutter, base, pavement, sidewalk, street trees, and street lights, on the portion of Skyline Ranch Road from Sierra Highway to the southerly property line to the satisfaction of Public Works and the city of Santa Clarita.
27. The county alternative street cross sections shown on the tentative map are conceptually approved and are subject to final design approval.
28. If Tract 46018 improvements are not constructed first, construct a minimum of 24 feet of "all weather" off-site pavement joining Skyline Ranch Road to Plum Canyon Road per the latest approved I.E.C. alignment P-270(PW) to the satisfaction of Public Works. If the Fire Department requires a wider pavement width, construct the additional pavement to the satisfaction of Public Works. Proof of off-site access is required.
29. Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record an irrevocable offer to dedicate right of way and slope/drainage easements for Skyline Ranch Road and Sierra Highway within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the dedication or irrevocable offer to dedicate has been recorded.
30. It is agreed that the improvements to be constructed on Lots 48 and 49 of Tract No. 7493, which are under the same ownership as VTM 60922 at the time of approval, shall not be considered "offsite improvements". Therefore, Section 66462.5 of the Subdivision Map Act will have no future effect to compel the County or City of Santa Clarita to acquire any rights over the subject lots in the future for the benefit of any subdivider.
31. Construct curb, gutter, base, pavement and sidewalk within the tract boundaries on all local streets. We have no objections to the use of alternate street section subject to the approval of the Advisory Agency.
32. 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.
33. Plant street trees within the tract boundaries on Skyline Ranch Road and all local

streets to the satisfaction of Public Works.

34. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.
35. Provide intersection sight distance for a design speed of:
  - a. 40 mph (415 feet) on Main Street from "N-CC" Street (westerly direction), from "N-CC" Street (westerly direction), and from "S-P" Street (southerly direction); on "S-M" Street from "S-L" Street (southerly direction), and from "S-N" Street (northerly direction).
  - b. 30 mph (310 feet) on "S-MM" Street from "S-NN" Street (northerly direction); on "N-J" Street from "N-E" Street (westerly direction); on "S-V" Street from "S-W" Street (both directions); and on "S-N" Street from "S-L" Street (westerly direction).
  - c. 25 mph (260 feet) on "N-T1" Street from "N-W" Street (easterly direction); on "N-V" Street from "N-R" Street (easterly direction); and on "N-L" Street from "N-C" Street (southerly direction).
  - d. 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. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).
36. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring on Skyline Ranch Road and all internal public streets to the satisfaction of Public Works. Obtain Street Lighting Section's approval of the street light layout prior to project recordation. Street lighting plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. The proposed project, or portions thereof, are not within an existing Lighting

District. Annexation is 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 prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk. Assessment will be imposed on portions of the development served by driveways or gated driveways as a result of benefits derived from existing or future street lights on adjacent public roadways.

- (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 project, 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. Note that 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.
- e. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the above conditions are met and the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year.

The transfer of billing could be delayed one or more years if the above conditions are not met.

37. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
38. Install postal delivery receptacles in groups to serve two or more residential units.
39. Provide and install street name signs prior to occupancy of buildings.
40. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works.
41. Prior to final map approval, the applicant shall pay the fees established by the Board of Supervisors for the portions of the subdivision within the boundaries for the Eastside and Bouquet Canyon Bridge and Major Thoroughfare Construction Fee Districts in effect at the time of recordation. The current applicable fee is \$16,850 and \$16,280 per factored unit, respectively and is subject to change.
42. Comply with any additional requirements, as a means of mitigating any traffic impacts as identified in the traffic study approved by Public Works. If identified in the traffic study, prepare Traffic Signal Plans for all intersections (both on-site and off-site) affected by this subdivision to the satisfaction of Public Works.
43. Prepare signing and striping plans for Skyline Ranch Road within this subdivision and all the off-site multilane highways and streets affected by this subdivision to the satisfaction of Public Works.
44. If the approved traffic study identifies the need of additional travel lanes on Main Street South and Main Street North, dedicate additional right of way on Main Street South and Main Street North to the satisfaction of Public Works.
45. If additional travel lanes are required on Main Street South and Main Street North, construct the additional travel lanes, and prepare signing and striping plans for Main Street South and Main Street North within this subdivision to the satisfaction of Public Works.
46. A deposit is required to review documents and plans for final map clearance.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
TRACT NO. 60922 (Rev.)

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REVISED MAP DATED 10-22-2009  
EXHIBIT MAP DATED 10-22-2009

47. Establish a Landscape Maintenance District (LMD), subject to the approval of the Department of Parks and Recreation, for the purpose of maintaining the landscaped parkways and medians on Skyline Ranch Road.
48. Permission is granted to vacate all excess easements and right of way acquired by dedication on Tract No.'s 44967, 49433 and 49434 by the recordation of Tract No. 60922 to the satisfaction of Public and the Department of Regional Planning. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.



Prepared by Sam Richards

tr60922r-rev5.doc

Phone (626) 458-4921

Date 11-24-2009

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. Comply with the mitigation measures as identified in the approved sewer area study (**PC 12109AS, dated 04-28-2009**) to the satisfaction of Public Works. The sewer area study shall be invalidated should the total number of dwelling units, increase, the density increases, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. Provide a digital copy (PDF Format) of the approved area study and/or approved sewer improvement plans.
4. 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.
5. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.
6. 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.
7. If proposed sewer crosses Flood hazard, alignment may be acceptable provided permits are obtained from agencies having jurisdiction for the existing natural water course crossings.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
TRACT NO. 60922 (Rev.)

Page 2/2

TENTATIVE MAP DATED 10-22-2009  
EXHIBIT MAP DATED 10-22-2009

8. Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record dedication or an irrevocable offer to dedicate sewer easements within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the irrevocable offer to dedicate has been recorded.

  
Prepared by Tony Khalkhali  
tr60922s-rev5.doc

Phone (626) 458-4921

Date 11-18-2009

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 booster 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. If necessary, extend the off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. Depict all line of sight easements on the landscaping and grading plans.
7. Install a separate water irrigation systems for recycled water use per landscape plans.
8. If necessary, install off-site recycle water mainline per landscape plans to serve this subdivision to the satisfaction of Public Work.
9. The recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.

WRITTEN SUBMISSION BY: Craig Cantrell and the Cantrell Family Trust for:

INTERDEPARTMENTAL ENGINEERING COMMITTEE - February 3, 2010 at 1:00pm,  
RM1385

(Project No. 04-075-(5) Highway Realignment Case No. 200900001 and Associated General Plan Amendment Case No. 200900009)

My name is Craig Cantrell and I live at 29843 Arline Street in Canyon Country, which is at the east end of proposed Cruzan Mesa Road where it would connect to Sierra Highway. My family owns the 40 acre parcel of raw land that begins at the end of county maintained and paved Arline Street and turns into Plum Canyon Fire Road, then continues through the Skyline Ranch project to Plum Canyon. This is the location of the proposed Cruzan Mesa Road currently know as Arline Street and Plum Canyon Fire Road. Future improvement of this road has been on the general plan for many years and I am somewhat torn between the deletion of the road and its' greatly needed improvement.

First off, I would like to say my family and I fully support the Skyline Ranch project and its' wonderful planned wilderness recreation area. We are not entrenched property owners that do not want to see change and improvements in the area. Quite to the contrary, we are in favor of the many developments happening in Canyon Country and the improvements that come with these developments such as: curbs, sidewalks, horse trails, bike trails, water lines, sewer lines, drainage, improved fire protection, etc...

Although the idea of a "highway" in front of my home and through my family's property is not very appealing, future improvement and retention of a lesser trafficked Cruzan Mesa Road is. An improved two lane paved "road" with fire hydrants, sidewalks, bike trails and possibly a horse trail that will provide east side access to the planned wilderness area and greater area fire protection throughout the community IS VERY DESIRABLE.

I suggest having Cruzan Mesa Road come into the Skyline Ranch project from the east and west sides, but NOT connect for through traffic or possibly connect to a road that encircles the wilderness area. This will provide access to the wilderness area from those two sides. Similar access roads can be developed from the north and south sides, that also do NOT connect or can "T" into a wilderness area encircling road. If no encircling road is developed, something such as locked gates at four parking lot access points can be installed for wilderness area maintenance and fire protection access, allowing a through traffic connection only for maintenance and fire emergencies when required.

Please give these thoughts serious consideration. Keep Cruzan Mesa Road on the general plan and within the Skyline Ranch project as a lesser "road" that can provide through traffic in some way to wilderness area personnel and when fire or evacuation services are needed. Surrounding current and future development project residents, plus Sierra Highway College of the Canyons students will greatly appreciate a Cruzan Mesa Road wilderness area access from the east side of the Skyline Ranch project in the long run.

Thank you,



Craig Cantrell

Owner parcels: 3231-016-015 and 3231-016-018  
Cantrell Family Trust owner parcel: 3231-014-024



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

February 25, 2010

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

FROM: <sup>ACB</sup> Alejandrina C. Baldwin, Principal Regional Planner for  
Susan Tae, Supervising Regional Planner  
Land Divisions Section

**SUBJECT: PROJECT NO. 04-075-(5) "Skyline Ranch"**  
**GENERAL PLAN AMENDMENT CASE NO. 200900009**  
**VESTING TENTATIVE TRACT MAP NO. 060922**  
**CONDITIONAL USE PERMIT CASE NO. 04-075**  
**CONDITIONAL USE PERMIT CASE NO. 200900121**  
**OAK TREE PERMIT CASE NO. 200700021**  
**HIGHWAY REALIGNMENT CASE NO. 200900001**

**March 3, 2010; AGENDA ITEM NO. 6 a, b, c, d, e, f, g**

**\* SUPPLEMENTAL INFORMATION \***

**PROJECT BACKGROUND**

The project, known as Skyline Ranch, is a clustered residential development of 1,260 single-family residential lots, a 12-acre public park, nine private parks, an 11.6-acre elementary school lot, 25 open space lots and additional public facility (debris basin and booster pump station) lots on 2,173 gross acres. The vesting tentative tract map was filed with a Conditional Use Permit ("CUP") for onsite grading, urban and nonurban hillside management, density-controlled development and for a temporary materials processing facility. The project includes an Oak Tree Permit for the removal of one oak tree (nonheritage), and a highway realignment for Whites Canyon Road to be realigned through the project site as Skyline Ranch Road. A Draft Environmental Impact Report ("EIR") has been prepared pursuant to California Environmental Quality Act (CEQA) reporting requirements.

**PROJECT ISSUES/TECHNICAL HOLDS UPDATE**

Sine staff's memo to your Commission dated February 18, 2010, the tentative and

Exhibit "A" maps dated October 22, 2009, reviewed by the Subdivision Committee on November 30, 2009, have not cleared Subdivision Committee.

Street Improvements to Skyline Ranch Road

The Los Angeles County Department of Public Works ("Public Works") is still requiring proof of off-site easements/rights of way for construction of Skyline Ranch Road to their satisfaction.

Updated Findings and Conditions

The draft Findings of Fact and Statement of Overriding Considerations for the EIR are forthcoming in the next hearing package.

**RECOMMENDATION**

At time of writing, all holds have not been cleared by the Subdivision Committee.

Once all holds are cleared, staff will recommend that your Commission close the public hearing, certify the Final EIR and adopt the Findings of Fact and Statement of Overriding Considerations. Staff will also recommend that your Commission approve the vesting tentative tract map, CUPs, oak tree permit and highway realignment, and recommend to the Board of Supervisors approval of the general plan amendment.

At this time staff recommends a continuance to a date certain. For the next continued hearing, staff will prepare the Final EIR with Findings of Fact and Statement of Overriding Considerations and draft findings and conditions for approval for your Commission's consideration.

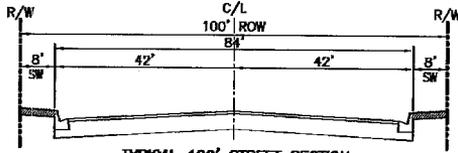
**Recommended Motion: I move that the Regional Planning Commission continue the public hearing to a date certain in order for the final technical clearances on the subdivision to be received and for the preparation of the Final Environmental Impact Report with Findings of Fact and Statement of Overriding Considerations, and draft findings and conditions for the project.**

ACB:acb

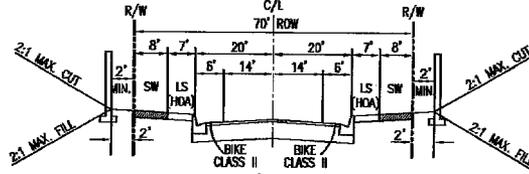
2/25/2010

Attachment: Skyline Ranch Road Street Cross-Sections

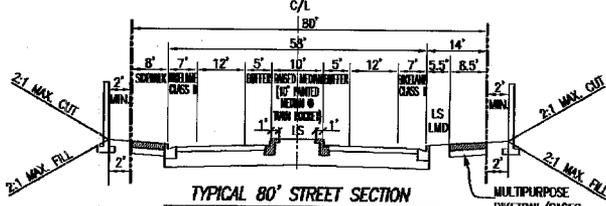
# STREET CROSS SECTIONS



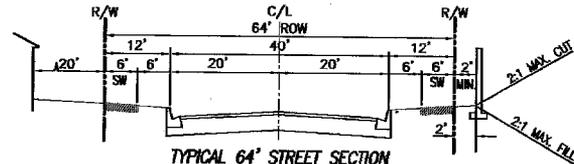
SIERRA HIGHWAY (PROPOSED COUNTY SECTION)  
SEE 58' HALF STREET SECTION HEREON



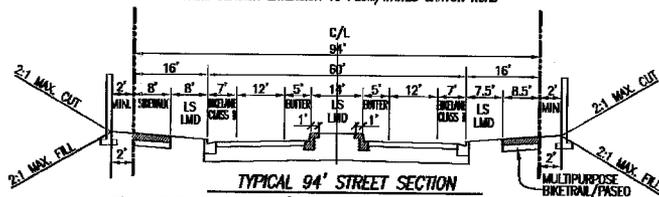
NORTH & SOUTH LOOPS  
NO PARKING



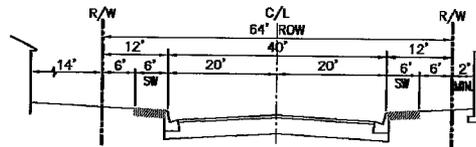
SKYLINE RANCH ROAD (2-LANES W/ MEDIAN AND BIKELANES)  
FROM BENSON EXTENSION TO PLUM/WHITES CANYON ROAD



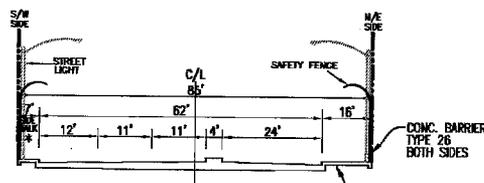
LOCAL COLLECTOR STREET  
N-A (MAIN ST N. TO N-D), N-B (MAIN ST N. TO N-E),  
N-J (MAIN ST N. TO N-C), N-R, N-S (MAIN ST N. TO N-Z), N-W, N-X1,  
S-A, S-BB, S-HH, S-L, S-M (MAIN ST S. TO S-L), S-U



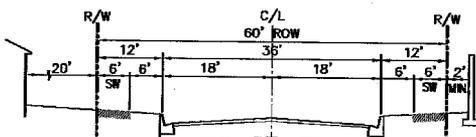
SKYLINE RANCH ROAD (2-LANES W/ MEDIAN AND BIKELANES)  
SECONDARY HIGHWAY, CASE 4, SECTION A WITH NO PARKING  
FROM SIERRA HWY TO 1400'± W/O MAIN STREET SOUTH (AT PARK SITE) (EXCEPT FOR BRIDGE)



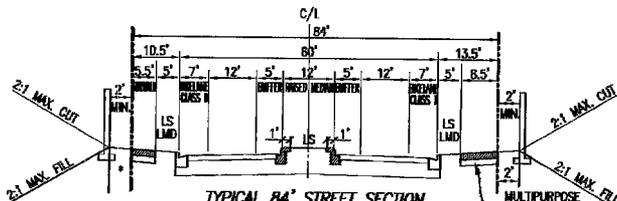
LOCAL STREET  
N-A (MAIN ST N. TO N-D), N-B (MAIN ST N. TO N-E),  
N-J (MAIN ST N. TO N-C), N-R, N-S (MAIN ST N. TO N-Z), N-W, N-X1,  
S-A, S-BB, S-HH, S-L, S-M (MAIN ST S. TO S-L), S-U



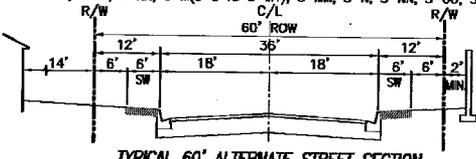
SKYLINE RANCH ROAD @ BRIDGE  
± 6' MIN. CLEAR FROM FACE OF CURB TO BARRIER



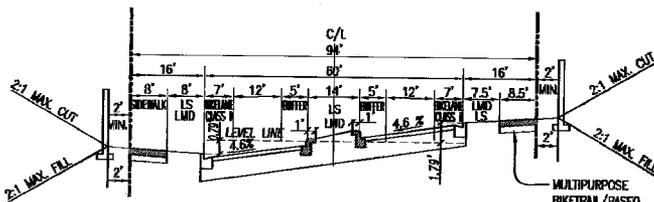
LOCAL STREET  
N-A(N-D TO N-C), N-B(N-E TO N-G), N-C, N-CC, N-D, N-DD, N-E, N-G, N-H, N-J(N-C TO N-F),  
N-S (N-Z TO N-BB), N-T, N-U, N-V, N-X, N-Z, S-B, S-C, S-CC, S-D, S-DD, S-G, S-GG, S-H,  
S-J, S-JJ, S-KK, S-M(S-L TO S-M1), S-MM, S-N, S-NN, S-OO, S-P, S-V



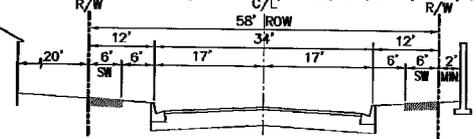
SKYLINE RANCH ROAD (2-LANES W/ MEDIAN AND BIKELANES)  
FROM 1400'± W/O MAIN STREET SOUTH (AT PARK SITE) TO BENSON EXTENSION



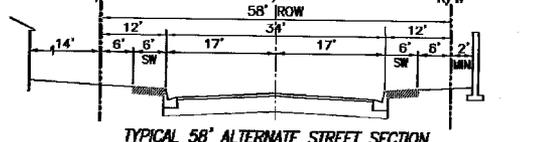
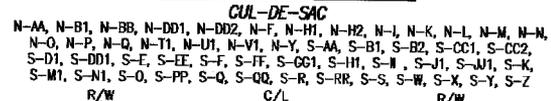
LOCAL STREET  
N-A(N-D TO N-C), N-B(N-E TO N-G), N-C, N-CC, N-D, N-DD, N-E, N-G, N-H, N-J(N-C TO N-F),  
N-S (N-Z TO N-BB), N-T, N-U, N-V, N-X, N-Z, S-B, S-C, S-CC, S-D, S-DD, S-G, S-GG, S-H,  
S-J, S-JJ, S-KK, S-M(S-L TO S-M1), S-MM, S-N, S-NN, S-OO, S-P, S-V



SKYLINE RANCH ROAD (SUPERELEVATION)



CUL-DE-SAC



CUL-DE-SAC  
N-AA, N-B1, N-BB, N-DD1, N-DD2, N-F, N-H1, N-H2, N-I, N-K, N-L, N-M, N-N,  
N-O, N-P, N-Q, N-T1, N-U1, N-V1, N-Y, S-AA, S-B1, S-B2, S-CC1, S-CC2,  
S-D1, S-DD1, S-E, S-EE, S-F, S-FF, S-GG1, S-H1, S-I, S-J1, S-JJ1, S-K,  
S-M1, S-N1, S-O, S-PP, S-Q, S-QQ, S-R, S-RR, S-S, S-W, S-X, S-Y, S-Z

NOTE:  
PKWY & MEDIAN LANDSCAPING TO BE MAINTAINED BY A LANDSCAPE  
MAINTENANCE DISTRICT (LMD)



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

March 11, 2010

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

FROM: Susan Tae, AICP, Supervising Regional Planner *SWT*  
Land Divisions Section

**SUBJECT: PROJECT NO. 04-075-(5) "Skyline Ranch"**  
**GENERAL PLAN AMENDMENT CASE NO. 200900009**  
**VESTING TENTATIVE TRACT MAP NO. 060922**  
**CONDITIONAL USE PERMIT CASE NO. 04-075**  
**CONDITIONAL USE PERMIT CASE NO. 200900121**  
**OAK TREE PERMIT CASE NO. 200700021**  
**HIGHWAY REALIGNMENT CASE NO. 200900001**

**MARCH 24, 2010; AGENDA ITEM NO. 8 a, b, c, d, e, f, g**

**PROJECT BACKGROUND**

The project, known as Skyline Ranch, proposes a clustered residential development of 1,260 single-family residential lots as well as a 12-acre public park, nine private parks, an 11.6-acre elementary school lot, 25 open space lots and additional public facility (debris basin and booster pump station) lots on 2,173 gross acres. The project includes Class II bike lanes within Skyline Ranch Road as well as network of privately-maintained paseos and trails, and one public trail.

The project was originally filed with a vesting tentative tract map for the subdivision along with a Conditional Use Permit ("CUP") for onsite grading, urban and nonurban hillside management, density-controlled development and for a temporary materials processing facility proposed onsite during construction within the project site. The project also includes an oak tree permit for the removal of one oak tree (nonheritage), and a highway realignment for Whites Canyon Road to be realigned through the project site as Skyline Ranch Road. A General Plan Amendment to address changes to the Master Plan of Highways has subsequently been filed along with a CUP for a solid fill project for the offsite construction of Skyline Ranch Road.

A Draft Environmental Impact Report ("EIR") has been prepared pursuant to California

Environmental Quality Act (CEQA) reporting requirements. Impacts to Visual Quality, Cumulative Traffic, Noise, Air Quality, Solid Waste Disposal, Law Enforcement Services and Global Climate Change were identified as significant impacts that cannot be mitigated to less than significant with project mitigation measures. The Draft EIR was circulated, and the formal public comment period as noticed, ended on September 10, 2009.

### **MARCH 3, 2010 CONTINUED PUBLIC HEARING**

Your Commission previously considered the project on September 16, 2009, and continued the matter to December 16, 2009 and March 3, 2010 to allow further time for project issues to be resolved. It was considered an insist hearing as there were still remaining technical holds from Los Angeles County Subdivision Committee ("Subdivision Committee") at the time of the public hearing.

During staff's presentation on March 3, 2010, staff outlined additional issues that were resolved since the December 16, 2009 public hearing. The Los Angeles County Interdepartmental Engineering Committee ("IEC") met on the proposed highway realignment on February 3, 2010, and after presentation from staff and the applicant, and discussion from one neighbor and City of Santa Clarita ("City") staff, IEC recommended approval of the highway realignment. County and City staff along with the applicant also met and agreed upon improvements to Skyline Ranch Road since the December hearing. The last remaining hold from Subdivision Committee, proof of offsite easements, was proposed during the March 3, 2010 hearing by Public Works to be conditioned prior to the Los Angeles County Board of Supervisors public hearing, and read into the record by Public Works.

Following staff's presentation, the applicant indicated their agreement with, and appreciation for, the recommended condition from Public Works. Testimony was also taken from one representative from the City regarding the Skyline Ranch Road improvements. The City also testified regarding the project's open space, encouraging that additional condition language be developed to clarify and specify the initial and ongoing funding mechanisms for maintenance of the large natural open space lots.

During the March 3, 2010 hearing, your Commission discussed the open space, and concern for such large open space to fall to the future homeowners associatoin for maintenance. The Commission also discussed the type of fencing around the vernal pools where filming activity occurs nearby, and whether utilities will be provided to the elementary school site. The applicant responded that split-rail fencing would be acceptable as long as other affected jurisdictions and agencies find it acceptable. The vernal pools are always protected by a fence, and if filming requests that the fencing be temporarily removed these areas are protected by an onsite biologist during the duration the fence is removed.

Your Commission directed staff to update the draft project conditions, and prepare final documents including findings, resolution and the Final EIR and Findings of Fact and Statement of Overriding Considerations. By vote of 5-0, your Commission continued the public hearing to March 24, 2010.

### **PROJECT ISSUES**

All holds have been cleared for the project, and updated conditions along with draft findings and draft resolution are attached.

#### **Additional Language regarding Open Space Maintenance**

As of time of writing, staff is continuing to evaluate whether additional language would be appropriate to address the funding mechanisms for the natural open space intended for Los Angeles County Department of Parks and Recreation. Additional information, including additional conditions if recommended appropriate, will be provided to your Commission in a supplemental hearing package.

#### **Additional Correspondence regarding the Final EIR**

The Final EIR, dated February 2010, was circulated and subsequent correspondence was received from the Sierra Club, and Santa Clarita Organization for Planning and the Environment ("SCOPE"). Upon further review, staff found that the comments did not raise new issues that required corrections or additions to the Draft EIR; the responses generally clarified and amplified information already provided in the Draft and Final EIR. New information has been added on water supply through responses due to the recently issued Draft 2009 State Water Project Reliability Report.

The additional correspondence is attached, and also included in the Addendum to the Final EIR dated March 2010, distributed with this hearing package.

### **STAFF EVALUATION**

Since the March 3, 2010 continued public hearing, all holds have been cleared for the project. The project is consistent with the General Plan and adopted Santa Clarita Valley Area Plan, and through the General Plan Amendment will be promoting future compatibility with a proposed SEA. The project is consistent with zoning, and through the density-controlled development CUP, will also be promoting a more sensitive design that clusters development closer to urban improvements and services. The project's infrastructure and community benefits balance against the project's requested density closer to the maximum density permitted by hillside management.

**RECOMMENDATION**

Therefore, staff recommends that your Commission close the public hearing and certify the Final EIR and adopt the Findings of Fact and Statement of Overriding Considerations. Staff also recommends your Commission approve the vesting tentative tract map, CUPs, oak tree permit and highway realignment; and recommend to the Board of Supervisors approval of the general plan amendment.

**Recommended Motion:** "I move that the Regional Planning Commission close the public hearing; and certify the Final EIR and adopt the Findings of Fact and Statement of Overriding Considerations."

**Recommended Motion:** "I move that the Regional Planning Commission approve Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case Nos. 04-075 and 200900121, Oak Tree Permit Case No. 200700021 and Highway Realignment Case No. 200900001; and recommend to the Board of Supervisors approval of General Plan Amendment Case No. 200900009."

SMT:st  
3/11/10

Attachments: Draft Resolution  
Draft Findings  
Updated Draft Conditions  
Addendum to Final EIR  
Additional Correspondence

**A DRAFT RESOLUTION OF THE  
REGIONAL PLANNING COMMISSION  
OF THE COUNTY OF LOS ANGELES  
RELATING TO PROJECT NO. 04-075-(5)  
GENERAL PLAN AMENDMENT CASE NO. 200900009**

**WHEREAS**, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350) provides for adoption of amendments to county general plans; and

**WHEREAS**, the Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing regarding General Plan Amendment Case No. 200900009, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, Highway Realignment Case No. 200900001, and Vesting Tentative Tract Map No. 060922 on September 16, 2009, December 16, 2009, March 3, 2010, and March 24, 2010.

**WHEREAS**, the Commission finds as follows:

1. The applicant, Pardee Homes, LLC, proposes to create a clustered hillside residential development of 1,260 single-family homes and various open space parks on 2,173 gross acres. The project includes an 11.6-acre elementary school site, a 12-acre public park and a network of privately-maintained paseos and trails, and one public trail. A Class II bike lane is proposed within Skyline Ranch Road.
2. General Plan Amendment Case No. 200900009 is a request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited Secondary Highway), rename extension of Whites Canyon Road (proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway as Skyline Ranch Road.
3. Conditional Use Permit ("CUP") Case No. 04-075 is a related request to ensure compliance with the requirements for urban and nonurban hillside management, density-controlled development, and onsite project grading that exceeds 100,000 cubic yards; and to permit a temporary materials processing facility proposed during construction within the project site.
4. CUP Case No. 200900121 is a related request to authorize a solid fill project for the offsite grading and construction of Skyline Ranch Road from its western project boundary to Whites Canyon Road/Plum Canyon Road, including 535,000 cubic yards of cut and 37,000 cubic yards of fill.
5. Oak Tree Permit Case No. 200700021 is a related request to remove one oak tree (nonheritage oak).

6. Highway Realignment Case No. 200900001 is a related request to authorize the realignment of Whites Canyon Road, a designated proposed Secondary Highway through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway, to be renamed Skyline Ranch Road.
7. Vesting Tentative Tract Map No. 060922 is a related request to create 1,260 single family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres.
8. The subject site is located west of Sierra Highway and south of Vasquez Canyon Road, and north of the City of Santa Clarita ("City"), in the Sand Canyon Zoned District.
9. The irregularly-shaped property is approximately 2,173 gross acres in size in a mostly natural condition with level to steeply sloping topography. Approximately 774 acres are within 0 to 25 percent slopes, 644 acres within 25 to 50 percent slopes, and 755 acres have slopes 50 percent and greater.
10. The project site is currently zoned A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area), A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area), A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area), and A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area), which was established by Ordinance No. 7339, effective June 6, 1958. Surrounding zoning is A-1 and A-2-1 to the north, A-1, A-1-10,000, R-3 (Limited Multiple Residence), C-3 (Unlimited Commercial), M-1 (Light Industrial), and City to the east; and A-2-1 and City to the south and west.
11. The subject property consists of vacant land, including 200 single-family lots created under recorded Tract Map Nos. 49433, 49434 and 49467. Surrounding uses include vacant property with single-family residential to the east, south and west; industrial and commercial within the City to the east and south; and multi-family residential and a school within the City to the south.
12. Access to the proposed development will be provided by an extension of Whites Canyon Road as Skyline Ranch Road from the west, a proposed 84-foot to 94-foot wide Secondary Highway as proposed on the County Master Plan of Highways, realigned through the subject property to Sierra Highway, a 100-foot Major Highway.
13. The approved vesting tentative tract map and Exhibit "A", dated October 22, 2009, depicts 1,260 single-family lots clustered over approximately 622 acres in the southern portion of the project site. The single-family lots range in size from 6,048 to 23,950 square feet. A proposed 12-acre public park will be located at the northern portion of the developed area, with recreational amenities to include a basketball court, baseball field and children's play area. Additional parks will be privately maintained by a homeowners association ("HOA"), totaling approximately six acres. An 11.6-acre

elementary school site is depicted in the center of the developed area with a pedestrian bridge over Skyline Ranch Road, and 13 debris basin lots are depicted throughout the development. A public trail will be included within the project as well as privately-maintained trails and paseos, providing connectivity to private parks, cul-de-sac streets, and main thoroughfare Skyline Ranch Road. Grading will consist of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill (total 41.6 million cubic yards) to be balanced onsite. Offsite grading for the construction of Skyline Ranch Road will consist of 535,000 cubic yards of cut and 37,000 cubic yards of fill. Monument signs are proposed on and offsite within the unincorporated area and City, and a single oak tree onsite will be removed due to grading and construction.

14. Letters received and submitted to the Commission include from the City as well as the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA), Santa Clarita Organization for Preservation and the Environment ("SCOPE"), Santa Monica Mountains Conservancy ("SMMC"), and Sierra Club. The correspondence reflected comments on the Draft Environmental Impact Report ("EIR") as well as on the project design.
15. The project was advertised for the September 16, 2009 insit public hearing for Vesting Tentative Tract Map No. 060922, CUP Case No. 04-075, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.
16. During the September 16, 2009 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff recommended a continuance due to technical holds still outstanding for the project, including clearance through Los Angeles County Subdivision Committee ("Subdivision Committee") and required review by the Los Angeles County Interdepartmental Engineering Committee ("IEC"). Staff also indicated that a General Plan Amendment was required for the project for changes to the Master Plan of Highways, as the General Plan update, and the Plan update known as "One Valley One Vision" ("OVOV"), will likely update the Master Plan after the timeline proposed for this project. A CUP was also required to be filed for a solid fill grading project for the offsite construction of Skyline Ranch Road. Concern with existing filming activity near the Cruzan Mesa vernal pools within the large proposed open space lot was also raised by staff, warranting further research by staff.
17. Six persons testified at the September 16, 2009 public hearing: one neutral, and five with concerns or issues related to the development. The neutral testifier indicated that the applicant had an agreement in place with the Sulphur Springs School District regarding the elementary school site. Concerns expressed during the public hearing, including from the City, SCOPE and the SMMC/Mountains Recreation and Conservation Authority ("MRCA"), addressed need for offsite improvements at the intersection of Sierra Highway and Soledad Canyon Road; and included technical issues related to Skyline Ranch Road improvements (bike lane classification), improvements to Skyline Ranch Road west of the project site and offsite mitigation to

City utilities. Other concerns included need for re-noticing of project to include the General Plan Amendment, impacts to air quality, need for updated documents for the EIR, supremacy of Alternative No. 2 in the Draft EIR, and need for funding sources for maintenance of the open space. MRCA also indicated their experience in managing vernal pools, and made recommendations regarding signage and filming compatibility.

18. Issues raised during the September 16, 2009 public hearing included water availability and how this project may be affected by concurrent hearings on OVOV.
19. During the September 16, 2009 public hearing, the applicant's representative indicated that the project was favorable with City support and staff not requesting any design changes. The representative indicated their position regarding the additional CUP and General Plan Amendment filings requested by staff, and indicated that any issues regarding onsite filming activity had already been resolved. The representative supported the continuance recommendation, and indicated their understanding the testifiers' concerns.
20. During the September 16, 2009 public hearing, the Commission discussed the history of filming in southern California and questioned whether filming revenue could be used as a funding source for maintenance of the vernal pools, and how to achieve a balance between filming activity and resource protection. The Commission also indicated that while staff is recommending a continuance, it was important to hold the public hearing and allow officials and interested persons to express their concerns. Given that OVOV was also scheduled for public hearing, the Commission indicated that this project's continuance should be to a date after the OVOV initial hearing. The Commission also indicated their desire to see a walkable community, and directed staff to return with technical issues addressed.
21. After testimony and discussion, on September 16, 2009 the Commission by vote of 4-0-1 (Valadez absent) continued the public hearing to December 16, 2009.
22. Subsequent to the September 16, 2009 public hearing, the applicant submitted a revision to the tentative map, dated October 22, 2009, to Subdivision Committee for review. After review, technical holds from Los Angeles County Department of Public Works ("Public Works") regarding offsite easements and water pump stations, continued to remain outstanding. The applicant also filed a General Plan Amendment application as well as an additional CUP for the offsite solid fill project. Concerns regarding the onsite filming activity were also resolved as there is an existing procedure in the County for issuance of filming permits that regulate frequency of temporary filming.
23. In addition to the entitlements previously advertised, the project was advertised for the December 16, 2009 insist public hearing with General Plan Amendment Case No. 200900009 and CUP Case No. 200900121.

24. During the December 16, 2009 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that most of the previously-identified project issues had been resolved, and described the remaining issues, including ongoing discussions with the City and County for street designs to Skyline Ranch Road. Staff also described the project's request for the alternate cross-section for local streets providing direct access to the single-family lots, and its potential impacts with increased paving and limited clearance to meet American with Disabilities Act ("ADA") requirements. The project also proposes four flag lots within the developed area.
25. During the December 16, 2009 public hearing, the applicant presented their project, which through a clustered design respects the proposed Significant Ecological Area ("SEA") boundary by protecting the vernal pools and mesa resources. The applicant indicated that while Master Plan of Highway deletions are proposed, through future development any necessary access would still be required by Public Works. Water supply, which was raised as an issue by the Castaic Lake Water Agency ("CLWA") as part of OVOV, was also not relevant to the subject project as CLWA have made no comments regarding this project EIR and the most up-to-date information had been included.
26. Three persons testified during the December 16, 2009 public hearing: one representing the City, and two from the applicant's project team to answer any questions. The City indicated that two issues remained regarding traffic, including proposed mitigation at Soledad Canyon Road, and cross-sections for Skyline Ranch Road. The City indicated that they were continuing to work with the County and applicant on agreed-upon cross-sections for Skyline Ranch Road, with hope for resolution when the project returns for final action.
27. During the December 16, 2009 public hearing, the Commission discussed whether roll-up garage doors could be incorporated to address any reductions in sidewalk clearance by cars parking in individual driveways, and looked forward to the project returning with hopeful resolution between the County and the City. The Commission also discussed that while the subject project was well designed and has shown to have an adequate water supply, there is a general concern regarding water supply and large subdivisions. The Commission also directed staff to consider additional project conditions regarding piping for future reclaimed water use within landscaped slopes, and potential for individual cisterns for greywater use.
28. After testimony and discussion, on December 16, 2009 the Commission by vote of 5-0 continued the public hearing to March 3, 2010.
29. Subsequent to the December 16, 2009 public hearing, IEC conducted a duly-noticed meeting to discuss the highway realignment. After a brief presentation by staff and the applicant, and comments from one neighbor and the City, IEC indicated their recommendation for approval of the highway realignment.

30. Subsequent to the December 16, 2009 public hearing, County and City staff met with the applicant to discuss the proposed street improvements to Skyline Ranch Road. A general consensus was reached regarding a modified cross-section for proposed Secondary Highway Skyline Ranch Road, including two travel lanes (one in each direction), a 14-foot wide landscaped median, and Class II bike lane in each direction.
31. During the March 3, 2010 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that IEC recommends approval of the highway realignment; and that the City, County and applicant have reached agreement on proposed improvements to Skyline Ranch Road. Staff also presented that at the time of the supplemental package, only one project hold remained regarding offsite easements. However, since then Public Works was recommending an alternate condition to require proof of easements prior to the public hearing by the Los Angeles County Board of Supervisors, which Public Works formally read into the record. Staff also briefly summarized the additional correspondence received from the Sierra Club, where they indicated that their previous concerns regarding a number of potential impact areas, including infrastructure, biology, traffic, air quality, and water resources, was inadequately addressed or mitigated in the Final EIR.
32. During the March 3, 2010 public hearing, the applicant indicated their agreement with, and appreciation for, the recommended condition from Public Works.
33. One person testified during the March 3, 2010 public hearing representing the City. The City thanked County staff for working with them on the proposed Skyline Ranch Road cross-sections. The City also testified regarding the project's open space, and their encouragement that additional condition language be developed to clarify and specify initial and ongoing funding mechanisms for maintenance of the large natural open space. The City also responded to a question by the Commission regarding paseos where the City believed that while they have different paseo widths than what is proposed, paseos with a bike lane would still be beneficial.
34. During the March 3, 2010 public hearing, the Commission discussed the history of filming activity near the vernal pools, and their desire to not see the large open space fall under an HOA's responsibility. The Commission also questioned the type of fencing in place around the vernal pools as well as whether utilities will be provided to the elementary school lot.
35. During the March 3, 2010 public hearing, the applicant responded to the Commission, indicating that the large natural open space was intended all along to go to a public agency, and Los Angeles County Department of Parks and Recreation has indicated their intent to accept this open space. They believed that film revenue would be sufficient to maintain this open space, and the vernal pools will remain protected from filming activity with chain-link fences. If any filming requests these fences be removed

## GENERAL PLAN AMENDMENT CASE NO. 200900009

## Draft Resolution

temporarily, a licensed biologist is required to be onsite at all times the fence is removed. The applicant also responded that if the Commission felt other types of fencing would be more appropriate with community character, including split-rail, that they would not object as long as other affected jurisdictions and agencies also agreed. The applicant indicated that not only will utilities will be provided at the elementary school lot, the applicant will be providing full funding for the construction of the school site.

36. After testimony and discussion, on March 3, 2010 the Commission by vote of 5-0 continued the public hearing to March 24, 2010 for final documents to be prepared for approval.
37. During the March 24, 2010 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented a summary of the updated conditions, including those included to address the Commission's comments and concerns regarding roll-up garage doors and reclaimed water piping. Staff also responded to the letters received from the Sierra Club and SCOPE regarding the Final EIR.
38. After hearing all testimony, the Commission closed the public hearing on March 24, 2010 and recommended approval of General Plan Amendment Case No. 200900009.
39. The proposed project is required to comply with the development standards of the A-1 zone pursuant to Section 22.24.110 of the County Code, and A-2 zone pursuant to Section 22.24.170 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 04-075.
40. The Plan Amendment is consistent with the goals and policies 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 urban development.
41. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Forester and Fire Warden, Parks and Recreation, Public Health and Regional Planning.
42. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures, except as otherwise modified and shown on the site plan and Vesting Tentative Tract Map No. 060922.
43. Compatibility with surrounding land uses will be ensured through the related subdivision, CUPs, oak tree permit, and environmental conditions.
44. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.

45. The recommended general plan amendment will not place an undue burden upon the community's ability to provide necessary facilities and services, as outlined in the preceding findings of fact and environmental documentation.
46. Approval of the recommended general plan amendment is in the public interest, specifically in the interest of public health, safety, and general welfare, and is in conformity with good planning practices.
47. Approval of the recommended general plan amendment will enable implementation of the highway plan in the development of the subject property.
48. Adoption of the proposed general plan amendment will enable the development of the subject property as proposed.
49. The applicant in this case has satisfied the "Burden of Proof" for the requested General Plan Amendment which is needed and appropriate.
50. 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 July 2009, the Technical Appendices to the Draft EIR dated July 2009, the Final EIR including Responses to Comments dated February 2010, and the Addendum to the Final EIR dated March 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.
51. 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 visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions of the related vesting tentative map, CUPs and oak tree permit.
52. With respect to the adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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.

- 53.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.
54. 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.
55. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.

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

1. Hold a public hearing to consider the above recommended general plan amendment; and
2. Certify 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; and
3. Find that the Board has reviewed and considered the information contained in the Final EIR prior to approving the project; and
4. Approve and adopt the MMP for the proposed project, 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
5. Find that the significant adverse effects of the project have been reduced to an acceptable level as outlined in the attached Environmental Findings of Fact and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached; and
6. Find that the recommended general plan amendment is consistent with the goals, policies and programs of the General Plan; and
7. Adopt General Plan Amendment Case No. 200900009 amending the Master Plan of Highways of the General Plan as depicted on the Exhibit attached hereto and described hereinabove.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on March 24, 2010.

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

DRAFT

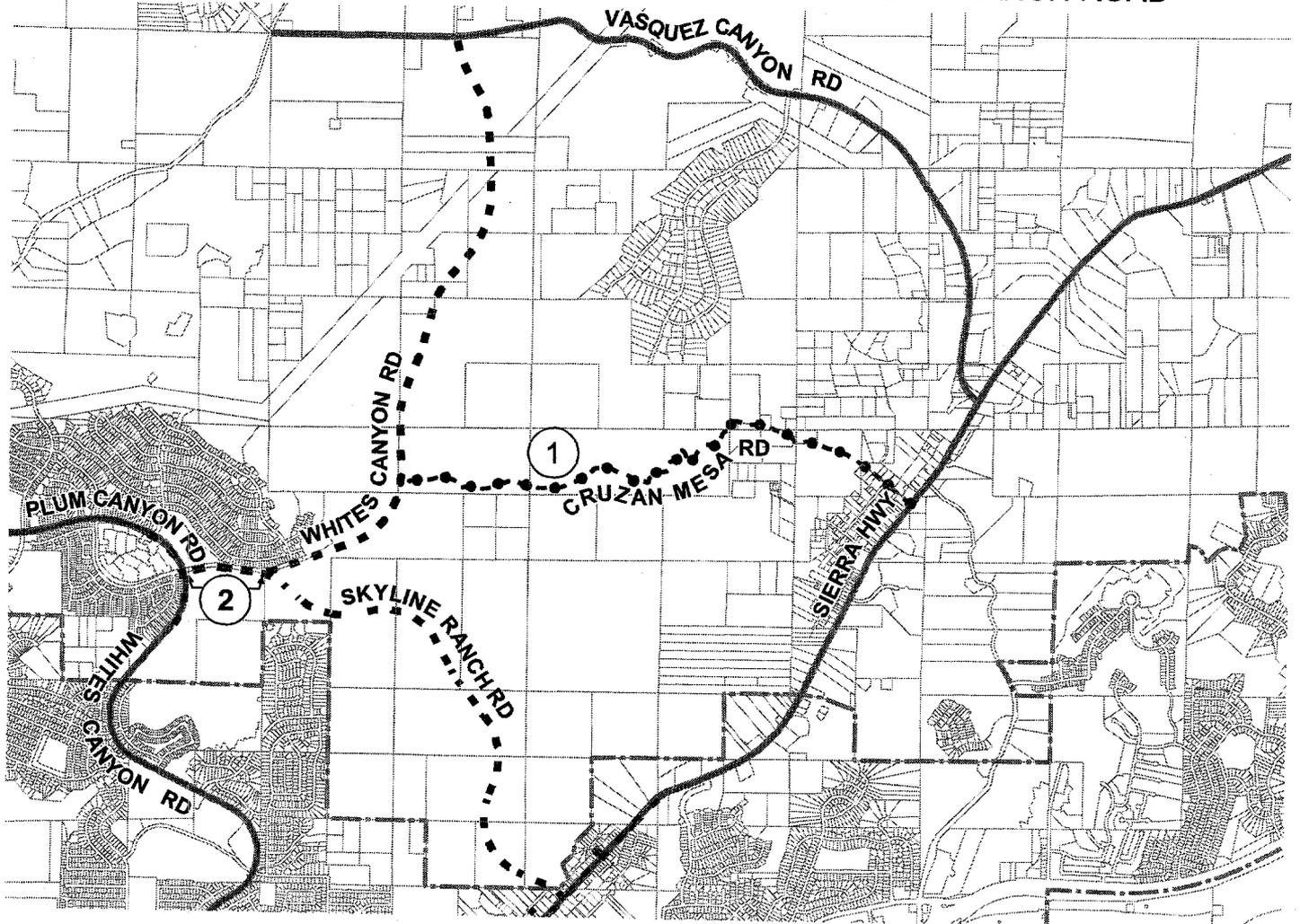
AMENDMENT TO COUNTYWIDE GENERAL PLAN  
SANTA CLARITA VALLEY COMMUNITY

**PLAN AMENDMENT: 200900009**

ON: \_\_\_\_\_

**CHANGE TO ADOPTED HIGHWAY PLAN**

DELETE PROPOSED CRUZAN MESA ROAD AND  
RENAME SECTION OF PROPOSED ROAD TO SKYLINE RANCH ROAD



**HIGHWAY PLAN AMENDMENTS:**

- ① DELETE PROPOSED LIMITED SECONDARY HIGHWAY CRUZAN MESA ROAD.
- ② — RENAME PORTION OF PROPOSED WHITES CANYON ROAD BETWEEN PLUM CANYON ROAD AND PROPOSED SECONDARY HIGHWAY SKYLINE RANCH ROAD TO SKYLINE RANCH ROAD AS PART OF THE REALIGNMENT OF PROPOSED WHITES CANYON ROAD TO SKYLINE RANCH ROAD.

**LEGEND:**

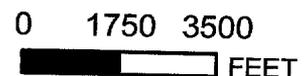
- MAJOR HIGHWAY - EXISTING
- - - SECONDARY HIGHWAY - PROPOSED
- - • - LIMITED SECONDARY HIGHWAY - PROPOSED
- ▭ PARCELS
- - - CITY BOUNDARY

**DIGITAL DESCRIPTION:** \ZCOZD\_SAND\_CANYON\

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES

WAYNE REW, CHAIR

RICHARD J. BRUCKNER, PLANNING DIRECTOR



**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
FOR PROJECT NO. 04-075-(5)  
CONDITIONAL USE PERMIT CASE NO. 04-075**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Conditional Use Permit Case No. 04-075 on September 16, 2009, December 16, 2009, March 3, 2010, and March 24, 2010. Conditional Use Permit Case No. 04-075 was heard concurrently with General Plan Amendment Case No. 200900009 (December 16, 2009, March 3, 2010, and March 24, 2010 only), Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 200900121 (December 16, 2009, March 3, 2010 and March 24, 2010 only), Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.
2. The project proposes a clustered hillside residential development of 1,260 single-family homes and various open space and parks on 2,173 gross acres. The project includes an 11.6-acre elementary school site, a 12-acre public park and a network of privately-maintained paseos and trails, and one public trail. A Class II bike lane is proposed within Skyline Ranch Road. A temporary materials processing facility is proposed onsite for use during construction after the first phase of grading to prior to the end of the last phase of development (estimated 24 months), to process approximately 68,000 cubic yards of excavated soil to use as base material in concrete and asphalt within the project site.
3. A Conditional Use Permit ("CUP") is required to ensure compliance with urban and nonurban hillside management design review criteria, density-controlled development, and onsite project grading exceeding 100,000 cubic yards; and to permit an onsite temporary materials processing facility during construction, pursuant to Sections 22.24.100, 22.24.150, 22.56.205 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 CUP is required for the project since the 1,260 dwelling units proposed exceeds the low-density threshold of 402 dwelling units, and mid-point density threshold of 870 dwelling units, established for the site.
5. The subject site is located west of Sierra Highway and south of Vasquez Canyon Road, and north of the City of Santa Clarita ("City"), in the Sand Canyon Zoned District.
6. The project proposes 20.8 million cubic yards of cut and fill grading (total 41.6 million cubic yards) to be balanced onsite.

7. The irregularly-shaped property is approximately 2,173 gross acres in size in a mostly natural condition with level to steeply sloping topography. Approximately 774 acres are within 0 to 25 percent slopes, 644 acres within 25 to 50 percent slopes, and 755 acres have slopes 50 percent and greater.
8. Access to the proposed development will be provided by an extension of Whites Canyon Road as Skyline Ranch Road from the west, a proposed 84-foot to 94-foot wide Secondary Highway as proposed on the County Master Plan of Highways, realigned through the subject property to Sierra Highway, a 100-foot Major Highway.
9. The project site is currently zoned A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area), A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area), A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area), and A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area), which was established by Ordinance No. 7339, effective June 6, 1958. Surrounding zoning is A-1 and A-2-1 to the north; A-1, A-1-10,000, R-3 (Limited Multiple Residence), C-3 (Unlimited Commercial), M-1 (Light Industrial), and City to the east; and A-2-1 and City to the south and west.
10. The subject property consists of vacant land, including 200 single-family lots created under recorded Tract Map Nos. 49433, 49434 and 49467. Surrounding uses include vacant property with single-family residential to the east, south and west; industrial and commercial within the City to the east and south; and multi-family residential and a school within the City to the south.
11. The project is consistent with the A-2-1, A-1, A-1-10,000 and A-1-1 zoning classification. Single-family residences are permitted in the A-1 and A-2 zones pursuant to Sections 22.24.070 and 22.24.120 of the County Code. The proposed lot sizes of the project are less than the area requirements of the A-2-1, A-1-10,000 and A-1-1 zoning. However, the applicant has requested a 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”), Non-urban 2 (“N2”), Urban 1 (“U1”), Urban 2 (“U2”), Urban 3 (“U3”) 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 1,260 dwelling units is consistent with the maximum 1,302 dwelling units permitted by the land use categories for nonurban and urban hillside residential development.

13. The project provides an approximately 1,770 acres of open space (approximately 81 percent) within public park Lot No. 1262, private park Lot Nos. 1263 through 1271, and open space Lot Nos. 1272 through 1296. The project is consistent with the minimum 25 percent required for urban hillside projects, and 70 percent required for nonurban hillside projects. All open space provided is permanent open space as part of a density-controlled development.
14. General Plan Amendment Case No. 200900009 is a related request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited Secondary Highway), and rename extension of Whites Canyon Road (proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway as Skyline Ranch Road.
15. CUP Case No. 200900121 is a related request to authorize a solid fill project for the offsite grading and construction of Skyline Ranch Road from its western project boundary to Whites Canyon Road/Plum Canyon Road, including 535,000 cubic yards of cut and 37,000 cubic yards of fill.
16. Oak Tree Permit Case No. 200700021 is a related request to remove one oak tree (nonheritage oak).
17. Highway Realignment Case No. 200900001 is a related request to authorize the realignment of Whites Canyon Road, a designated proposed Secondary Highway through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway, to be renamed as Skyline Ranch Road.
18. Vesting Tentative Tract Map No. 060922 is a related request to create 1,260 single family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres.
19. The approved Exhibit "A", dated October 22, 2009, depicts 1,260 single-family lots clustered over approximately 622 acres in the southern portion of the project site. The single-family lots range in size from 6,048 to 23,950 square feet. A proposed 12-acre public park will be located at the northern portion of the developed area, with recreational amenities to include a basketball court, baseball field and children's play area. Additional parks will be privately maintained by a homeowners association ("HOA"), totaling approximately six acres. An 11.6-acre elementary school site is depicted in the center of the developed area with a pedestrian bridge over Skyline Ranch Road, and 13 debris basin lots are depicted

throughout the development. A public trail will be included within the project as well as privately-maintained trails and paseos, providing connectivity to private parks, cul-de-sac streets, and main thoroughfare Skyline Ranch Road. Grading will consist of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill (total 41.6 million cubic yards) to be balanced onsite. Offsite grading for the construction of Skyline Ranch Road will consist of 535,000 cubic yards of cut and 37,000 cubic yards of fill. Monument signs are proposed on and offsite within the unincorporated area and City, and a single oak tree onsite will be removed due to grading and construction.

20. The project proposes a merger and resubdivision of underlying recorded Tract Map Nos. 49433, 49434 and 49467. The subdivision was approved as Tentative Tract Map No. 44967 to create 200 single-family lots on 360 acres within the Cruzan Mesa area. No homes have been constructed as part of these underlying lots. The subject project proposes to merge these lots and create open space Lot No. 1293 over this area.
21. Letters received and submitted to the Commission include from the City as well as the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA), Santa Clarita Organization for Preservation and the Environment ("SCOPE"), Santa Monica Mountains Conservancy ("SMMC"), and Sierra Club. The correspondence reflected comments on the Draft Environmental Impact Report ("EIR") as well as on the project design.
22. The project was advertised for the September 16, 2009 insist public hearing for Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.
23. During the September 16, 2009 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff recommended a continuance due to technical holds still outstanding for the project, including clearance through Los Angeles County Subdivision Committee ("Subdivision Committee") and required review by the Los Angeles County Interdepartmental Engineering Committee ("IEC"). Staff also indicated that a General Plan Amendment was required for the project for changes to the Master Plan of Highways, as the General Plan update, and the Plan update known as "One Valley One Vision" ("OVOV"), will likely update the Master Plan after the timeline proposed for this project. A CUP was also required to be filed for a solid fill grading project for the offsite construction of Skyline Ranch Road. Concern with existing filming activity near the Cruzan Mesa vernal pools within the large

proposed open space lot was also raised by staff, warranting further research by staff.

24. Six persons testified at the September 16, 2009 public hearing: one neutral, and five with concerns or issues related to the development. The neutral testifier indicated that the applicant had an agreement in place with the Sulphur Springs School District regarding the elementary school site. Concerns expressed during the public hearing, including from the City, SCOPE and the SMMC/Mountains Recreation and Conservation Authority ("MRCA"), addressed need for offsite improvements at the intersection of Sierra Highway and Soledad Canyon Road; and included technical issues related to Skyline Ranch Road improvements (bike lane classification), improvements to Skyline Ranch Road west of the project site and offsite mitigation to City utilities. Other concerns included need for re-noticing of project to include the General Plan Amendment, impacts to air quality, need for updated documents for the EIR, supremacy of Alternative No. 2 in the Draft EIR, and need for funding sources for maintenance of the open space. MRCA also indicated their experience in managing vernal pools, and made recommendations regarding signage and filming compatibility.
25. Issues raised during the September 16, 2009 public hearing included water availability and how this project may be affected by concurrent hearings on OVOV.
26. During the September 16, 2009 public hearing, the applicant's representative indicated that the project was favorable with City support and staff not requesting any design changes. The representative indicated their position regarding the additional CUP and General Plan Amendment filings requested by staff, and indicated that any issues regarding onsite filming activity had already been resolved. The representative supported the continuance recommendation, and indicated their understanding the testifiers' concerns.
27. During the September 16, 2009 public hearing, the Commission discussed the history of filming in southern California and questioned whether filming revenue could be used as a funding source for maintenance of the vernal pools, and how to achieve a balance between filming activity and resource protection. The Commission also also indicated that while staff is recommending a continuance, it was important to hold the public hearing and allow officials and interested persons to express their concerns. Given that OVOV was also scheduled for public hearing, the Commission indicated that this project's continuance should be to a date after the OVOV initial hearing. The Commission also indicated their desire to see a walkable community, and directed staff to return with technical issues addressed.

28. After testimony and discussion, on September 16, 2009 the Commission by vote of 4-0-1 (Valadez absent) continued the public hearing to December 16, 2009.
29. Subsequent to the September 16, 2009 public hearing, the applicant submitted a revision to the tentative map, dated October 22, 2009, to Subdivision Committee for review. After review, technical holds from Los Angeles County Department of Public Works ("Public Works") regarding offsite easements and water pump stations, continued to remain outstanding. The applicant also filed a General Plan Amendment application as well as an additional CUP for the offsite solid fill project. Concerns regarding the onsite filming activity were also resolved as there is an existing procedure in the County for issuance of filming permits that regulate frequency of temporary filming.
30. In addition to the entitlements previously advertised, the project was advertised for the December 16, 2009 insist public hearing with General Plan Amendment Case No. 200900009 and Conditional Use Permit Case No. 200900121.
31. During the December 16, 2009 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that most of the previously-identified project issues had been resolved, and described the remaining issues, including ongoing discussions with the City and County for street designs to Skyline Ranch Road. Staff also described the project's request for the alternate cross-section for local streets providing direct access to the single-family lots, and its potential impacts with increased paving and limited clearance to meet American with Disabilities Act ("ADA") requirements. The project also proposes four flag lots within the developed area.
32. During the December 16, 2009 public hearing, the applicant presented their project, which through a clustering design respects the proposed Significant Ecological Area ("SEA") boundary by protecting the vernal pools and mesa resources. The applicant indicated that while Master Plan of Highway deletions are proposed, through future development any necessary access would still be required by Public Works. Water supply, which was raised as an issue by the Castaic Lake Water Agency ("CLWA") as part of OVOV, was also not relevant to the subject project as CLWA have made no comments regarding this project EIR and the most up-to-date information had been included.
33. Three persons testified during the December 16, 2009 public hearing: one representing the City, and two from the applicant's project team to answer any questions. The City indicated that two issues remained regarding traffic, including proposed mitigation at Soledad Canyon Road, and cross-sections for Skyline

- Ranch Road. The City indicated that they were continuing to work with the County and applicant on agreed-upon cross-sections for Skyline Ranch Road, with hope for resolution when the project returns for final action.
34. During the December 16, 2009 public hearing, the Commission discussed whether roll-up garage doors could be incorporated to address any reductions in sidewalk clearance by cars parking in individual driveways, and looked forward to the project returning with hopeful resolution between the County and the City. The Commission also discussed that while the subject project was well designed and has shown to have an adequate water supply, there is a general concern regarding water supply and large subdivisions. The Commission also directed staff to consider additional project conditions regarding piping for future reclaimed water use within landscaped slopes, and potential for individual cisterns for greywater use.
  35. After testimony and discussion, on December 16, 2009 the Commission by vote of 5-0 continued the public hearing to March 3, 2010.
  36. Subsequent to the December 16, 2009 public hearing, IEC conducted a duly-noticed meeting to discuss the highway realignment. After a brief presentation by staff and the applicant, and comments from one neighbor and the City, IEC indicated their recommendation for approval of the highway realignment.
  37. Subsequent to the December 16, 2009 public hearing, County and City staff met with the applicant to discuss the proposed street improvements to Skyline Ranch Road. A general consensus was reached regarding a modified cross-section for proposed Secondary Highway Skyline Ranch Road, including two travel lanes (one in each direction), a 14-foot wide landscaped median, and Class II bike lane in each direction.
  38. During the March 3, 2010 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that IEC recommends approval of the highway realignment; and that the City, County and applicant have reached agreement on proposed improvements to Skyline Ranch Road. Staff also presented that at the time of the supplemental package, only one project hold remained regarding offsite easements. However, since then Public Works was recommending an alternate condition to require proof of easements prior to the public hearing by the Los Angeles County Board of Supervisors, which Public Works formally read into the record. Staff also briefly summarized the additional correspondence received from the Sierra Club, where they indicated that their previous concerns regarding a number of potential impact areas, including infrastructure, biology, traffic, air

- quality, and water resources, was inadequately addressed or mitigated in the Final EIR.
39. During the March 3, 2010 public hearing, the applicant indicated their agreement with, and appreciation for, the recommended condition from Public Works.
  40. One person testified during the March 3, 2010 public hearing representing the City. The City thanked County staff for working with them on the proposed Skyline Ranch Road cross-sections. The City also testified regarding the project's open space, and their encouragement that additional condition language be developed to clarify and specify initial and ongoing funding mechanisms for maintenance of the large natural open space. The City also responded to a question by the Commission regarding paseos where the City believed that while they have different paseo widths than what is proposed, paseos with a bike lane would still be beneficial.
  41. During the March 3, 2010 public hearing, the Commission discussed the history of filming activity near the vernal pools, and their desire to not see the large open space fall under an HOA's responsibility. The Commission also questioned the type of fencing in place around the vernal pools as well as whether utilities will be provided to the elementary school lot.
  42. During the March 3, 2010 public hearing, the applicant responded to the Commission, indicating that the large natural open space was intended all along to go to a public agency and Los Angeles County Department of Parks and Recreation has indicated their intent to accept this open space. They believed that film revenue would be sufficient to maintain this open space, and the vernal pools will remain protected from filming activity with chain-link fences. If any filming requests these fences be removed temporarily, a licensed biologist is required to be onsite at all times the fence is removed. The applicant also responded that if the Commission felt other types of fencing would be more appropriate with community character, including split-rail, that they would not object as long as other affected jurisdictions and agencies also agreed. The applicant indicated that not only will utilities will be provided at the elementary school lot, the applicant will be providing full funding for the construction of the school site.
  43. After testimony and discussion, on March 3, 2010 the Commission by vote of 5-0 continued the public hearing to March 24, 2010 for final documents to be prepared for approval.
  44. During the March 24, 2010 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented a

- summary of the updated conditions, including those included to address the Commission's comments and concerns regarding roll-up garage doors and reclaimed water piping. Staff also responded to the letters received from the Sierra Club and SCOPE regarding the Final EIR.
45. After hearing all testimony, the Commission closed the public hearing on March 24, 2010 and approved Conditional Use Permit Case No. 04-075.
  46. The Commission finds that the project's infrastructure and community benefits balance against the project's requested density closer to the maximum density permitted by hillside management.
  47. The Commission finds that 1,770 acres of the property (approximately 82 percent) is set aside as permanent open space with the urban and nonurban hillside, density-controlled development of 1,260 single-family homes on the subject property. This open space is comprised of a public park lot, private park lots, trails and natural open space. The natural open space, and public park and trails are to be dedicated to the County of Los Angeles, and the private parks and trails to the HOA for ownership and maintenance, with landscaped medians for a Landscaping and Lighting Act District.
  48. The Commission finds that the front yard setback to the habitable structure shall be a minimum of 18 feet as measured from back of sidewalk, and front yard setback to the garage shall be a minimum of 20 feet as measured from back of sidewalk. These setbacks will ensure compatibility with ADA requirements to ensure accessible sidewalks when cars are parked in individual driveways.
  49. The Commission finds that the alternate cross-section is permitted for all local streets with direct access to single-family lots, as the use of the alternate cross-section would be in keeping with the design and improvement of adjoining streets. The project will create new streets within the developed area, and will be designed to visually create a hierarchy of streets as well as complement the proposed trail and paseo system.
  50. The Commission finds that the four flag lots are justified by topographic conditions and the size and shape of the division of land, and as the design is not in conflict with the pattern of neighborhood development. The proposed development will be creating new neighborhoods, and will not increase density by proposing homes adjacent to rear yards of existing homes.
  51. The proposed project is required to comply with the development standards of the A-1 zone pursuant to Section 22.24.110 of the County Code, and A-2 zone

pursuant to Section 22.24.170 of the County Code, except as otherwise modified by this grant.

52. 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 July 2009, the Technical Appendices to the Draft EIR dated July 2009, the Final EIR including Responses to Comments dated February 2010, and the Addendum to the Final EIR dated March 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.
53. 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 visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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 grant and the related CUP, oak tree permit and vesting tentative map.
54. With respect to the adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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.
55. 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.
56. 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.
57. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

58. Approval of this CUP 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. 060922, CUP Case No. 200900121 and Oak Tree Permit Case No. 2007000021.
59. 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.
60. 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 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; and
- 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.

**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 and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached.
2. Approves Conditional Use Permit Case No. 04-075 subject to the attached conditions.

**DEPARTMENT OF REGIONAL PLANNING  
CONDITIONAL USE PERMIT CASE NO. 04-075**

**Exhibit "A" Map Date: 10-22-09**

**DRAFT CONDITIONS:**

1. This grant authorizes the use of the subject property in an urban and non-urban hillside area for 1,260 single-family residential lots, density-controlled development to cluster the single-family lots on the southern portion of the project site with reduced lot size to 6,048 to 23,950 net square feet, and on-site grading over 100,000 cubic yards within the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area), A-1-10,000 (Light Agricultural - 10,000 Square Feet Minimum Required Lot Area), and A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area) zones as depicted on the approved exhibit map marked Exhibit "A" (dated October 22, 2009) or an approved revised Exhibit "A", subject to the following conditions of approval. This grant also authorizes a temporary materials processing facility during construction within the project site.
2. 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 the required fees have been paid pursuant to Condition Nos. 7 and 59. Condition Nos. 2, 7, 9, 10 and 11 shall be effective immediately upon final approval of this grant by the County.
3. 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 and shall include successor in interest.
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 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. Within three 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 for Project No. 04-075-(5), General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001. The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$2,867.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
8. If 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 inspections and for any enforcement of 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 \$200.00 per inspection).
9. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and 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 fully cooperate in the defense.
10. 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 from which actual costs shall be billed and deducted for the purposes 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 on deposit, the permittee shall deposit additional funds

sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

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

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

11. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 060922 ("TR 060922"). In the event that TR 060922 should expire without the recordation of the final map or all final maps if phased, this grant shall terminate upon the expiration of the vesting tentative map. Entitlement to the use of the property, or unrecorded portion thereof, thereafter shall be subject to the regulations then in effect.
12. The subject property shall be graded, developed and maintained in substantial compliance with the approved vesting tentative tract map. An amended tentative tract map approved for TR 060922 may, at the discretion of the Director of Regional Planning ("Director"), constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
13. 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.
14. 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.
15. The permittee shall provide a current and valid water availability letter to the satisfaction of the Director and Director of Los Angeles County Department of Public Works ("Public Works") prior to recordation of the final map (or each final map if the project is phased), the issuance of grading permits, and the issuance of building permits for the approved development.
16. The permittee shall submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") and maintenance agreements and covenants to Regional Planning for review and approval. The CC&Rs shall include all of the project

conditions, and include language that those conditions required to be in the CC&Rs may not be amended or eliminated by the homeowners association without prior approval from the Director.

17. The development of the subject property shall comply with all requirements and conditions approved for TR 060922, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021.
18. No additional grading or development, including expansion of pad areas with any walls greater than five feet in height or other materials, shall be permitted beyond that depicted on the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
19. The permittee shall provide a minimum of 2.151.65 acres or 82.9 percent open space, which includes natural undisturbed areas; graded slopes; public and private parks (1.2 acres of the public park will be covered by structures); and trails.
20. The permittee shall provide for the ownership and maintenance of private park Lot Nos. 1263 through 1271 by a homeowners' association to the satisfaction of Regional Planning.
21. The permittee shall dedicate to the County of Los Angeles the right to prohibit construction of any residential structures on the school site depicted on the Exhibit "A" as Lot No. 1261, and on the open space areas depicted on the approved Exhibit "A" as public park Lot No. 1262 and private park Lot Nos. 1263 through 1271.
22. The permittee shall dedicate open space Lot Nos. 1272 through 1296 to the County of Los Angeles or other public agency to the satisfaction of Regional Planning. The dedication shall contain language requiring that access for emergency purposes shall not be prohibited over said open space lots.
23. The permittee shall dedicate to the County of Los Angeles the right to prohibit development, including construction of any structures and grading, on the open space areas as depicted on the Exhibit "A" as open space Lot Nos. 1272 through 1296.
24. This project is approved as density-controlled development, as shown on the approved vesting tentative map and Exhibit "A", 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, A-1-1 and A-1-10,000 in accordance with Section 22.56.205 of the County Code.
25. All commonly owned areas within the density-controlled development, shall be permanently reserved as open space. Such reservation shall be by

establishment of a homeowners association, maintenance district or other appropriate means or methods to ensure the permanent reservation and continued perpetual maintenance of required commonly owned areas.

26. 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 areas.
27. All dwelling units within the density-controlled development shall be single-family residences.
28. 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 TR 060922, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021.
29. Prior to the issuance of any grading and/or building permit, site plans covering the development shall be submitted to and approved by the Director as a revised Exhibit "A", indicating substantial conformance with the approved Exhibit "A" where proposed grading and/or construction:
  - a. complies with the conditions of this grant and the standards of the zone;
  - b. is compatible with hillside; and
  - c. complies with the Los Angeles County Green Building, Low Impact Development, and Drought-Tolerant Landscaping Ordinances prior to building permit issuance.
30. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas. Prior to any issuance of any building permit, a site plan including exterior elevations and floorplans shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance.
31. The development is approved with a minimum front yard setback of 20 feet from the garage exterior to back of sidewalk, and 18 feet from any habitable area to back of sidewalk. Prior to issuance of any building permit, a site plan that includes delineation of the sidewalk in measuring front yard setbacks, shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance.

32. A minimum of two covered automobile parking spaces for each single-family residential lot shall be provided and continuously maintained and developed to the specifications listed in Section 22.52.1060 of the County Code. The required parking spaces shall be continuously available for vehicle parking only and shall not be used for storage, automobile repair, or any other unauthorized use.
33. All single-family homes shall have roll-up doors for any garages facing the street, in order to maintain minimum driveway length clearance of 20 feet. Prior to issuance of any building permit, a site plan with floorplans and elevations shall be submitted to and approved by the Director, as a revised Exhibit "A", to ensure compliance.
34. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.
35. Prior to commencement of the temporary materials processing facility proposed during construction, the applicant shall submit a revised Exhibit "A" depicting the facility location and operation details. Such facility shall only be permitted for onsite use, and may not process materials from locations beyond the project boundary identified within this grant or associated Conditional Use Permit Case No. 200900121.
36. All structures shall comply with the requirements of the Division of Building and Safety of Public Works.
37. 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.
38. All grading and construction activities on the subject property and appurtenant activities, including engine warm-up, within 300 feet of an occupied single- or multi-family residential lot, shall be restricted to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. Construction work shall be prohibited on Sundays or holidays, including New Year's Day, Independence Day, Thanksgiving Day, Christmas Day, Memorial Day, and Labor Day. 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.
39. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of Public Works.

40. 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.
41. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
42. No construction equipment or vehicles, including construction crew's personal vehicles, shall be parked or stored on any existing public or private streets.
43. 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.
44. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
45. 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.
46. 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. Paint utilized in covering such markings shall be of a color that matches, as closely as possible the color of the adjacent surfaces.
47. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the ordinances and County Building and Plumbing Codes.
48. 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.
49. 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.

50. 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.
51. 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.
52. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
53. During construction, all large-size truck trips shall be limited to off-peak commute periods.
54. 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.
55. All graded slopes (cut and fill) shall be revegetated in compliance with the Grading Ordinance and Drought-Tolerant Landscape Ordinance. Prior to the issuance of any grading or building 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 for any proposed landscaping. 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, and shall use reclaimed water. The irrigation system shall, to the satisfaction of the Director of Public Works and Director, include dual piping to allow for future connection and use of reclaimed water within landscaped slopes.

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"). 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 75 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 the Director may determine that a lower percentage of such planting shall be required. In those areas where the Director approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 50 percent. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by the Director and the Forester. 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.

56. All slope improvements, including terrace drains, shall use colored concrete to blend with surrounding vegetation. Prior to any grading permit issuance, the permittee shall submit sample materials, including color palette, with a landscape plan, as a revised Exhibit "A". Prior to building permit issuance, the permittee shall submit evidence of colored concrete installation.
57. Within 30 days of approval of this grant, the permittee shall record a covenant and agreement with the County of Los Angeles agreeing to comply with the required environmental mitigation measures imposed in the Final Environmental Impact Report ("EIR") Mitigation Monitoring Program ("MMP"), and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the permittee shall submit a copy of the draft covenant to the Director for review and approval.
58. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final EIR for the project are incorporated herein by reference and attached and made conditions of this grant. The permittee shall comply with all such mitigation measures in accordance with the attached MMP. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director for approval as frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
59. Within 30 days of approval of this grant, deposit the sum of **\$3,000.00** with Regional Planning in order to defray the cost of reviewing the permittee's reports and verifying compliance with the information contained in the reports required by the MMP.

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
FOR PROJECT NO. 04-075-(5)  
CONDITIONAL USE PERMIT CASE NO. 200900121**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Conditional Use Permit Case No. 200900121 on December 16, 2009, March 3, 2010, and March 24, 2010. Conditional Use Permit Case No. 200900121 was heard concurrently with General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922 (also considered September 16, 2009), Conditional Use Permit Case No. 04-075 (also considered September 16, 2009), Oak Tree Permit Case No. 200700021 (also considered September 16, 2009), and Highway Realignment Case No. 200900001 (also considered September 16, 2009).
2. The project proposes a clustered hillside residential development of 1,260 single family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres. The project includes an 11.6-acre elementary school site, a 12-acre public park and a network of privately-maintained paseos and trails, and one public trail. A Class II bike lane is proposed within Skyline Ranch Road.
3. A Conditional Use Permit ("CUP") is required to authorize a solid fill project for the offsite grading and construction of Skyline Ranch Road from the subdivision western project boundary to Whites Canyon Road/Plum Canyon Road, pursuant to Sections 22.20.460 and 22.24.150 of the Los Angeles County Code ("County Code").
4. The subject site is located west of Sierra Highway and south of Vasquez Canyon Road, and north of the City of Santa Clarita ("City"), in the Sand Canyon Zoned District.
5. The project proposes offsite grading for the construction of Skyline Ranch Road, consisting of 535,000 cubic yards of cut and 37,000 cubic yards of fill.
6. Access to the proposed development will be provided by an extension of Whites Canyon Road as Skyline Ranch Road from the west, a proposed 84-foot to 94-foot wide Secondary Highway as proposed on the County Master Plan of Highways, realigned through the subject property to Sierra Highway, a 100-foot Major Highway.
7. The subject site is currently zoned A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) and RPD-5,000-20U (Residential Planned Development –

- 5,000 Square Feet Minimum Required Lot Area – 20 Dwelling Units per Net Acre), which were both established by Ordinance No. 880169Z, adopted October 11, 1988. Surrounding zoning is RPD-6,000-5.9U (Residential Planned Development – 6,000 Square Feet Minimum Required Lot Area – 5.9 Dwelling Units per Net Acre) to the north; A-2-2 and A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) to the east; A-2-1, RPD-6,000-7.5U (Residential Planned Development – 6,000 Square Feet Minimum Required Lot Area – 7.5 Dwelling Units per Net Acre) and City to the south; and A-2-1, R-1-4,000 (Single-Family Residence – 4,000 Square Feet Minimum Required Lot Area), RPD-5,000-5U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – 5 Dwelling Units per Net Acre), RPD-5,000-6.2U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – 6.2 Dwelling Units per Net Acre), and RPD-5,000-20U to the west.
8. The subject property consists of vacant land previously entitled under Vesting Tentative Tract Map No. 46018 (known as Shapel Plum Canyon). Surrounding uses include vacant property with single-family residential to the north, east, west and south with the City to the south.
  9. The project is consistent with the RPD and A-2-2 zoning classifications. Solid fill projects are in the RPD and A-2 zones with a CUP pursuant to Sections 22.20.460 and 22.24.150 of the County Code.
  10. The project site is depicted in the Hillside Management (“HM”), Urban 1 (“U1”), and Urban 3 (“U3”) land use categories of the Santa Clarita Valley Area Plan (“Plan”), a component of the Los Angeles Countywide General Plan (“General Plan”). A solid fill project for construction of a secondary highway is consistent with the residential designations.
  11. General Plan Amendment Case No. 200900009 is a related request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited Secondary Highway) and rename extension of Whites Canyon Road (proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway as Skyline Ranch Road.
  12. CUP Case No. 04-075 is a related request to ensure compliance with the requirements for urban and nonurban hillside management, density-controlled development, and onsite project grading that exceeds 100,000 cubic yards; and to permit a temporary materials processing facility proposed during construction within the project site.

13. Oak Tree Permit Case No. 200700021 is a related request to remove one oak tree (nonheritage oak).
14. Highway Realignment Case No. 200900001 is a related request to authorize the realignment of Whites Canyon Road, a designated proposed Secondary Highway through the project site from approximately 1,400 feet east Whites Canyon Road/Plum Canyon Road to Sierra Highway, to be renamed Skyline Ranch Road.
15. Vesting Tentative Tract Map No. 060922 is a related request to create 1,260 single family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres.
16. The approved Exhibit "A", dated October 22, 2009, depicts 1,260 single-family lots clustered over approximately 622 acres in the southern portion of the project site. The single-family lots range in size from 6,048 to 23,950 square feet. A proposed 12-acre public park will be located at the northern portion of the developed area, with recreational amenities to include a basketball court, baseball field and children's play area. Additional parks will be privately maintained by a homeowners association ("HOA"), totaling approximately six acres. An 11.6-acre elementary school site is depicted in the center of the developed area with a pedestrian bridge over Skyline Ranch Road, and 13 debris basin lots are depicted throughout the development. A public trail will be included within the project as well as privately-maintained trails and paseos, providing connectivity to private parks, cul-de-sac streets, and main thoroughfare Skyline Ranch Road. Grading will consist of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill (total 41.6 million cubic yards) to be balanced onsite. Offsite grading for the construction of Skyline Ranch Road will consist of 535,000 cubic yards of cut and 37,000 cubic yards of fill. Monument signs are proposed on and offsite within the unincorporated area and City, and a single oak tree onsite will be removed due to grading and construction.
17. Letters received and submitted to the Commission include from the City as well as the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA), Santa Clarita Organization for Preservation and the Environment ("SCOPE"), Santa Monica Mountains Conservancy ("SMMC"), and Sierra Club. The correspondence reflected comments on the Draft Environmental Impact Report ("EIR") as well as on the project design.
18. The project was advertised for the September 16, 2009 insisit public hearing for Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-

075, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.

19. During the September 16, 2009 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff recommended a continuance due to technical holds still outstanding for the project, including clearance through Los Angeles County Subdivision Committee ("Subdivision Committee") and required review by the Los Angeles County Interdepartmental Engineering Committee ("IEC"). Staff also indicated that a General Plan Amendment was required for the project for changes to the Master Plan of Highways, as the General Plan update, and the Plan update known as "One Valley One Vision" ("OVOV"), will likely update the Master Plan after the timeline proposed for this project. A CUP was also required to be filed for a solid fill grading project for the offsite construction of Skyline Ranch Road. Concern with existing filming activity near the Cruzan Mesa vernal pools within the large proposed open space lot was also raised by staff, warranting further research by staff.
20. Six persons testified at the September 16, 2009 public hearing: one neutral, and five with concerns or issues related to the development. The neutral testifier indicated that the applicant had an agreement in place with the Sulphur Springs School District regarding the elementary school site. Concerns expressed during the public hearing, including from the City, SCOPE and the SMMC/Mountains Recreation and Conservation Authority ("MRCA"), addressed need for offsite improvements at the intersection of Sierra Highway and Soledad Canyon Road; and included technical issues related to Skyline Ranch Road improvements (bike lane classification), improvements to Skyline Ranch Road west of the project site and offsite mitigation to City utilities. Other concerns included need for re-noticing of project to include the General Plan Amendment, impacts to air quality, need for updated documents for the EIR, supremacy of Alternative No. 2 in the Draft EIR, and need for funding sources for maintenance of the open space. MRCA also indicated their experience in managing vernal pools, and made recommendations regarding signage and filming compatibility.
21. Issues raised during the September 16, 2009 public hearing included water availability and how this project may be affected by concurrent hearings on OVOV.
22. During the September 16, 2009 public hearing, the applicant's representative indicated that the project was favorable with City support and staff not requesting any design changes. The representative indicated their position regarding the additional CUP and General Plan Amendment filings requested by staff, and indicated that any issues regarding onsite filming activity had already been

resolved. The representative supported the continuance recommendation, and indicated their understanding the testifiers' concerns.

23. During the September 16, 2009 public hearing, the Commission discussed the history of filming in southern California and questioned whether filming revenue could be used as a funding source for maintenance of the vernal pools, and how to achieve a balance between filming activity and resource protection. The Commission also indicated that while staff is recommending a continuance, it was important to hold the public hearing and allow officials and interested persons to express their concerns. Given that OVOV was also scheduled for public hearing, the Commission indicated that this project's continuance should be to a date after the OVOV initial hearing. The Commission also indicated their desire to see a walkable community, and directed staff to return with technical issues addressed.
24. After testimony and discussion, on September 16, 2009 the Commission by vote of 4-0-1 (Valadez absent) continued the public hearing to December 16, 2009.
25. Subsequent to the September 16, 2009 public hearing, the applicant submitted a revision to the tentative map, dated October 22, 2009, to Subdivision Committee for review. After review, technical holds from Los Angeles County Department of Public Works ("Public Works") regarding offsite easements and water pump stations, continued to remain outstanding. The applicant also filed a General Plan Amendment application as well as an additional CUP for the offsite solid fill project. Concerns regarding the onsite filming activity were also resolved as there is an existing procedure in the County for issuance of filming permits that regulate frequency of temporary filming.
26. In addition to the entitlements previously advertised, the project was advertised for the December 16, 2009 insist public hearing with General Plan Amendment Case No. 200900009 and CUP Case No. 200900121.
27. During the December 16, 2009 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that most of the previously-identified project issues had been resolved, and described the remaining issues, including ongoing discussions with the City and County for street designs to Skyline Ranch Road. Staff also described the project's request for the alternate cross-section for local streets providing direct access to the single-family lots, and its potential impacts with increased paving and limited clearance to meet American with Disabilities Act ("ADA") requirements. The project also proposes four flag lots within the developed area.

28. During the December 16, 2009 public hearing, the applicant presented their project, which through a clustered design respects the proposed Significant Ecological Area ("SEA") boundary by protecting the vernal pools and mesa resources. The applicant indicated that while Master Plan of Highway deletions are proposed, through future development any necessary access would still be required by Public Works. Water supply, which was raised as an issue by the Castaic Lake Water Agency ("CLWA") as part of OVOV, was also not relevant to the subject project as CLWA have made no comments regarding this project EIR and the most up-to-date information had been included.
29. Three persons testified during the December 16, 2009 public hearing: one representing the City, and two from the applicant's project team to answer any questions. The City indicated that two issues remained regarding traffic, including proposed mitigation at Soledad Canyon Road, and cross-sections for Skyline Ranch Road. The City indicated that they were continuing to work with the County and applicant on agreed-upon cross-sections for Skyline Ranch Road, with hope for resolution when the project returns for final action.
30. During the December 16, 2009 public hearing, the Commission discussed whether roll-up garage doors could be incorporated to address any reductions in sidewalk clearance by cars parking in individual driveways, and looked forward to the project returning with hopeful resolution between the County and the City. The Commission also discussed that while the subject project was well designed and has shown to have an adequate water supply, there is a general concern regarding water supply and large subdivisions. The Commission also directed staff to consider additional project conditions regarding piping for future reclaimed water use within landscaped slopes, and potential for individual cisterns for greywater use.
31. After testimony and discussion, on December 16, 2009 the Commission by vote of 5-0 continued the public hearing to March 3, 2010.
32. Subsequent to the December 16, 2009 public hearing, IEC conducted a duly-noticed meeting to discuss the highway realignment. After a brief presentation by staff and the applicant, and comments from one neighbor and the City, IEC indicated their recommendation for approval of the highway realignment.
33. Subsequent to the December 16, 2009 public hearing, County and City staff met with the applicant to discuss the proposed street improvements to Skyline Ranch Road. A general consensus was reached regarding a modified cross-section for proposed Secondary Highway Skyline Ranch Road, including two travel lanes

(one in each direction), a 14-foot wide landscaped median, and Class II bike lane in each direction.

34. During the March 3, 2010 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that IEC recommends approval of the highway realignment; and that the City, County and applicant have reached agreement on proposed improvements to Skyline Ranch Road. Staff also presented that at the time of the supplemental package, only one project hold remained regarding offsite easements. However, since then Public Works was recommending an alternate condition to require proof of easements prior to the public hearing by the Los Angeles County Board of Supervisors, which Public Works formally read into the record. Staff also briefly summarized the additional correspondence received from the Sierra Club, where they indicated that their previous concerns regarding a number of potential impact areas, including infrastructure, biology, traffic, air quality, and water resources, was inadequately addressed or mitigated in the Final EIR.
35. During the March 3, 2010 public hearing, the applicant indicated their agreement with, and appreciation for, the recommended condition from Public Works.
36. One person testified during the March 3, 2010 public hearing representing the City. The City thanked County staff for working with them on the proposed Skyline Ranch Road cross-sections. The City also testified regarding the project's open space, and their encouragement that additional condition language be developed to clarify and specify initial and ongoing funding mechanisms for maintenance of the large natural open space. The City also responded to a question by the Commission regarding paseos where the City believed that while they has different paseo widths than what is proposed, paseos with a bike lane would still be beneficial.
37. During the March 3, 2010 public hearing, the Commission discussed the history of filming activity near the vernal pools, and their desire to not see the large open space fall under an HOA's responsibility. The Commission also questioned the type of fencing in place around the vernal pools as well as whether utilities will be provided to the elementary school lot.
38. During the March 3, 2010 public hearing, the applicant responded to the Commission, indicating that the large natural open space was intended all along to go to a public agency and Los Angeles County Department of Parks and Recreation has indicated their intent to accept this open space. They believed that film revenue would be sufficient to maintain this open space, and the vernal pools

will remain protected from filming activity with chain-link fences. If any filming does request that these fences be temporarily removed, a licensed biologist is required to be onsite at all times the fence during this time. The applicant also responded that if the Commission felt other types of fencing would be more appropriate with community character, including split-rail, that they would not object as long as other affected jurisdictions and agencies also agreed. The applicant indicated that not only will utilities will be provided at the elementary school lot, the applicant will be providing full funding for the construction of the school site.

39. After testimony and discussion, on March 3, 2010 the Commission by vote of 5-0 continued the public hearing to March 24, 2010 for final documents to be prepared for approval.
40. During the March 24, 2010 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented a summary of the updated conditions, including those included to address the Commission's comments and concerns regarding roll-up garage doors and reclaimed water piping. Staff also responded to the letters received from the Sierra Club and SCOPE regarding the Final EIR.
41. After hearing all testimony, the Commission closed the public hearing on March 24, 2010 and approved Conditional Use Permit Case No. 200900121.
42. The proposed project is required to comply with the development standards of the RPD zone pursuant to Section 22.20.460 of the County Code, and A-2 zone pursuant to Section 22.24.170 of the County Code, except as otherwise modified by this grant.
43. 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 July 2009, the Technical Appendices to the Draft EIR dated July 2009, the Final EIR including Responses to Comments dated February 2010, and the Addendum to the Final EIR dated March 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.
44. 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 visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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 grant and the related CUP, oak tree permit and vesting tentative map.

45. With respect to the adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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.
46. 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.
47. 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.
48. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
49. Approval of this CUP 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. 060922, CUP Case No. 04-075 and Oak Tree Permit Case No. 2007000021.
50. 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.
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.

**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 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; and
- 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.

**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 and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached.
2. Approves Conditional Use Permit Case No. 200900121 subject to the attached conditions.

**DEPARTMENT OF REGIONAL PLANNING  
CONDITIONAL USE PERMIT CASE NO. 200900121**

**Exhibit "A" Map Date: 10-22-09**

**DRAFT CONDITIONS:**

1. This grant authorizes the use of the subject property for a solid fill project, consisting of approximately 535,000 cubic yards of cut and 37,000 cubic yards of fill, associated with the construction of Skyline Ranch Road, within the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) and RPD-6,000-7.5 U (Residential Planned Development – 6,000 Square Feet Minimum Required Lot Area – 7.5 Dwelling Units per Acre) zones as depicted on the approved exhibit map marked Exhibit "A" (dated October 22, 2009) or an approved revised Exhibit "A", subject to the following conditions of approval.
2. 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 the required fees have been paid pursuant to Condition Nos. 7 and 38. Condition Nos. 2, 7, 9, 10 and 11 shall be effective immediately upon final approval of this grant by the County.
3. 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 and shall include successor in interest.
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 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. Within three 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 for Project No. 04-075-(5), General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001. The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$2,867.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.

8. If 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 inspections and for any enforcement of 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 \$200.00 per inspection).
9. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and 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 fully cooperate in the defense.
10. 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 from which actual costs shall be billed and deducted for the purposes 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 on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

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

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

11. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 060922 ("TR 060922"). In the event that TR 060922 should expire without the recordation of the final map or all final maps if phased, this grant shall terminate upon the expiration of the vesting tentative map. Entitlement to the use of the property, or unrecorded portion thereof, thereafter shall be subject to the regulations then in effect.
12. The subject property shall be graded, developed and maintained in substantial compliance with the approved vesting tentative tract map. An amended tentative tract map approved for TR 060922 may, at the discretion of the Director of Regional Planning ("Director"), constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
13. 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.
14. 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.
15. The development of the subject property shall comply with all requirements and conditions approved for TR 060922, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, and Oak Tree Permit Case No. 200700021.
16. 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 TR 060922, Conditional Use Permit Case No. 04-075 and Oak Tree Permit Case No. 200700021.
17. Prior to the issuance of any grading and/or building permit, site plans covering the development shall be submitted to and approved by the Director as a revised

Exhibit "A", indicating substantial conformance with the approved Exhibit "A" where the proposed grading and/or construction:

- a. complies with the conditions of this grant and the standards of the zone;
  - b. is compatible with hillside resources; and
  - c. complies with the Los Angeles County Green Building, Low Impact Development and Drought-Tolerant Landscaping Ordinances prior to building permit issuance.
18. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.
19. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
20. 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.
21. All grading and construction activities on the subject property and appurtenant activities, including engine warm-up, within 300 feet of an occupied single- or multi-family residential lot, shall be restricted to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. Construction work shall be prohibited on Sundays or holidays, including New Year's Day, Independence Day, Thanksgiving Day, Christmas Day, Memorial Day, and Labor Day. 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.
22. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of Public Works.
23. 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.

24. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
25. No construction equipment or vehicles, including construction crew's personal vehicles, shall be parked or stored on any existing public or private streets.
26. 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.
27. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
28. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the ordinances and County Building and Plumbing Codes.
29. 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 Los Angeles County Department of Public Health ("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.
30. 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.
31. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
32. During construction, all large-size truck trips shall be limited to off-peak commute periods.
33. 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.
34. All graded slopes (cut and fill) shall be revegetated in compliance with the Grading Ordinance and Drought-Tolerant Landscape Ordinance. Prior to the issuance of any grading or building 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 for any proposed landscaping. 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, and shall use reclaimed water. The irrigation system shall, to the satisfaction of the Director of Public Works and Director, include dual piping to allow for future connection and use of reclaimed water within landscaped slopes.

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"). 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 75 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 the Director may determine that a lower percentage of such planting shall be required. In those areas where the Director of Planning approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 50 percent. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by the Director and the Forester. 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.

35. All slope improvements, including terrace drains, shall use colored concrete to blend with surrounding vegetation. Prior to any grading permit issuance, the permittee shall submit sample materials, including color palette, with landscape plan, as a revised Exhibit "A." Prior to building permit issuance, the permittee shall submit evidence of colored concrete installation.
36. Within 30 days of approval of this grant, the permittee shall record a covenant and agreement with the County of Los Angeles agreeing to comply with the required environmental mitigation measures imposed in the Final Environmental Impact Report ("EIR") Mitigation Monitoring Program ("MMP"), and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the permittee shall submit a copy of the draft covenant to the Director for review and approval.

37. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final EIR for the project are incorporated herein by reference and attached and made conditions of this grant. The permittee shall comply with all such mitigation measures in accordance with the attached MMP. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director for approval as frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed. The reports shall describe the status of the permittee's compliance with the required mitigation measures
38. Within 30 days of approval of this grant, deposit the sum of **\$3,000.00** with Regional Planning in order to defray the cost of reviewing the permittee's reports and verifying compliance with the information contained in the reports required by the MMP.

**DRAFT**

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
FOR PROJECT NO. 04-075-(5)  
OAK TREE PERMIT CASE NO. 200700021**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Oak Tree Permit Case No. 200700021 on September 16, 2009, December 16, 2009, March 3, 2010, and March 24, 2010. Oak Tree Permit Case No. 200700021 was heard concurrently with General Plan Amendment Case No. 200900009 (December 16, 2009, March 3, 2010, and March 24, 2010 only), Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 (December 16, 2009, March 3, 2010 and March 24, 2010 only), Highway Realignment Case No. 200900001, and Vesting Tentative Tract Map No. 060922.
2. The subject site is located west of Sierra Highway and south of Vasquez Canyon Road, and north of the City of Santa Clarita, in the Sand Canyon Zoned District.
3. The irregularly-shaped property is approximately 2,173 gross acres in size in a mostly natural condition with level to steeply sloping topography. Approximately 774 acres are within 0 to 25 percent slopes, 644 acres within 25 to 50 percent slopes, and 755 acres have slopes 50 percent and greater.
4. Oak Tree Permit Case No. 200700021 is a request to authorize the removal of one oak tree (non heritage).
5. The applicant submitted an Oak Tree Report prepared by Natural Resources Consultants (arborist: Thomas Juhasz), the consulting arborist, dated April 10, 2007 and updated July 7, 2009, that identifies and evaluates one oak tree on the subject property. There are no heritage oaks onsite.
6. The applicant proposes to remove one oak tree (non heritage). The proposed removal is due to impacts from construction and the development of the proposed project.
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 removal, subject to recommended conditions of approval, including replacement of oak tree removals at a rate of 10:1 for a total of 10 mitigation trees.
8. General Plan Amendment Case No. 200900009 is a related request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited

- Secondary Highway), and rename extension of Whites Canyon Road (proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway as Skyline Ranch Road.
9. Conditional Use Permit ("CUP") Case No. 04-075 is a related request to ensure compliance with the requirements for urban and nonurban hillside management, density-controlled development, and onsite project grading that exceeds 100,000 cubic yards; and to permit a temporary materials processing facility proposed during construction within the project site.
  10. CUP Case No. 200900121 is a related request to authorize a solid fill project for the offsite grading and construction of Skyline Ranch Road from its western project boundary to Whites Canyon Road/Plum Canyon Road, including 535,000 cubic yards of cut and 37,000 cubic yards of fill.
  11. Highway Realignment Case No. 200900001 is a related request to authorize the realignment of Whites Canyon Road, a designated proposed Secondary Highway through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway, to be renamed Skyline Ranch Road.
  12. Vesting Tentative Tract Map No. 060922 is a related request to create 1,260 single family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres.
  13. Access to the proposed development will be provided by an extension of Whites Canyon Road as Skyline Ranch Road from the west, a proposed 84-foot to 94-foot wide Secondary Highway as proposed on the County Master Plan of Highways, realigned through the subject property to Sierra Highway, a 100-foot Major Highway.
  14. Letters received and submitted to the Commission include from the City as well as the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA), Santa Clarita Organization for Preservation and the Environment ("SCOPE"), Santa Monica Mountains Conservancy ("SMMC"), and Sierra Club. The correspondence reflected comments on the Draft Environmental Impact Report ("EIR") as well as on the project design.
  15. The project was advertised for the September 16, 2009 insist public hearing for Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.

16. During the September 16, 2009 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff recommended a continuance due to technical holds still outstanding for the project, including clearance through Los Angeles County Subdivision Committee ("Subdivision Committee") and required review by the Los Angeles County Interdepartmental Engineering Committee ("IEC"). Staff also indicated that a General Plan Amendment was required for the project for changes to the Master Plan of Highways, as the General Plan update, and the Plan update known as "One Valley One Vision" ("OVOV"), will likely update the Master Plan after the timeline proposed for this project. A CUP was also required to be filed for a solid fill grading project for the offsite construction of Skyline Ranch Road. Concern with existing filming activity near the Cruzan Mesa vernal pools within the large proposed open space lot was also raised by staff, warranting further research by staff.
17. Six persons testified at the September 16, 2009 public hearing: one neutral, and five with concerns or issues related to the development. The neutral testifier indicated that the applicant had an agreement in place with the Sulphur Springs School District regarding the elementary school site. Concerns expressed during the public hearing, including from the City, SCOPE and the SMMC/Mountains Recreation and Conservation Authority ("MRCA"), addressed need for offsite improvements at the intersection of Sierra Highway and Soledad Canyon Road; and included technical issues related to Skyline Ranch Road improvements (bike lane classification), improvements to Skyline Ranch Road west of the project site and offsite mitigation to City utilities. Other concerns included need for re-noticing of project to include the General Plan Amendment, impacts to air quality, need for updated documents for the EIR, supremacy of Alternative No. 2 in the Draft EIR, and need for funding sources for maintenance of the open space. MRCA also indicated their experience in managing vernal pools, and made recommendations regarding signage and filming compatibility.
18. Issues raised during the September 16, 2009 public hearing included water availability and how this project may be affected by concurrent hearings on OVOV.
19. During the September 16, 2009 public hearing, the applicant's representative indicated that the project was favorable with City support and staff not requesting any design changes. The representative indicated their position regarding the additional CUP and General Plan Amendment filings requested by staff, and indicated that any issues regarding onsite filming activity had already been resolved. The representative supported the continuance recommendation, and indicated their understanding the testifiers' concerns.

20. During the September 16, 2009 public hearing, the Commission discussed the history of filming in southern California and questioned whether filming revenue could be used as a funding source for maintenance of the vernal pools, and how to achieve a balance between filming activity and resource protection. The Commission also indicated that while staff is recommending a continuance, it was important to hold the public hearing and allow officials and interested persons to express their concerns. Given that OVOV was also scheduled for public hearing, the Commission indicated that this project's continuance should be to a date after the OVOV initial hearing. The Commission also indicated their desire to see a walkable community, and directed staff to return with technical issues addressed.
21. After testimony and discussion, on September 16, 2009 the Commission by vote of 4-0-1 (Valadez absent) continued the public hearing to December 16, 2009.
22. Subsequent to the September 16, 2009 public hearing, the applicant submitted a revision to the tentative map, dated October 22, 2009, to Subdivision Committee for review. After review, technical holds from Los Angeles County Department of Public Works ("Public Works") regarding offsite easements and water pump stations, continued to remain outstanding. The applicant also filed a General Plan Amendment application as well as an additional CUP for the offsite solid fill project. Concerns regarding the onsite filming activity were also resolved as there is an existing procedure in the County for issuance of filming permits that regulate frequency of temporary filming.
23. In addition the entitlements previously advertised, the project was advertised for the December 16, 2009 insist public hearing with General Plan Amendment Case No. 200900009 and CUP Case No. 200900121.
24. During the December 16, 2009 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that most of the previously-identified project issues had been resolved, and described the remaining issues, including ongoing discussions with the City and County for street designs to Skyline Ranch Road. Staff also described the project's request for the alternate cross-section for local streets providing direct access to the single-family lots, and its potential impacts with increased paving and limited clearance to meet American with Disabilities Act ("ADA") requirements. The project also proposes four flag lots within the developed area.

25. During the December 16, 2009 public hearing, the applicant presented their project, which through a clustered design respects the proposed Significant Ecological Area ("SEA") boundary by protecting the vernal pools and mesa resources. The applicant indicated that while Master Plan of Highway deletions are proposed, through future development any necessary access would still be required by Public Works. Water supply, which was raised as an issue by the Castaic Lake Water Agency ("CLWA") as part of OVOV, was also not relevant to the subject project as CLWA have made no comments regarding this project EIR and the most up-to-date information had been included.
26. Three persons testified during the December 16, 2009 public hearing: one representing the City, and two from the applicant's project team to answer any questions. The City indicated that two issues remained regarding traffic, including proposed mitigation at Soledad Canyon Road, and cross-sections for Skyline Ranch Road. The City indicated that they were continuing to work with the County and applicant on agreed-upon cross-sections for Skyline Ranch Road, with hope for resolution when the project returns for final action.
27. During the December 16, 2009 public hearing, the Commission discussed whether roll-up garage doors could be incorporated to address any reductions in sidewalk clearance by cars parking in individual driveways, and looked forward to the project returning with hopeful resolution between the County and the City. The Commission also discussed that while the subject project was well designed and has shown to have an adequate water supply, there is a general concern regarding water supply and large subdivisions. The Commission also directed staff to consider additional project conditions regarding piping for future reclaimed water use within landscaped slopes, and potential for individual cisterns for greywater use.
28. After testimony and discussion, on December 16, 2009 the Commission by vote of 5-0 continued the public hearing to March 3, 2010.
29. Subsequent to the December 16, 2009 public hearing, IEC conducted a duly-noticed meeting to discuss the highway realignment. After a brief presentation by staff and the applicant, and comments from one neighbor and the City, IEC indicated their recommendation for approval of the highway realignment.
30. Subsequent to the December 16, 2009 public hearing, County and City staff met with the applicant to discuss the proposed street improvements to Skyline Ranch Road. A general consensus was reached regarding a modified cross-section for proposed Secondary Highway Skyline Ranch Road, including two travel lanes

(one in each direction), a 14-foot wide landscaped median, and Class II bike lane in each direction.

31. During the March 3, 2010 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that IEC recommends approval of the highway realignment; and that the City, County and applicant have reached agreement on proposed improvements to Skyline Ranch Road. Staff also presented that at the time of the supplemental package, only one project hold remained regarding offsite easements. However, since then Public Works was recommending an alternate condition to require proof of easements prior to the public hearing by the Los Angeles County Board of Supervisors, which Public Works formally read into the record. Staff also briefly summarized the additional correspondence received from the Sierra Club, where they indicated that their previous concerns regarding a number of potential impact areas, including infrastructure, biology, traffic, air quality, and water resources, was inadequately addressed or mitigated in the Final EIR.
32. During the March 3, 2010 public hearing, the applicant indicated their agreement with, and appreciation for, the recommended condition from Public Works.
33. One person testified during the March 3, 2010 public hearing representing the City. The City thanked County staff for working with them on the proposed Skyline Ranch Road cross-sections. The City also testified regarding the project's open space, and their encouragement that additional condition language be developed to clarify and specify initial and ongoing funding mechanisms for maintenance of the large natural open space. The City also responded to a question by the Commission regarding paseos where the City believed that while they have different paseo widths than what is proposed, paseos with a bike lane would still be beneficial.
34. During the March 3, 2010 public hearing, the Commission discussed the history of filming activity near the vernal pools, and their desire to not see the large open space fall under an HOA's responsibility. The Commission also questioned the type of fencing in place around the vernal pools as well as whether utilities will be provided to the elementary school lot.
35. During the March 3, 2010 public hearing, the applicant responded to the Commission, indicating that the large natural open space was intended all along to go to a public agency and Los Angeles County Department of Parks and Recreation has indicated their intent to accept this open space. They believed that film revenue would be sufficient to maintain this open space, and the vernal pools

- will remain protected from filming activity with chain-link fences. If any filming does request that these fences be removed temporarily, a licensed biologist is required to be onsite at all times the fence is removed. The applicant also responded that if the Commission felt other types of fencing would be more appropriate with community character, including split-rail, that they would not object as long as other affected jurisdictions and agencies also agreed. The applicant indicated that not only will utilities will be provided at the elementary school lot, the applicant will be providing full funding for the construction of the school site.
36. After testimony and discussion, on March 3, 2010 the Commission by vote of 5-0 continued the public hearing to March 24, 2010 for final documents to be prepared for approval.
  37. During the March 24, 2010 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented a summary of the updated conditions, including those included to address the Commission's comments and concerns regarding roll-up garage doors and reclaimed water piping. Staff also responded to the letters received from the Sierra Club and SCOPE regarding the Final EIR.
  38. After hearing all testimony, the Commission closed the public hearing on March 24, 2010 and approved Oak Tree Permit Case No. 200700021.
  39. The necessary drainage improvements for soil erosion control will be designed in accordance with the standards of the Public Works as a condition of approval of the associated vesting tentative tract map.
  40. The proposed project is required to comply with the development standards of the A-1 zone pursuant to Section 22.24.110 of the Los Angeles County Code ("County Code"), and A-2 zone pursuant to Section 22.24.170 of the County Code, except as otherwise modified by CUP Case No. 04-075.
  41. 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 July 2009, the Technical Appendices to the Draft EIR dated July 2009, the Final EIR including Responses to Comments dated February 2010, and the Addendum to the Final EIR dated March 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.

42. 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 visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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 oak tree map and related CUPs and vesting tentative map.
43. With respect to the adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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.
44. 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.
45. 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.
46. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
47. 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. 060922, CUP Case No. 04-075, and CUP Case No. 200900121.
48. 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 County Code;
- B. That the proposed removal of the oak tree will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated;
- C. That in addition to the above facts, that the removal of one oak tree is necessary for development reasons as continued existence of the trees at the present location frustrates the planned improvements and proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive; and placement of such tree precludes the reasonable and efficient use of such property for a use otherwise authorized; and
- D. That the proposed removal of the oak tree 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 County Code.

**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 and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached.

2. Approves Oak Tree Permit Case No. 200700021 subject to the attached conditions.

**DRAFT**

**DEPARTMENT OF REGIONAL PLANNING  
OAK TREE PERMIT CASE NO. 200700021**

**DRAFT CONDITIONS**

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

1. This grant authorizes the removal of one tree of the Oak genus *Quercus agrifolia* identified on the applicant's site plan and Oak Tree Report dated April 10, 2007, and updated July 7, 2009 as Tree Number 1, 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 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 Los Angeles County Department of Regional Planning ("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 Nos. 9, 10 and 43. Condition Nos. 3, 36, 37 and 44 shall be effective immediately upon final approval of this grant by the County.
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 three days of the approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. 04-075-(5), which includes General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001. The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$2,867.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.

10. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Los Angeles County Fire Department ("Fire Department") a sum of **\$500.00**. Such fee shall be used to compensate the 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 prior to the commencement of construction and four subsequent annual inspections until the conditions of approval have been met. The Director of Regional Planning ("Director") and the Forester shall retain the right to make regular and unannounced site inspections.

11. The term "Oak Tree Report" refers to the reports on file by Natural Resource Consultants, the consulting arborists, dated April 10, 2007 and updated report dated July 7, 2009.

12. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director and the Forester 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 and Forester any failure to fully comply with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

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 Forester for the life of the Oak Tree Permit or Vesting Tentative Tract Map No. 060922.

14. 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 Forester shall give an immediate "Stop Work Order." This shall

be administered both verbally and in writing. The "Stop Work Order" shall 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.

15. 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 Fire Department, a copy of which is enclosed with these conditions.

MITIGATION TREES:

16. The permittee shall provide a total of 10 mitigation trees of the Oak genus *Quercus agrifolia* for the one tree proposed to be removed.
17. Each 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.
18. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* grown from a local seed source and of high-quality.
19. 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.
20. All mitigation trees shall be planted on native undisturbed soil. The first two irrigations or watering of planted trees shall incorporate the addition of a mycorrhizae product (i.e. "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting trees.
21. All required mitigation trees shall be planted within one year of the permitted oak tree removal. 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 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 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 Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal".
22. 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 four-year maintenance period will begin upon

- receipt of a letter from the permittee or consulting arborist to the Director of Planning and the Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive four years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
23. 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 Forester, including any loss of trees.
  24. 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.
  25. 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 Forester and Director.
  26. All work on or within the protected zone of an oak tree shall be performed by or under the supervision of the consulting arborist.
  27. 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.
  28. 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 10 feet of any oak tree in order to limit damage caused by such types of construction.
  29. 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.
  30. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.
  31. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.
  32. 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.

33. 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.
34. 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 Fire Department for all enforcement efforts necessary to bring the subject property into compliance. The Director and the Forester shall retain the right to make regular and unannounced site inspections.
35. 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 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.
36. 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 fully cooperate in the defense.
37. 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 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, 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.
  - 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.

41. The permittee shall record a covenant and agreement with the County of Los Angeles agreeing to comply with the required environmental mitigation measures imposed in the Final Environmental Impact Report ("EIR") Mitigation Monitoring Program ("MMP"), and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the permittee shall submit a copy of the draft covenant to the Director for review and approval.
42. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final EIR for the project are incorporated herein by reference and made conditions of this grant. The permittee shall comply with all such mitigation measures in accordance with the attached MMP. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director for approval as frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed. The reports shall describe the status of the permittee's compliance with the required mitigation measures. Additional reports shall be submitted as required by the Director.
43. Within 30 days of approval of this grant, the permittee shall deposit the sum of **\$3,000.00** with Regional Planning in order to defray the cost of reviewing the permittee's reports and verifying compliance with the information contained in the reports required by the MMP.
44. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 060922. In the event that Vesting Tentative Tract Map No. 060922 should expire without the recordation of the final map or all final maps if phased, this grant shall terminate upon the expiration of the vesting tentative map. Entitlement to the use of the property, or unrecorded portion thereof, thereafter shall be subject to the regulations then in effect.
45. 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 Forester and Director.

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
FOR PROJECT NO. 04-075-(5)  
VESTING TENTATIVE TRACT MAP NO. 060922**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Vesting Tentative Tract Map No. 060922 on September 16, 2009, December 16, 2009, March 3, 2010, and March 24, 2010. Vesting Tentative Tract Map No. 060922 was heard concurrently with General Plan Amendment Case No. 200900009 (December 16, 2009, March 3, 2010, and March 24, 2010 only), Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 (December 16, 2009, March 3, 2010 and March 24, 2010 only), Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.
2. Vesting Tentative Tract Map No. 060922 proposes a clustered hillside residential development to create 1,260 single-family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres. The project includes an 11.6-acre elementary school site, a 12-acre public park, and a network of privately-maintained paseos and trails and one public trail. A Class II bike lane is proposed within Skyline Ranch Road.
3. The subject site is located west of Sierra Highway and south of Vasquez Canyon Road, and north of the City of Santa Clarita ("City"), in the Sand Canyon Zoned District.
4. The irregularly-shaped property is approximately 2,173 gross acres in size in a mostly natural condition with level to steeply sloping topography. Approximately 774 acres are within 0 to 25 percent slopes, 644 acres within 25 to 50 percent slopes, and 755 acres have slopes 50 percent and greater.
5. Access to the proposed development will be provided by an extension of Whites Canyon Road as Skyline Ranch Road from the west, a proposed 84-foot to 94-foot wide Secondary Highway as proposed on the County Master Plan of Highways, realigned through the subject property to Sierra Highway, a 100-foot Major Highway.
6. The project site is currently zoned A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area), A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area), A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area), and A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area), which was established by Ordinance No. 7339, effective June 6, 1958. Surrounding zoning is A-1 and A-2-1 to the north; A-1, A-1-10,000, R-3 (Limited

Multiple Residence), C-3 (Unlimited Commercial), M-1 (Light Industrial), and City to the east; and A-2-1 and City to the south and west.

7. The subject property consists of vacant land, including 200 single-family lots created under recorded Tract Map Nos. 49433, 49434 and 49467. Surrounding uses include vacant property with single-family residential to the east, south and west; industrial and commercial within the City to the east and south; and multi-family residential and a school within the City to the south.
8. The project is consistent with the A-2-1, A-1, A-1-10,000 and A-1-1 zoning classification. Single-family residences are permitted in the A-1 and A-2 zones pursuant to Sections 22.24.070 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, A-1-10,000 and A-1-1 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"), Non-urban 2 ("N2"), Urban 1 ("U1"), Urban 2 ("U2"), Urban 3 ("U3") 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 1,260 dwelling units is consistent with the maximum 1,302 dwelling units permitted by the land use categories for nonurban and urban hillside residential development.
10. This is a hillside project since the subject property exhibits natural slopes of 25 percent or greater. A conditional use permit ("CUP") is required for the project since the 1,260 dwelling units proposed exceeds the low-density threshold of 402 dwelling units, and mid-point density threshold of 870 dwelling units, established for the site.
11. General Plan Amendment Case No. 200900009 is a related request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited Secondary Highway), and rename the extension of Whites Canyon Road (proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway as Skyline Ranch Road.
12. CUP Case No. 04-075 is a related request to ensure compliance with the requirements for urban and nonurban hillside management, density-controlled development, and onsite project grading that exceeds 100,000 cubic yards; and to

- permit a temporary materials processing facility proposed during construction within the project site.
13. CUP Case No. 200900121 is a related request to authorize a solid fill project for the offsite grading and construction of Skyline Ranch Road from its western project boundary to Whites Canyon Road/Plum Canyon Road, including 535,000 cubic yards of cut and 37,000 cubic yards of fill.
  14. Oak Tree Permit Case No. 200700021 is a related request to remove one oak tree (nonheritage oak).
  15. Highway Realignment Case No. 200900001 is a related request to authorize the realignment of Whites Canyon Road, a designated proposed Secondary Highway through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway, to be renamed Skyline Ranch Road.
  16. The approved vesting tentative tract map, dated October 22, 2009, depicts 1,260 single-family lots clustered over approximately 622 acres in the southern portion of the project site. The single-family lots range in size from 6,048 to 23,950 square feet. A proposed 12-acre public park will be located at the northern portion of the developed area, with recreational amenities to include a basketball court, baseball field and children's play area. Additional parks will be privately maintained by a homeowners association ("HOA"), totaling approximately six acres. An 11.6-acre elementary school site is depicted in the center of the developed area with a pedestrian bridge over Skyline Ranch Road, and 13 debris basin lots are depicted throughout the development. A public trail will be included within the project as well as privately-maintained trails and paseos, providing connectivity to private parks, cul-de-sac streets, and main thoroughfare Skyline Ranch Road. Grading will consist of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill (total 41.6 million cubic yards) to be balanced onsite. Offsite grading for the construction of Skyline Ranch Road will consist of 535,000 cubic yards of cut and 37,000 cubic yards of fill. Monument signs are proposed on and offsite within the unincorporated area and City, and a single oak tree onsite will be removed due to grading and construction.
  17. The project proposes a merger and resubdivision of underlying recorded Tract Map Nos. 49433, 49434 and 49467. The subdivision was approved as Tentative Tract Map No. 44967 to create 200 single-family lots on 360 acres within the Cruzan Mesa area. No homes have been constructed as part of these underlying lots. The subject project proposes to merge these lots and create open space Lot No. 1293 over this area.

18. The project provides approximately 1,770 acres of open space (approximately 81 percent) within public park Lot No. 1262, private park Lot Nos. 1263 through 1271, and open space Lot Nos. 1272 through 1296. The project is consistent with the minimum 25 percent required for urban hillside projects, and 70 percent required for nonurban hillside projects. All open space provided is permanent open space as part of a density-controlled development.
19. Letters received and submitted to the Commission include from the City as well as the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA), Santa Clarita Organization for Preservation and the Environment ("SCOPE"), Santa Monica Mountains Conservancy ("SMMC"), and Sierra Club. The correspondence reflected comments on the Draft Environmental Impact Report ("EIR") as well as on the project design.
20. The project was advertised for the September 16, 2009 insist public hearing for Vesting Tentative Tract Map No. 060922, CUP Case No. 04-075, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.
21. During the September 16, 2009 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff recommended a continuance due to technical holds still outstanding for the project, including clearance through Los Angeles County Subdivision Committee ("Subdivision Committee") and required review by the Los Angeles County Interdepartmental Engineering Committee ("IEC"). Staff also indicated that a General Plan Amendment was required for the project for changes to the Master Plan of Highways, as the General Plan update, and the Plan update known as "One Valley One Vision" ("OVOV"), will likely update the Master Plan after the timeline proposed for this project. A CUP was also required to be filed for a solid fill grading project for the offsite construction of Skyline Ranch Road. Concern with existing filming activity near the Cruzan Mesa vernal pools within the large proposed open space lot was also raised by staff, warranting further research by staff.
22. Six persons testified at the September 16, 2009 public hearing: one neutral, and five with concerns or issues related to the development. The neutral testifier indicated that the applicant had an agreement in place with the Sulphur Springs School District regarding the elementary school site. Concerns expressed during the public hearing, including from the City, SCOPE and the SMMC/Mountains Recreation and Conservation Authority ("MRCA"), addressed need for offsite improvements at the intersection of Sierra Highway and Soledad Canyon Road; and included technical issues related to Skyline Ranch Road improvements (bike lane classification), improvements to Skyline Ranch Road west of the project site

- and offsite mitigation to City utilities. Other concerns included need for re-noticing of project to include the General Plan Amendment, impacts to air quality, need for updated documents for the EIR, supremacy of Alternative No. 2 in the Draft EIR, and need for funding sources for maintenance of the open space. MRCA also indicated their experience in managing vernal pools, and made recommendations regarding signage and filming compatibility.
23. Issues raised during the September 16, 2009 public hearing included water availability and how this project may be affected by concurrent hearings on OVOV.
  24. During the September 16, 2009 public hearing, the applicant's representative indicated that the project was favorable with City support and staff not requesting any design changes. The representative indicated their position regarding the additional CUP and General Plan Amendment filings requested by staff, and indicated that any issues regarding onsite filming activity had already been resolved. The representative supported the continuance recommendation, and indicated their understanding the testifiers' concerns.
  25. During the September 16, 2009 public hearing, the Commission discussed the history of filming in southern California and questioned whether filming revenue could be used as a funding source for maintenance of the vernal pools, and how to achieve a balance between filming activity and resource protection. The Commission also indicated that while staff is recommending a continuance, it was important to hold the public hearing and allow officials and interested persons to express their concerns. Given that OVOV was also scheduled for public hearing, the Commission indicated that this project's continuance should be to a date after the OVOV initial hearing. The Commission also indicated their desire to see a walkable community, and directed staff to return with technical issues addressed.
  26. After testimony and discussion, on September 16, 2009 the Commission by vote of 4-0-1 (Valadez absent) continued the public hearing to December 16, 2009.
  27. Subsequent to the September 16, 2009 public hearing, the applicant submitted a revision to the tentative map, dated October 22, 2009, to Subdivision Committee for review. After review, technical holds from Los Angeles County Department of Public Works ("Public Works") regarding offsite easements and water pump stations, continued to remain outstanding. The applicant also filed a General Plan Amendment application as well as an additional CUP for the offsite solid fill project. Concerns regarding the onsite filming activity were also resolved as there is an existing procedure in the County for issuance of filming permits that regulate frequency of temporary filming.

28. In addition to the entitlements previously advertised, the project was advertised for the December 16, 2009 insist public hearing with General Plan Amendment Case No. 200900009 and CUP Case No. 200900121.
29. During the December 16, 2009 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that most of the previously-identified project issues had been resolved, and described the remaining issues, including ongoing discussions with the City and County for street designs to Skyline Ranch Road. Staff also described the project's request for the alternate cross-section for local streets providing direct access to the single-family lots, and its potential impacts with increased paving and limited clearance to meet American with Disabilities Act ("ADA") requirements. The project also proposes four flag lots within the developed area.
30. During the December 16, 2009 public hearing, the applicant presented their project, which through a clustered design respects the proposed Significant Ecological Area ("SEA") boundary by protecting the vernal pools and mesa resources. The applicant indicated that while Master Plan of Highway deletions are proposed, through future development any necessary access would still be required by Public Works. Water supply, which was raised as an issue by the Castaic Lake Water Agency ("CLWA") as part of OVOV, was also not relevant to the subject project as CLWA have made no comments regarding this project EIR and the most up-to-date information had been included.
31. Three persons testified during the December 16, 2009 public hearing: one representing the City, and two from the applicant's project team to answer any questions. The City indicated that two issues remained regarding traffic, including proposed mitigation at Soledad Canyon Road, and cross-sections for Skyline Ranch Road. The City indicated that they were continuing to work with the County and applicant on agreed-upon cross-sections for Skyline Ranch Road, with hope for resolution when the project returns for final action.
32. During the December 16, 2009 public hearing, the Commission discussed whether roll-up garage doors could be incorporated to address any reductions in sidewalk clearance by cars parking in individual driveways, and looked forward to the project returning with hopeful resolution between the County and the City. The Commission also discussed that while the subject project was well designed and has shown to have an adequate water supply, there is a general concern regarding water supply and large subdivisions. The Commission also directed staff to consider additional project conditions regarding piping for future reclaimed

- water use within landscaped slopes, and potential for individual cisterns for greywater use.
33. After testimony and discussion, on December 16, 2009 the Commission by vote of 5-0 continued the public hearing to March 3, 2010.
  34. Subsequent to the December 16, 2009 public hearing, IEC conducted a duly-noticed meeting to discuss the highway realignment. After a brief presentation by staff and the applicant, and comments from one neighbor and the City, IEC indicated their recommendation for approval of the highway realignment.
  35. Subsequent to the December 16, 2009 public hearing, County and City staff met with the applicant to discuss the proposed street improvements to Skyline Ranch Road. A general consensus was reached regarding a modified cross-section for proposed Secondary Highway Skyline Ranch Road, including two travel lanes (one in each direction), a 14-foot wide landscaped median, and Class II bike lane in each direction.
  36. During the March 3, 2010 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that IEC recommends approval of the highway realignment; and that the City, County and applicant have reached agreement on proposed improvements to Skyline Ranch Road. Staff also presented that at the time of the supplemental package, only one project hold remained regarding offsite easements. However, since then Public Works was recommending an alternate condition to require proof of easements prior to the public hearing by the Los Angeles County Board of Supervisors, which Public Works formally read into the record. Staff also briefly summarized the additional correspondence received from the Sierra Club, where they indicated that their previous concerns regarding a number of potential impact areas, including infrastructure, biology, traffic, air quality, and water resources, was inadequately addressed or mitigated in the Final EIR.
  37. During the March 3, 2010 public hearing, the applicant indicated their agreement with, and appreciation for, the recommended condition from Public Works.
  38. One person testified during the March 3, 2010 public hearing representing the City. The City thanked County staff for working with them on the proposed Skyline Ranch Road cross-sections. The City also testified regarding the project's open space, and their encouragement that additional condition language be developed to clarify and specify initial and ongoing funding mechanisms for maintenance of the large natural open space. The City also responded to a question by the

- Commission regarding paseos where the City believed that while they have different paseo widths than what is proposed, paseos with a bike lane would still be beneficial.
39. During the March 3, 2010 public hearing, the Commission discussed the history of filming activity near the vernal pools, and their desire to not see the large open space fall under an HOA's responsibility. The Commission also questioned the type of fencing in place around the vernal pools as well as whether utilities will be provided to the elementary school lot.
  40. During the March 3, 2010 public hearing, the applicant responded to the Commission, indicating that the large natural open space was intended all along to go to a public agency, and Los Angeles County Department of Parks and Recreation has indicated their intent to accept this open space. They believed that film revenue would be sufficient to maintain this open space, and the vernal pools will remain protected from filming activity with chain-link fences. If any filming requests these fences be removed temporarily, a licensed biologist is required to be onsite at all times the fence is removed. The applicant also responded that if the Commission felt other types of fencing would be more appropriate with community character, including split-rail, that they would not object as long as other affected jurisdictions and agencies also agreed. The applicant indicated that not only will utilities will be provided at the elementary school lot, the applicant will be providing full funding for the construction of the school site.
  41. After testimony and discussion, on March 3, 2010 the Commission by vote of 5-0 continued the public hearing to March 24, 2010 for final documents to be prepared for approval.
  42. During the March 24, 2010 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented a summary of the updated conditions, including those included to address the Commission's comments and concerns regarding roll-up garage doors and reclaimed water piping. Staff also responded to the letters received from the Sierra Club and SCOPE regarding the Final EIR.
  43. After hearing all testimony, the Commission closed the public hearing on March 24, 2010 and approved Vesting Tentative Tract Map No. 060922.
  44. The Commission finds that the project's infrastructure and community benefits balance against the project's requested density closer to the maximum density permitted by hillside management.

45. The Commission finds that 1,770 acres of the property (approximately 82 percent) is set aside as permanent open space with the urban and nonurban hillside, density-controlled development of 1,260 single-family homes on the subject property. This open space is comprised of a public park lot, private park lots, trails and natural open space. The natural open space, and public park and trails are to be dedicated to the County of Los Angeles, and the private parks and trails to the HOA for ownership and maintenance, with landscaped medians for a Landscaping and Lighting Act District.
46. The Commission finds that the front yard setback to the habitable structure shall be a minimum of 18 feet as measured from back of sidewalk, and the front yard setback to the garage shall be a minimum of 20 feet as measured from back of sidewalk. These setbacks will ensure compatibility with ADA requirements to ensure accessible sidewalks when cars are parked in individual driveways.
47. The Commission finds that the alternate cross-section is permitted for all local streets with direct access to single-family lots, as the use of the alternate cross-section would be in keeping with the design and improvement of adjoining streets. The project will create new streets within the developed area, and will be designed to visually create a hierarchy of streets as well as complement the proposed trail and paseo system.
48. The Commission finds that the four flag lots are justified by topographic conditions and the size and shape of the division of land, and as the design is not in conflict with the pattern of neighborhood development. The proposed development will be creating new neighborhoods, and will not increase density by proposing homes adjacent to rear yards of existing homes.
49. The proposed project is required to comply with the development standards of the A-1 zone pursuant to Section 22.24.110 of the County Code, and A-2 zone pursuant to Section 22.24.170 of the County Code, and except as otherwise modified by CUP Case No. 04-075.
50. The proposed subdivision and the provisions for its design and improvements 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 resource areas.
51. The site is physically suitable for the type of development and density being proposed, since the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-

- maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geologic hazards mitigated in accordance with the requirements of Public Works.
52. 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.
  53. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located within an adopted SEA and will not affect any stream courses or high value riparian habitat.
  54. The design of the subdivision provides for future passive or natural heating or cooling opportunities as feasible therein.
  55. 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 vesting tentative tract map, provide adequate protection for any such easements.
  56. 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.
  57. 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.
  58. 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.
  59. 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.

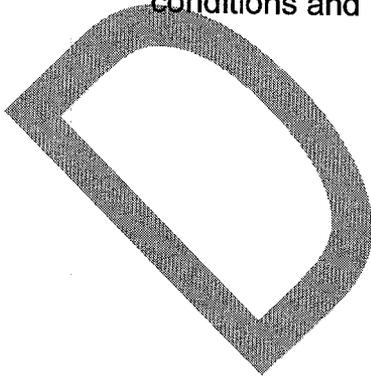
60. A Final EIR for the project has been prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Final EIR consists of the Draft EIR dated July 2009, the Technical Appendices to the Draft EIR dated July 2009, the Final EIR including Responses to Comments dated February 2010, and the Addendum to the Final EIR dated March 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.
61. 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 visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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 CUPs and oak tree permit.
62. With respect to the adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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.
63. 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.
64. 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.
65. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
66. 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 CUP Case No. 04-075, CUP Case No. 200900121, and Oak Tree Permit Case No. 200700021.

67. 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 and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached.
2. Approves Vesting Tentative Tract Map No. 060922 subject to the attached conditions and recommendations of the Subdivision Committee.



**DRAFT CONDITIONS:**

1. The subdivider shall 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. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, Highway Realignment Case No. 200900001 and the Mitigation Monitoring Program.
2. All future development must comply with the Los Angeles County Green Building, Low Impact Development, and Drought-Tolerant Landscaping Ordinances prior to building permit issuance.
3. Recordation of the final map is contingent upon approval of General Plan Amendment Case No. 200900009 by the Los Angeles County Board of Supervisors.
4. Except as otherwise specified in Condition No. 5 and by Conditional Use Permit Case No. 04-075, conform to the applicable requirements of the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), A-1 (Light Agricultural - 5,000 Square Feet Minimum Lot Size), A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area), and A-1-10,000 (Light Agricultural - 10,000 Square Feet Minimum Required Lot Area) zones.
5. In accordance with Conditional Use Permit Case No. 04-075, this land division is approved as a density-controlled development in a nonurban and urban hillside management area, 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, A-1-1 and A-1-10,000 zone, as shown on the approved tentative map. If multiple final maps are recorded, the average area of all lots shown on each final unit map and all previously recorded final unit maps shall comply with the minimum lot area requirements of the A-2-1, A-1-1 and A-1-10,000 zones as applicable.
6. The subdivider or successor in interest shall submit a copy of the project Conditions, Covenants and Restrictions ("CC&Rs") and any covenants or maintenance agreements as proposed, to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval. The CC&Rs shall include all of the project conditions, and include language that those conditions required to be in the CC&Rs may not be amended or eliminated by the homeowners association without prior approval from the Director of Regional Planning ("Director").

7. The subdivider or successor in interest shall submit evidence that the conditions of associated Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021 have been recorded.
8. The subdivider or successor in interest shall provide a current and valid water availability letter to the satisfaction of the Director and Director of Los Angeles County Department of Public Works ("Public Works") prior to recordation of the final map (or each final map if the project records in phases), the issuance of grading permits, and the issuance of building permits for the approved development.
9. Permission is granted to adjust lot lines to the satisfaction of Regional Planning.
10. The subdivision shall 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, including for Lot No. 73 and all other lots, except for flag Lot Nos. 20, 499, 502 and 539. The subdivision shall provide approximately radial lot lines for each lot.
11. The subdivider or successor in interest shall construct or bond with Public Works for driveway paving on flag Lot Nos. 20, 499, 502 and 539 with a minimum width of:
  - a. 15 feet in width where the driveway is less than 150 feet in length and serves 1 lot; and
  - b. 20 feet in width where the driveway for any single lot exceeds 150 feet in length, and for dual access strips, and
  - c. 20 feet where the common driveway serves two lots.
12. The subdivider or successor in interest shall show all streets within the project site as dedicated streets on the final map.
13. Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of the 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. 04-075. Prior to approval of each final unit map, the subdivider or successor in interest shall submit the following:
  - a. A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps and the expected boundaries and phasing of all future final unit maps; and

- b. A summary sheet indicating the number and type of all lots shown, including open space breakdown by phase, acreage, type and percentage, on the current and previous final maps.
14. The subdivider or successor in interest shall submit, to the satisfaction of Subdivision Committee, an updated phasing map depicting access to all phases of the project and the open space acreage within each phase, prior to recordation of each phase of the final map.
15. The subdivider or successor in interest shall 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. The subdivider or successor in interest shall create additional open space lots to separate manufactured slopes from natural open space areas on the final map, to the satisfaction of Regional Planning.
17. The subdivider or successor in interest shall provide for the ownership and maintenance of private park Lot Nos. 1263 through 1271 by a homeowners' association to the satisfaction of Regional Planning.
18. The subdivider or successor in interest shall dedicate to the County of Los Angeles on the final map, the right to prohibit construction of any residential structures on the school site depicted on the approved vesting tentative map as Lot No. 1261, and on the open space areas depicted on the approved vesting tentative map as public park Lot No. 1262 and private park Lot Nos. 1263 through 1271, and shall record "Open Space-Building Restriction Area" over those open space lots identified herein on the final map.
19. The subdivider or successor in interest shall dedicate open space Lot Nos. 1272 through 1296 to the County of Los Angeles or other public agency to the satisfaction of Regional Planning. The dedication shall contain language requiring that access for emergency purposes shall not be prohibited over said open space lots.
20. The subdivider or successor in interest shall dedicate to the County of Los Angeles on the final map, the right to prohibit development, including construction of any structures or grading, on the open space areas as depicted on the approved vesting tentative map as open space Lot Nos. 1272 through 1296, and shall record "Open Space-Development Restriction Area" over those open space lots identified herein on the final map.
21. Permission is granted to phase grading to the satisfaction of Public Works and Regional Planning.

22. 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 Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021.
23. The subdivider or successor in interest shall provide slope planting and an irrigation system in accordance with the Grading Ordinance and the Drought-Tolerant Landscape Ordinance. The subdivider or successor in interest shall 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, the subdivider or successor in interest shall submit a draft copy of the CC&Rs to be recorded, to Regional Planning for review and approval.
24. The irrigation system for manufactured slopes shall, to the satisfaction of the Director and Director of Public Works, include dual piping to allow for future connection and use of reclaimed water within landscaped slope.
25. Prior to the issuance of any grading and/or building permit, the subdivider or successor in interest shall submit three copies of a landscape plan, including an irrigation plan, which may be incorporated into a revised site plan. The landscape plans shall be approved by the Director prior to any work, as required by Conditional Use Permit Case No. 04-075 and Conditional Use Permit Case No. 200900121.
26. Per Section 21.32.195 of the County Code, the subdivider or successor in interest shall 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 required to be approved by the Director, and the subdivider shall post a bond with Public Works or submit other verification to the satisfaction of Regional Planning, to ensure the planting of the required trees.
27. If bonds are posted for any improvements required by these conditions, the subdivider or successor in interest shall be financially responsible and shall reimburse Regional Planning for all inspections. 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 \$200.00 per inspection).
28. Within three days of tentative map approval, the subdivider or successor in interest 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 for Project No. 04-075-(5), General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree

Permit Case No. 200700021, and Highway Realignment Case No. 200900001. The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the subdivider is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$2,867.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.

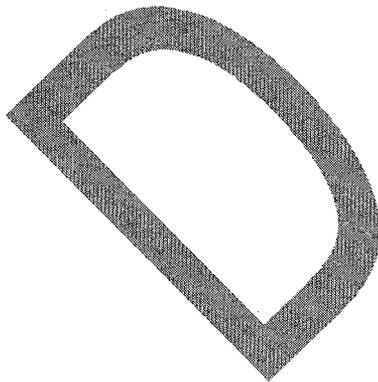
29. Within 30 days of tentative map approval, the subdivider or successor in interest shall record a covenant and agreement with the County of Los Angeles agreeing to comply with the required environmental mitigation measures imposed in the Final Environmental Impact Report ("EIR") Mitigation Monitoring Program ("MMP"), and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the subdivider or successor in interest shall submit a copy of the draft covenant to the Director for review and approval.
30. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final EIR for the project are incorporated by this reference and attached and made conditions of Vesting Tentative Tract Map No. 060922. The subdivider or successor in interest shall comply with all such mitigation measures in accordance with the attached MMP. As a means of ensuring the effectiveness of the mitigation measures, the subdivider or successor in interest shall submit mitigation monitoring reports to Regional Planning for approval as frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
31. Within 30 days of tentative map approval, 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 MMP.
32. The subdivider or successor in interest 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 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider or successor in interest of any claim, action or proceeding and the County shall fully cooperate in the defense. If the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.
33. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider or successor in interest 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 subdivider, or subdivider's counsel. The subdivider or successor in interest 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 or successor in interest shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
- b. At the sole discretion of the subdivider or successor interest, 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 or successor in interest according to Section 2.170.010 of the County Code.

Except as modified herein above, this approval is subject to all those conditions set forth in Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021; the attached MMP; 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 Department of Public Health.



Date 7/13/10

TO: Susie Tae  
Department of Regional Planning

Attention Alejandrina Baldwin/Carolina Blengini/Ramon Cordova/Josh Huntington/  
Mi Kim/Donald Kress/Jeff Lemieux/Jodie Sackett/Kim Szalay

FROM: Henry Wong/Conrad Green/John Chin  
Department of Public Works

TRACT NO. 60922

Public Works' report for NO SCM map dated \_\_\_\_\_.

Revised Public Works' report for map dated \_\_\_\_\_.

Revised pages of Public Works' report for map dated 10-22-2009 as follows.

Road: Pages 1 to 8

Revised Public Works' report clearing previous \_\_\_\_\_ denial(s).

Public Works still has \_\_\_\_\_ denial(s).

Public Works' clearance for Public Hearing.

Please forward the attached Engineer's and City's copy.

A waiver for the final map may be filed.

Other:

cc: Craig Young (Sikand Engineering)  
Sim Bizzelle (Pardee Homes)

The following reports consisting of 21 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.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 60922 (Rev.)

TENTATIVE MAP DATED 10-22-2009  
EXHIBIT "A" MAP DATED 10-22-2009

7. Design the boundaries of the unit final maps to the satisfaction of the Director of Public Works and the Department of Regional Planning.
8. The first unit of this subdivision shall be filed as Tract No. 60922-01, the second unit, Tract No. 60922-02, ..... and the last unit, Tract No. 60922.
9. Show open space/graded slope lots on the final map and dedicate residential construction rights over the open space/graded slope lots.
10. 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.
11. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
12. Quitclaim or relocate easements running through proposed structures.
13. Dedicate vehicular access rights to the rear of double frontage residential lots, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
14. If possible, modify the boundaries of the open space lots or add additional open space lots to include the airspace easements for sight distance to the satisfaction of Public Works and the Department of Regional Planning.
15. Provide full width off-site easement and/or right of way on Skyline Ranch Road from the tract boundary southerly to join Sierra Highway and westerly to join the existing Skyline Ranch Road on the final map to the satisfaction of Public Works.
16. 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.
17. 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.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 60922 (Rev.)

TENTATIVE MAP DATED 10-22-2009  
EXHIBIT "A" MAP DATED 10-22-2009

18. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
19. 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 John Chin  
tr60922L-rev5(rev'd 3-10-10).doc

Phone (626) 458-4918

Date 11-19-2009



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 60922

TENTATIVE MAP DATE: 10/22/2009  
EXHIBIT MAP DATE: 10/22/2009

**STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

**Prior to Improvement Plans Approval:**

1. Comply with the requirements of the Drainage Concept/Hydrology Study/Standard Urban Stormwater Mitigation Plan (SUSMP), which was approved on 05/13/09 to the satisfaction of the Department of Public Works.
2. Obtain approval or letter of non-jurisdictional from the State Department of Fish and Game.
3. Obtain approval or letter of non-jurisdictional from the State Water Resources Control Board.
4. Obtain approval or letter of non-jurisdictional from the Corps of Engineers.
5. This site is located in Zone A per the Federal Flood Insurance Rate Map. Obtain a Conditional Letter of Map Revision (CLOMR) from FEMA to the satisfaction of the Department of Public Works.

**Prior to recordation of a Final Map or Parcel map Waiver:**

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.
2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.
3. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all drainage devices/systems identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.

**Prior to Building Permit:**

1. 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 SUSMP requirements.



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 60922

TENTATIVE MAP DATE: 10/22/2009  
EXHIBIT MAP DATE: 10/22/2009

**Prior to Improvement Acceptance for Public Maintenance:**

1. A Letter of Map Revision (LOMR) from FEMA must be obtained. Public Works, Watershed Management Division, (626) 458-7155, should be contacted to obtain required procedures.
2. All maintenance permits of the regulatory agencies must be active at the time of acceptance.

**Note:**

Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record an irrevocable offer to dedicate right of way and slope/drainage easements for Skyline Ranch Road and Sierra Highway within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the irrevocable offer to dedicate has been recorded.

It is agreed that the improvements to be constructed on Lots 48 and 49 of Tract No. 7493, which are under the same ownership as VTM 60922 at the time of approval, shall not be considered "offsite improvements". Therefore, Section 66462.5 of the Subdivision Map Act will have no future effect to compel the County or City of Santa Clarita to acquire any rights over the subject lots in the future for the benefit of any subdivider.

AZ Name Yong Guo Date 11/18/09 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  
1 Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE TRACT MAP 60922  
SUBDIVIDER Pardee Homes  
ENGINEER Sikand  
GEOLOGIST & SOILS ENGINEER Geolabs – Westlake Village

TENTATIVE MAP DATED 10/22/09 (Revision & Exhibit)  
LOCATION Santa Clarita  
GRADING BY SUBDIVIDER [Y] (Y or N)  
REPORT DATE 8/28/08, 4/13/07, 11/16/06, 1/3/05, 8/23/04, 3/6/04

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports).
5. The Soils Engineering review dated 11/16/09 is attached.

Reviewed by

Geir Mathisen

Date 11/16/09

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

Tentative Tract Map 60922  
Location Santa Clarita  
Developer/Owner Pardee Homes  
Engineer/Architect Sikand  
Soils Engineer Geolabs - Westlake Village  
Geologist Same as above

DISTRIBUTION:

Drainage  
 Grading  
 Geo/Soils Central File  
 District Engineer  
 Geologist  
 Soils Engineer  
 Engineer/Architect

Review of:

Revised Tentative Tract Map Dated by Regional Planning 10/22/09 (Revision and Exhibit)  
Soils Engineering Report and Addenda Dated 4/13/07, 11/16/06, 1/3/05, 8/23/04, 3/6/04  
Previous Review Sheet Dated 7/8/09

ACTION:

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

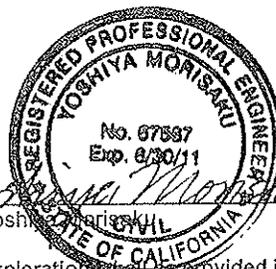
REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At the grading plan stage, provide geotechnical maps and tentative maps that conform. The geotechnical maps within the submitted report do not conform to the latest tentative map dated 10/22/09 by Regional Planning.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

- A. ONSITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL AND ARE CORROSIVE TO METALS.
- B. OFF-SITE GRADING IS RECOMMENDED FOR THE REMOVAL AND RECOMPACTION OF LANDSLIDES QLS-9A, QLS-10, QLS-10A, L1, AND L17.

Reviewed by \_\_\_\_\_



Date 11/16/09

NOTICE: Public safety, relative to geotechnical subsurface exploration, is 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\60922TentTI

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

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

1. Notarized covenants shall be secured and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite 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. Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively.
2. Provide approval of:
  - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The location/alignment and details/typical sections of any park/trail, as shown on the grading plan, to the satisfaction of the Department of Parks and Recreation.
  - c. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - d. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from

all easement holders may be required.

4. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

**ADDITIONAL COMMENTS:**

1. Provide easements for the pedestrian bridge and associated appurtenances over Skyline Ranch Road for access and maintenance purposes to the satisfaction of Public Works.
2. Slope set back as shown on the tentative map are not necessarily approved. All the set back shall conform to section J108.1 of grading code.
3. Westerly face of the Debris Basin containing the inlet for MTD 1548 (on the western tract boundary) shall be concrete lined if determined to be appropriate to the satisfaction of Public Works.

MDE

Name David Esfandi Date 11/16/09 Phone (626) 458-4921

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

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. 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. 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.
3. 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.
4. 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.
5. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances.
6. 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.
7. 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 60 feet to 58 feet of right of way.
8. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
9. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.

10. 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.
11. 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.
12. Depict all line of sight easements on landscaping and grading plans.
13. Permission is granted to vacate the excess right of way on Vasquez Canyon Road providing the adjoining property owners have the underlying ownership of the portion of street to be vacated. 40 feet of right of way shall be retained on Vasquez Canyon Road. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.
14. Dedicate slope and drainage easements for future widening on Vasquez Canyon Road to the satisfaction of Public Works.
15. Dedicate vehicular access rights on Skyline Ranch Road and Vasquez Canyon Road for all lots, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
16. Provide standard property line return radii of 13 feet at all local street intersections, and 27 feet at the intersection of local streets with General Plan Highways and where all General Plan Highways intersect, or to the satisfaction of this Department.
17. Dedicate right of way 40 feet from centerline within the tract boundaries on Skyline Ranch Road per the latest approved I.E.C. alignment P-270(PW). The alignment and grade of Skyline Ranch Road shall be compatible with Tract 46018.
18. Dedicate off-site right of way 40 feet from centerline on Skyline Ranch Road from Sierra Highway to the southerly property line per the latest approved I.E.C. alignment P-270(PW). It shall be the sole responsibility of the subdivider to acquire the necessary right of way.
19. Dedicate right of way 32 feet from centerline within the tract boundaries on Main

Street South and Main Street North. The details of the proposed ultimate typical section are not necessarily approved. Approval is contingent on the traffic study demonstrating that the projected traffic volumes do not exceed the capacity of this roadway. If so, provide additional lanes.

20. Dedicate right of way 32 feet from centerline within the tract boundaries on S-A Street, S-L Street, S-M from Main Street South to S-L Street, S-U Street, S-BB Street, S-HH Street, N-A Street from Main Street North to N-D, N-B from Main Street North to N-E Street, N-J Street from Main Street North to N-C Street, N-R Street, N-S Street, and N-X1 Street.
21. Dedicate right of way 30 feet from centerline within the tract boundaries on S-B Street, S-C Street, S-D Street, S-G Street, S-J Street, S-N Street, S-P Street, S-V Street including a standard cul-de-sac bulb, S-CC Street, S-DD Street, S-GG Street, S-OO Street including a standard cul-de-sac bulb, S-NN Street, S-MM Street, S-JJ Street, S-KK Street, S-LL Street including a standard knuckle, N-A Street, N-B Street from N-E Street to N-G Street, N-C Street, N-D Street, N-E Street, N-G Street, N-H Street including a standard cul-de-sac bulb, N-J Street from N-C Street to N-F Street, N-Q Street, N-W Street, N-T Street, N-U Street, N-V Street, N-X Street, N-CC Street, and N-DD Street.
22. Dedicate right of way 29 feet from centerline including a standard cul-de-sac bulb within the tract boundaries on S-B1 Street, S-B2 Street, S-D1 Street, S-E Street, S-E Street, S-F Street, S-H Street, S-J1 Street, S-K Street, S-M1 Street, S-N1 Street, S-O Street, S-Q Street, S-S Street, S-W Street, S-X Street, S-Y Street, S-Z Street, S-AA Street, S-CC1 Street, S-CC2 Street, S-DD1 Street, S-EE Street, S-FF Street, S-GG1 Street, S-JJ1 Street, S-MM1 Street, S-MM2 Street, S-PP Street, S-QQ Street, S-RR Street, N-B1 Street, N-C1 Street, N-F Street, N-H1 Street, N-H2 Street, N-I Street, N-J1 Street, N-K Street, N-L Street, N-N Street, N-O Street, N-P Street, N-Q Street, N-T1 Street, N-V1 Street, N-Y Street, N-Z Street, N-AA Street, N-BB Street, and N-DD1 Street.
23. Provide off-site full street r/w and construct off-site improvements and cul-de-sac bulbs wherever required to the satisfaction of the City of Santa Clarita.
24. Dedicate additional right of way at all proposed roundabout locations to the satisfaction of Public Works.
25. Construct curb, gutter, base, pavement and full-width sidewalk within the tract boundaries on Skyline Ranch Road to the satisfaction of Public Works.

26. Off-site improvements are required. Construct off-site full width highway improvements, including curb, gutter, base, pavement, sidewalk, street trees, and street lights, on the portion of Skyline Ranch Road from Sierra Highway to the southerly property line to the satisfaction of Public Works.
27. The street cross sections for all the streets shown (except for Skyline Ranch Road) are conceptually approved and are subject to final review and approval.
28. The street improvements for Skyline Ranch Road shall be designed to substantially conform with the approved typical sections labeled (TR 60922 STREET CROSS SECTION REVISED 03/03/10 as attached) to the satisfaction of Public Works.
29. If Tract 46018 improvements are not constructed first, construct a minimum of 24 feet of "all weather" off-site pavement joining Skyline Ranch Road to Plum Canyon Road per the latest approved I.E.C. alignment P-270(PW) to the satisfaction of Public Works. If the Fire Department requires a wider pavement width, construct the additional pavement to the satisfaction of Public Works. Proof of off-site access is required.
30. Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record an irrevocable offer to dedicate right of way and slope/drainage easements for Skyline Ranch Road and Sierra Highway within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the dedication or irrevocable offer to dedicate has been recorded.
31. It is agreed that the improvements to be constructed on Lots 48 and 49 of Tract No. 7493, which are under the same ownership as VTM 60922 at the time of approval, shall not be considered "offsite improvements". Therefore, Section 66462.5 of the Subdivision Map Act will have no future effect to compel the County or City of Santa Clarita to acquire any rights over the subject lots in the future for the benefit of any subdivider.
32. Construct curb, gutter, base, pavement and sidewalk within the tract boundaries on all local streets. Permission is granted to use the alternate street section.
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. Plant street trees within the tract boundaries on Skyline Ranch Road and all local streets to the satisfaction of Public Works.
35. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.
36. Provide intersection sight distance for a design speed of:
  - a. 40 mph (415 feet) on Main Street from "N-CC" Street (westerly direction), from "N-CC" Street (westerly direction), and from "S-P" Street (southerly direction); on "S-M" Street from "S-L" Street (southerly direction), and from "S-N" Street (northerly direction).
  - b. 30 mph (310 feet) on "S-MM" Street from "S-NN" Street (northerly direction); on "N-J" Street from "N-E" Street (westerly direction); on "S-V" Street from "S-W" Street (both directions); and on "S-N" Street from "S-L" Street (westerly direction).
  - c. 25 mph (260 feet) on "N-T1" Street from "N-W" Street (easterly direction); on "N-V" Street from "N-R" Street (easterly direction); and on "N-L" Street from "N-C" Street (southerly direction).
  - d. 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. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).
37. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring on Skyline Ranch Road and all internal public streets to the satisfaction of Public Works. Obtain Street Lighting Section's approval of the street light layout prior to

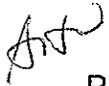
project recordation. Street lighting plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.

- b. The proposed project, or portions thereof, are not within an existing Lighting District. Annexation is 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 prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk. Assessment will be imposed on portions of the development served by driveways or gated driveways as a result of benefits derived from existing or future street lights on adjacent public roadways.
  - (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 project, 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. Note that 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.

- e. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the above conditions are met and the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.
38. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
39. Install postal delivery receptacles in groups to serve two or more residential units.
40. Provide and install street name signs prior to occupancy of buildings.
41. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works.
42. Prior to final map approval, the applicant shall pay the fees established by the Board of Supervisors for the portion of the subdivision within the boundaries for the Bouquet Canyon Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is \$15,640 per factored unit and is subject to change.
43. Comply with any additional requirements, as a means of mitigating any traffic impacts as identified in the traffic study approved by Public Works. If identified in the traffic study, prepare Traffic Signal Plans for all intersections (both on-site and off-site) affected by this subdivision to the satisfaction of Public Works.
44. Prepare signing and striping plans for Skyline Ranch Road within this subdivision to the satisfaction of Public Works.
45. Prepare Signing and Striping Plans for all off-site multi-lane highways and streets affected by this subdivision to the satisfaction of Public Works.
46. If the approved traffic study identifies the need of additional travel lanes on Main Street South and Main Street North, dedicate additional right of way on Main Street

South and Main Street North to the satisfaction of Public Works.

47. If additional travel lanes are required on Main Street South and Main Street North, construct the additional travel lanes, and prepare signing and striping plans for Main Street South and Main Street North within this subdivision to the satisfaction of Public Works.
48. Establish a Landscape Maintenance District (LMD), subject to the approval of the Department of Parks and Recreation, for the purpose of maintaining the landscaped parkways and medians on Skyline Ranch Road.
49. Permission is granted to vacate all excess easements and right of way acquired by dedication on Tract No.'s 44967, 49433, 49434 by the recordation of Tract No. 60922 to the satisfaction of Public and the Department of Regional Planning. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.

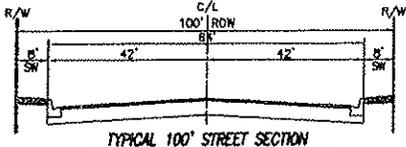


Prepared by Sam Richards  
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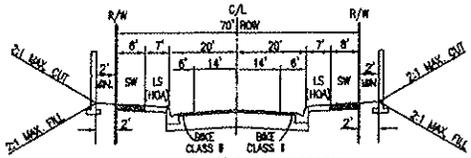
Phone (626) 458-4921

Date 07-12-2010

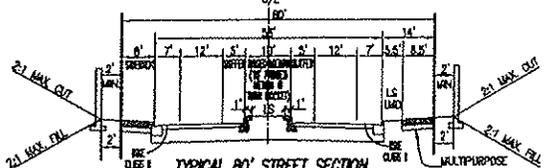
# TR 60922 STREET CROSS SECTIONS REVISED 03/03/10



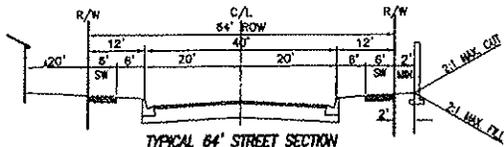
**TYPICAL 100' STREET SECTION**  
SIERRA HIGHWAY (PROPOSED COUNTY SECTION)  
SEE 58' HALF STREET SECTION HEREON



**TYPICAL 70' STREET SECTION**  
NORTH & SOUTH LOOPS  
NO PARKING

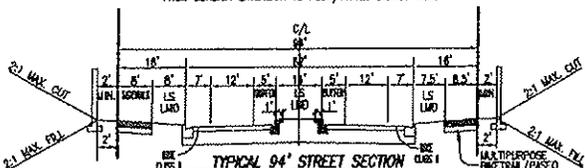


**TYPICAL 80' STREET SECTION**  
SKYLINE RANCH ROAD (2-LANES W/ MEDIAN AND BIKE LANES)  
FROM DENSON EXTENSION TO PULM/WHITES CANYON ROAD

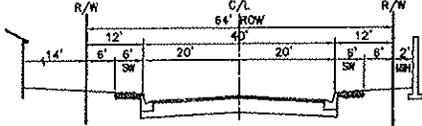


**TYPICAL 64' STREET SECTION**  
LOCAL COLLECTOR STREET

N-A (MAIN ST N. TO N-D), N-B (MAIN ST N. TO N-E),  
N-J (MAIN ST N. TO N-C), N-R, N-S (MAIN ST N. TO N-Z), N-W, N-X1,  
S-A, S-BB, S-HH, S-L, S-M (MAIN ST S. TO S-L), S-U

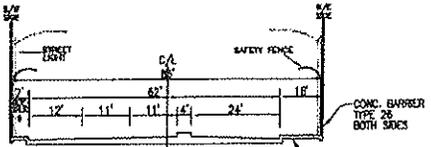


**TYPICAL 94' STREET SECTION**  
SKYLINE RANCH ROAD (2-LANES W/ MEDIAN AND BIKE LANES)  
SECONDARY HIGHWAY, CASE B, SECTION A WITH NO PARKING  
FROM SIERRA HWY TO 1400'S W/O MAIN STREET SOUTH (AT PARK SITE) (EXCEPT FOR BRIDGE)

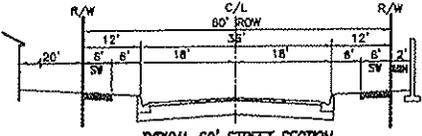


**TYPICAL 64' ALTERNATE STREET SECTION**

N-A (MAIN ST N. TO N-D), N-B (MAIN ST N. TO N-E),  
N-J (MAIN ST N. TO N-C), N-R, N-S (MAIN ST N. TO N-Z), N-W, N-X1,  
S-A, S-BB, S-HH, S-L, S-M (MAIN ST S. TO S-L), S-U

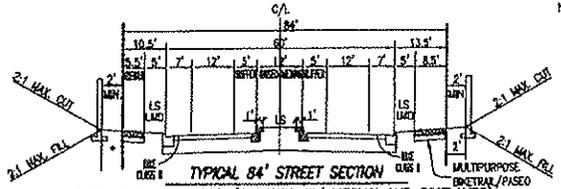


**TYPICAL 85' STREET SECTION**  
SKYLINE RANCH ROAD @ BRIDGE  
\* 6' MIN. CLEAR FROM FACE OF CURB TO BARRIER

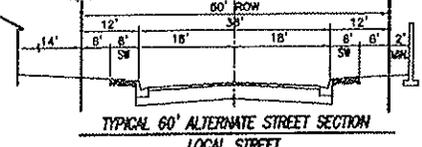


**TYPICAL 60' STREET SECTION**  
LOCAL STREET

N-A-N-D TO N-C, N-B(N-E TO N-C), N-C, N-CC, N-D, N-DD, N-E, N-G, N-H, N-J(N-C TO N-F),  
N-S (N-Z TO N-BB), N-T, N-U, N-V, N-X, N-Z, S-B, S-C, S-CC, S-D, S-DD, S-G, S-GS, S-H,  
S-J, S-JL, S-KK, S-M(S-L TO S-M), S-MM, S-N, S-MN, S-OO, S-P, S-V

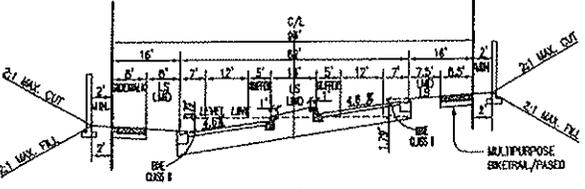


**TYPICAL 84' STREET SECTION**  
SKYLINE RANCH ROAD (2-LANES W/ MEDIAN AND BIKE LANES)  
FROM 1400'S W/O MAIN STREET SOUTH (AT PARK SITE) TO DENSON EXTENSION  
\* ADDITIONAL EASEMENTS MAY BE REQUIRED BEYOND THE 5' SIDEWALK FOR UTILITIES OR SIDEWALK POP-OUTS

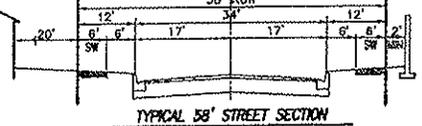


**TYPICAL 60' ALTERNATE STREET SECTION**

N-A(N-D TO N-C), N-B(N-E TO N-C), N-C, N-CC, N-D, N-DD, N-E, N-G, N-H, N-J(N-C TO N-F),  
N-S (N-Z TO N-BB), N-T, N-U, N-V, N-X, N-Z, S-B, S-C, S-CC, S-D, S-DD, S-G, S-GS, S-H,  
S-J, S-JL, S-KK, S-M(S-L TO S-M), S-MM, S-N, S-MN, S-OO, S-P, S-V

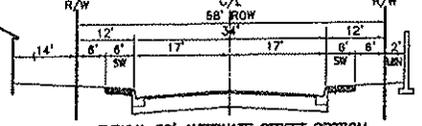


**TYPICAL 94' STREET SECTION**  
SKYLINE RANCH ROAD (SUPERELEVATION)



**TYPICAL 58' STREET SECTION**

N-AA, N-B1, N-BB, N-DD1, N-DD2, N-F, N-H1, N-H2, N-I, N-K, N-L, N-M, N-N,  
N-O, N-P, N-Q, N-T1, N-U1, N-V1, N-X, S-AA, S-B1, S-B2, S-CC1, S-CC2,  
S-D1, S-DD1, S-E, S-EE, S-F, S-F1, S-GG1, S-H1, S-H, S-J1, S-K,  
S-M1, S-N1, S-O, S-PP, S-Q, S-QO, S-R, S-RR, S-S, S-W, S-X, S-Y, S-Z



**TYPICAL 58' ALTERNATE STREET SECTION**

N-AA, N-B1, N-BB, N-DD1, N-DD2, N-F, N-H1, N-H2, N-I, N-K, N-L, N-M, N-N,  
N-O, N-P, N-Q, N-T1, N-U1, N-V1, N-X, S-AA, S-B1, S-B2, S-CC1, S-CC2,  
S-D1, S-DD1, S-E, S-EE, S-F, S-F1, S-GG1, S-H1, S-H, S-J1, S-K,  
S-M1, S-N1, S-O, S-PP, S-Q, S-QO, S-R, S-RR, S-S, S-W, S-X, S-Y, S-Z

NOTE:  
PKWY & MEDIAN LANDSCAPING TO BE MAINTAINED BY A LANDSCAPE MAINTENANCE DISTRICT (LMD)

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. Comply with the mitigation measures as identified in the approved sewer area study (**PC 12109AS, dated 04-28-2009**) to the satisfaction of Public Works. The sewer area study shall be invalidated should the total number of dwelling units, increase, the density increases, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. Provide a digital copy (PDF Format) of the approved area study and/or approved sewer improvement plans.
4. 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.
5. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.
6. 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.
7. If proposed sewer crosses Flood hazard, alignment may be acceptable provided permits are obtained from agencies having jurisdiction for the existing natural water course crossings.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
TRACT NO. 60922 (Rev.)

Page 2/2

TENTATIVE MAP DATED 10-22-2009  
EXHIBIT MAP DATED 10-22-2009

8. Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record dedication or an irrevocable offer to dedicate sewer easements within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the irrevocable offer to dedicate has been recorded.

  
Prepared by Tony Khalkhali  
tr60922s-rev5.doc

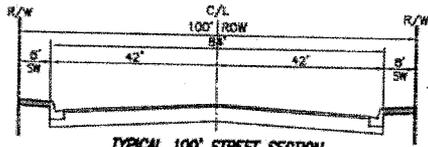
Phone (626) 458-4921

Date 11-18-2009

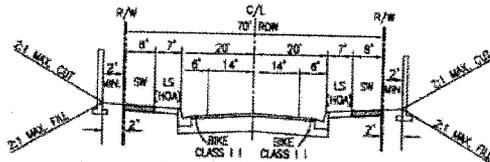
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2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. If necessary, extend the off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. Depict all line of sight easements on the landscaping and grading plans.
7. Install a separate water irrigation systems for recycled water use per landscape plans.
8. If necessary, install off-site recycle water mainline per landscape plans to serve this subdivision to the satisfaction of Public Work.
9. The recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.

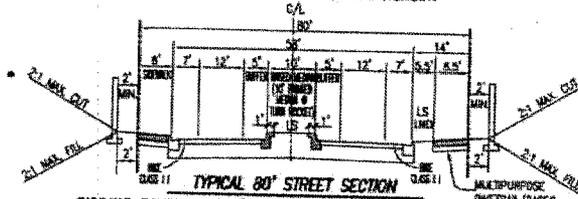
# TR 060922 STREET CROSS SECTIONS REVISED 3/3/10



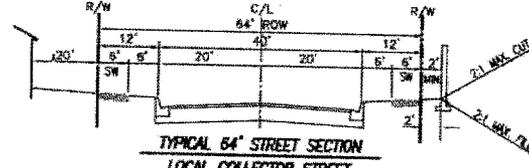
**TYPICAL 100' STREET SECTION**  
SIERRA HIGHWAY (PROPOSED COUNTY SECTION)  
SEE 58' HALF STREET SECTION HEREON



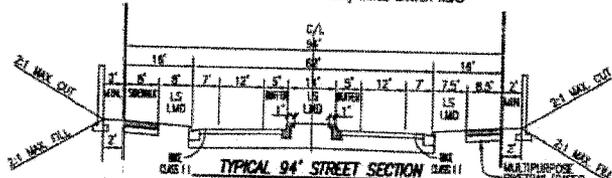
**TYPICAL 70' STREET SECTION**  
NORTH & SOUTH LOOPS  
NO PARKING



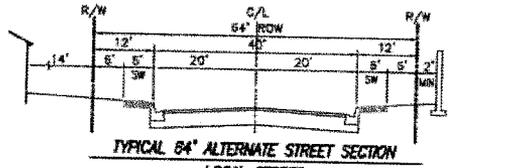
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SKYLINE RANCH ROAD (2-LANES W/ MEDIAN AND BIKELANES)  
FROM BENSON EXTENSION TO PULIN/WHITES CANYON ROAD



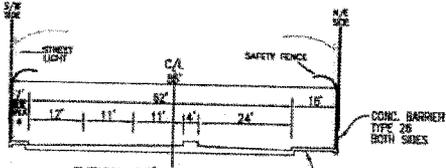
**TYPICAL 64' STREET SECTION**  
LOCAL COLLECTOR STREET



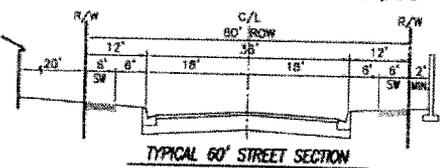
**TYPICAL 94' STREET SECTION**  
SKYLINE RANCH ROAD (2-LANES W/ MEDIAN AND BIKELANES)  
SECONDARY HIGHWAY, CASE II, SECTION A WITH NO PARKING  
FROM SIERRA HWY TO 1400'± W/O MAIN STREET SOUTH (AT PARK SITE) (EXCEPT FOR BRIDGE)



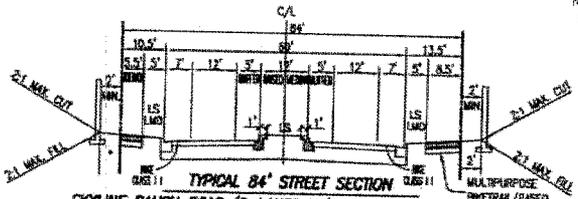
**TYPICAL 64' ALTERNATE STREET SECTION**  
LOCAL STREET



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SKYLINE RANCH ROAD @ BRIDGE  
6' MIN. CLEAR FROM FACE OF CURB TO BARRIER

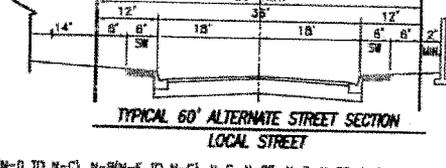


**TYPICAL 60' STREET SECTION**  
LOCAL STREET

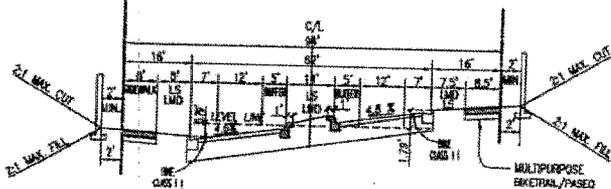


**TYPICAL 84' STREET SECTION**  
SKYLINE RANCH ROAD (2-LANES W/ MEDIAN AND BIKELANES)  
FROM 1400'± W/O MAIN STREET SOUTH (AT PARK SITE) TO BENSON EXTENSION  
ADDITIONAL EASEMENTS MAY BE REQUIRED BEYOND THE 5'± SIDEWALK FOR UTILITIES OR SIDEWALK POP-OUTS

N-A(N-D TO N-C), N-B(N-E TO N-G), N-C, N-CC, N-D, N-DD, N-E, N-G, N-H, N-J(N-C TO N-F),  
N-S (N-Z TO N-BB), N-T, N-U, N-V, N-X, N-Z, S-B, S-C, S-CC, S-D, S-DD, S-G, S-GG, S-H,  
S-J, S-U, S-KK, S-M(S-L TO S-M), S-MM, S-N, S-NN, S-OO, S-P, S-V

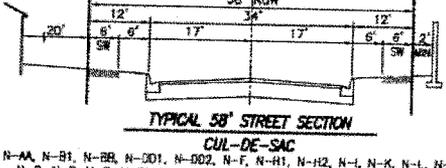


**TYPICAL 60' ALTERNATE STREET SECTION**  
LOCAL STREET

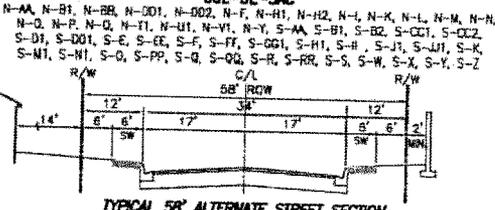


**TYPICAL 94' STREET SECTION**  
SKYLINE RANCH ROAD (SUPERELEVATION)

N-A(N-D TO N-C), N-B(N-E TO N-G), N-C, N-CC, N-D, N-DD, N-E, N-G, N-H, N-J(N-C TO N-F),  
N-S (N-Z TO N-BB), N-T, N-U, N-V, N-X, N-Z, S-B, S-C, S-CC, S-D, S-DD, S-G, S-GG, S-H,  
S-J, S-M, S-KK, S-M(S-L TO S-M), S-MM, S-N, S-NN, S-OO, S-P, S-V



**TYPICAL 58' STREET SECTION**  
CUL-DE-SAC



**TYPICAL 58' ALTERNATE STREET SECTION**  
CUL-DE-SAC

N-AA, N-B1, N-BB, N-DD1, N-DD2, N-F, N-H1, N-H2, N-L, N-K, N-L, N-M, N-N,  
N-O, N-P, N-Q, N-T1, N-U1, N-V1, N-Y, S-AA, S-B1, S-B2, S-CC1, S-CC2,  
S-D1, S-DD1, S-E, S-EE, S-F, S-FF, S-GG1, S-H1, S-H, S-J1, S-U1, S-K,  
S-M1, S-N1, S-O, S-PP, S-Q, S-QQ, S-R, S-RR, S-S, S-W, S-X, S-Y, S-Z

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3. Provide a digital copy (PDF Format) of the approved area study and/or approved sewer improvement plans.
4. 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.
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7. If proposed sewer crosses Flood hazard, alignment may be acceptable provided permits are obtained from agencies having jurisdiction for the existing natural water course crossings.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
TRACT NO. 60922 (Rev.)

Page 2/2

TENTATIVE MAP DATED 10-22-2009  
EXHIBIT MAP DATED 10-22-2009

8. Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record dedication or an irrevocable offer to dedicate sewer easements within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the irrevocable offer to dedicate has been recorded.

  
Prepared by Tony Khalkhali  
tr60922s-rev5.doc

Phone (626) 458-4921

Date 11-18-2009

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 booster 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. If necessary, extend the off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. Depict all line of sight easements on the landscaping and grading plans.
7. Install a separate water irrigation systems for recycled water use per landscape plans.
8. If necessary, install off-site recycle water mainline per landscape plans to serve this subdivision to the satisfaction of Public Work.
9. The recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

pp. susie

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 60922 Map Date October 22, 2009 - Ex. A

C.U.P. Map Grid 3030B

- 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: The Fire Department recommends APPROVAL of this subdivision as presently submitted with the following conditions of approval: (See additional sheet for specifics)

By Inspector: Juan C. Padilla Date November 18, 2009



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS  
ADDITIONAL PAGE

Subdivision No: TR 60922 Map Date: October 22, 2009 - Ex. A

**CONDITIONS OF APPROVALS**

- 1 The proposed Street Cross Sections and the Roundabout Detail shall be designed to comply with the County of Los Angeles Department of Public Works standards.
- 2 The proposed Culvert Bridge shall be designed to comply with the Department of Public Works standards and Section 503.2.6 of the 2002 Los Angeles County Fire Code (Title 32).
- 3 All proposed Flag Lots shall provide a minimum paved driveway width of 20ft.
- 4 All proposed Fire Road Access shall provide a minimum width of 20' and shall be provide adequate accessibility for emergency use and maintenance.
- 5 The School and Park sites shall provide a minimum paved access width of 26' for circulation purposes. Final design shall be further reviewed for access compliance when plans are submitted to Fire Prevention Engineering for building permit clearances or Land Development Unit for C.U.P. review.

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\_\_\_\_\_  
\_\_\_\_\_

By Inspector: Juan C. Padilla  Date: November 18, 2009

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



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 60922 Tentative Map Date October 22, 2009 - Ex. A

Revised Report \_\_\_\_\_

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required RESIDENTIAL 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 SCHOOL SITE fire flow for public fire hydrants at this location is 5000 gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 Hydrant(s) flowing simultaneously may be used to achieve 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 137 public RESIDENTIAL fire hydrant(s).                      Install 4 public SCHOOL SITE 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: **The required fire hydrants shall be installed and tested or bonded for prior to Final Map clearance. Additional on-site fire hydrant for the School Site maybe required during the Building Plan Check process.**  
**THE FIRE FLOW FOR THE PUBLIC FIRE HYDRANTS AROUND THE SCHOOL SITE MAYBE REDUCED DURING THE BUILDING PERMIT REVIEW OR CUP (EXHIBIT "A") REVIEW PROCESS.**

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 Juan C. Padilla Date November 18, 2009



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

Russ Guiney, Director

November 30, 2009

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

Dear Ms. Tae:

**VESTING TENTATIVE TRACT MAP 060922  
PARK CONDITIONS OF MAP APPROVAL  
Regional Planning Map dated October 22, 2009**

These are primarily park conditions; trail and Landscaping and Lighting Act District (LLAD) conditions may be submitted under separate cover. The basic Quimby park land obligation is 12.13 net acres (maximum slope 3%). As shown on the attached Quimby Obligation Report and Worksheet, the dedication of a 9.20 net-acre public park on Lot 1262 results in a remaining Quimby obligation of \$442,325 in fees in lieu of park land. Total park development costs, estimated at \$3,637,105 as of October 2009 will be credited against and eliminate the subdivision's remaining obligation. Subdivider has agreed, as a condition of map approval, to provide a fully developed public park as described in Condition 1 of this report, at no cost to the County. Subdivider is responsible for total park development costs, even if they exceed \$3,637,105.

1. Lot 1262, Public Park. Develop and then convey to the County a  $\pm$ 9.20 net-acre (maximum slope 3%) park with the following improvements: a park identity monument; a community gathering area; a children's play area with parents' seat wall; a shade structure near the community gathering area; shade structure with group picnic area; picnic tables near the grass volleyball area; open lawn area; a plaza seat wall; grass volleyball area; one (1) basketball court; one (1) comfort station (to include a restroom, drinking fountain and storage room); ball field with ball field plaza and bleachers; multi-use field; bio-swailes and planted buffers; parking for 20 cars (including 1 van accessible space); security lighting (locations to be indicated in the Design Development Phase); drinking fountain(s) and trash enclosure(s) [locations to be indicated in the Design Development Phase]; locking gates at park entrance; park landscaping (including plant material, grading, irrigation and drainage); and ADA compliant walkways.
2. Removal of the landslide material on Lot 1262 shall be addressed on the park site grading plan to the satisfaction of the Department of Public Works.
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, sewer, and telephone).

4. Prior to the County accepting title to the public park, create a Landscaping and Lighting Act District (LLAD) for the mutual benefit of Subdivider and the County to maintain the park. When forming an LLAD, all easements must be dedicated with recordation.
5. Whenever these conditions require the Subdivider to enter into a Park Development Agreement (PDA) and to post bonds (Faithful Performance; Labor and Materials) with the Department and to submit a Park Delivery Schedule:
  - a. the PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on August 8, 2006;
  - b. the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW) and the Department may require them to be updated prior to construction commencement if contracted construction costs change; and
  - c. the Park Delivery Schedule shall use the critical path method (CPM), identify the design development phase and the various stages of construction document development, include all submittals, reviews, and approvals required by said phase/stages; permits; park construction commencement and completion dates identified as milestones; tests, inspections, and sign-offs; preparation and review time for the park deed, ALTA title policy and survey; and deed recordation. The Initial Park Delivery Schedule shall serve as the baseline for all activities. Subdivider 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 Subdivider 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. In the event Subdivider fails to comply with any submittal required by this condition, the Department shall give written notice to Subdivider describing such breach. If Subdivider fails to cure said breach, the Department may do one or both of the following: (1) withhold further clearance of final maps which contain residential units and (2) request the Department of Public Works to withhold further issuance of residential building permits until the required submittal is made. Notice shall be deemed given when sent by Certified Mail, postage prepaid or by reliable over-night courier to Subdivider's address set forth in the PDA.
6. Lot 1262, Public Park:
  - a. Enter into a PDA, post bonds, and submit a Park Delivery Schedule prior to the Department clearing the first unit (final) map containing housing;
  - b. Commence park construction before the Department clears a cumulative amount of 377 residential units, currently before tract 60922-06 is cleared. Construction commencement is defined as when the Subdivider starts fine grading for the park.

- c. Complete park construction and conveyance to the County twenty (20) months after entering into the PDA with the Department.
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. Subdivider's designated title company shall provide the County with an ALTA title policy and survey and shall record the park deed simultaneously to County's acceptance of the park improvements, as evidenced by the County's issuance of a Certificate of Acceptance for the park, and shall deliver the recorded deed to the Chief Executive Office Real Estate Division, Property Management Section, 222 South Hill Street, Third Floor, Los Angeles, CA 90012.
8. Any major change proposed by the Subdivider to the public park's improvements, size (not more than 2 acres variance), shape, location, or typography as shown on the approved tentative tract map shall be deemed a revision of the tentative tract map and shall require the filing of a revised map, as described in Los Angeles County Code Section 21.62.030.
9. Designate and identify a project manager who will oversee design and construction of the public park. The project manager shall communicate by providing written documentation via facsimile, e-mail, or mail to County's representative and abide by County's requirements and direction to ensure acceptable park completion; provide the 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 Subdivider 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.
10. Submit park plans and specifications 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 2006 format. Any corrections or changes made

by the Department during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for the Department's approval of said stage prior to permission by Department for Subdivider to proceed with the next stage. The public park shall be developed in accordance with 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 Subdivider.

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; provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide the County with certification that the playground(s) constructed in the public park meet American Society for Testing and Materials (ASTM) standards, United States Consumer Product Safety Commission (USCPSC) standards, and all State of California accessibility playground guidelines.
12. Provide the Department with written Notice of Construction Commencement for the public park. 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, Department shall provide Subdivider 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.
13. Upon Department's Notice of Acceptance of Completed Park Improvements, provide the Department with 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 public park. These documents shall also be submitted on a CD-ROM with the drawings in AutoCAD 2006 format.

Ms. Susie Tae  
November 30, 2009  
Page 5 of 5

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

Sincerely,



James Barber, Section Head  
Land Acquisition and Development

JB:CL 60922 SkyRnch\_10.22.09 DRP md\_11.30.09 scm

Attachments

Park Obligation Report and Worksheet  
c: K. Ritner, N.E. Garcia, L. Hensley, J. McCarthy (Parks and Recreation)  
P. Malekian (LLAD)  
Roger Hernandez (CEO-RED)



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION REPORT**

Tentative Map #	<b>60922</b>	DRP Map Date: <b>10/22/2009</b>	SCM Date: <b>11/30/2009</b>	Report Date: <b>11/25/2009</b>
Park Planning Area #	<b>35D</b>	<b>CANYON COUNTRY</b>		Map Type: <b>REV. (REV RECD)</b>

Total Units  = Proposed Units  + Exempt Units

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:	12.13
IN-LIEU FEES:	\$1,831,193

Conditions of the map approval:

The park obligation for this development will be met by:

The dedication of 9.20 acres for public park purposes.  
 Contributing \$442,325 in park improvements.  
 Conditions of approval attached to report.

Trails:

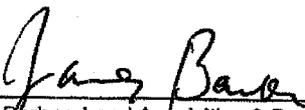
See also attached Trail Report. For Trail Requirements, please contact Mr. Robert Ettleman at (213) 351-5134.

\*\*\*Advisory:

The Representative Land Values (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1<sup>st</sup> of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1<sup>st</sup> pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By:   
 James Barber, Land Acquisition & Development Section



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map #	60922	DRP Map Date: 10/22/2009	SMC Date: 11/30/2009	Report Date: 11/25/2009
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)people x (0.003) Ratio 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.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio 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  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.21	0.0030	1,260	12.13
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	
<b>Total Acre Obligation =</b>				<b>12.13</b>

Park Planning Area = 35D CANYON COUNTRY

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	12.13	\$150,964	\$1,831,193

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
1262	Public Park	11.70	78.63%	9.20	Public
<b>Total Provided Acre Credit:</b>				<b>9.20</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
12.13	9.20	0.00	2.93	\$150,964	\$442,325



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

Russ Guiney, Director

November 30, 2009

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

Dear Ms Tae:

**TRAIL CONDITIONS OF MAP APPROVAL**  
**Vesting Tentative Tract Map # 060922**  
**Map date-stamped by Regional Planning: October 22, 2009**

The Department of Parks and Recreation (DPR) has completed the review of VTTM #060922. The proposed trail alignment with connection to TTM#46018 to the south and north to Bouquet Canyon as shown upon trail exhibit map [sheet five (5) of eight (8)] is approved. The Applicant shall provide a twenty (20)-foot wide easement for the Mint Canyon (Regional) Trail.

Applicant is required to construct a variable-width six to eight foot (6-8)' wide trail within the proposed switchbacks at the northern end of Open Space Lot 1293, as shown on sheet five (5) of eight (8) on the Trail Exhibit Map, to the satisfaction of Parks and Recreation Trail Construction Guidelines.

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 and Final Map.

The map is approved with the following conditions, prior to final map recordation:

Map Specific Conditions

1. After Department approval of the trail alignments shown on the rough grading plans, and prior to the Department clearing the final (unit) map containing residential units, the trail bonds (Faithful Performance, Labor and Materials) will be incorporated into the Park bonds to cover design and construction of the Mint Canyon Trail segment located at the northern most section of the natural open space lot #1293 (see trail exhibit map sheet 5 of 8), and the trail construction estimate will be incorporated into the Park Development Agreement.

2. Dedications and the following language (in exact form) must be shown for trail dedications on the first phase of final map recordation:
  - a. Title Page: We hereby dedicate to the County of Los Angeles, Department of Parks and Recreation a twenty (20) foot width multiuse (Equestrian, Mountain, Biking, and Hiking) trail easement, estimated length of two miles, designated as the, "Mint Canyon Trail."
  - b. If a waiver is filed, a Plat Map depicting the trail alignment must accompany the waiver.

Trail Construction Conditions

1. Full public access shall be provided for the multi-use (Equestrian, Mountain, Biking, and Hiking) trail easement.
2. The Applicant shall provide the submittal of the rough grading plans, to include detailed grading information for the segment of trails the County will accept. The detailed grading information for the trail construction, shall include all pertinent information required, per Department trail standards and all applicable codes, but not limited to the following:
  - a. Cross slope gradients not to exceed two percent (3%), and longitudinal (running) slope gradients not to exceed ten percent (10%) for more than 300 feet. The Department will review and may allow running slopes slightly greater than ten percent (10%) on a case by case basis.
  - b. Typical trail section and details to include:
    - Longitudinal (running) gradients
    - Cross slope gradients
    - Name of trail
    - Width of trail or, if requested by Department of Parks and Recreation, denote as variable width.
  - c. Appropriate retaining walls as needed.
  - d. Appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department of Parks and Recreation.
  - e. Trail easement must be outside of the road right-of-way, and slope easement.

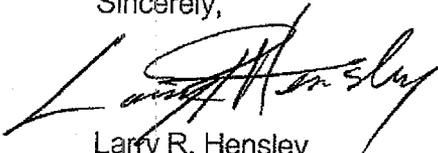
- f. If street crossing requested, streetlight pole(s) must have cross-walk activation buttons at two heights to accommodate both pedestrian and equestrian traffic. Contact the Los Angeles County, Department of Public Works (DPW) to address crosswalk design standards.
3. The Applicant shall submit a cost estimate for the construction of the trail(s) with the rough grading plans. An electronic copy (AutoCAD 2005 or newer version) of the rough grading plans shall also be submitted in a burned CD or DVD with the cost estimate.
4. After Department approval of the trail alignments shown on the rough grading plans, and prior to the Department clearing the final (unit) map containing residential units, the trail bonds (Faithful Performance, Labor and Materials) will be incorporated into the Park bonds to cover design and construction of the Mint Canyon Trail segment located at the northern most section of the natural open space lot #1293, and the trail construction estimate will be incorporated into the Park Development Agreement.
5. The Applicant then shall submit a preliminary construction schedule showing milestones for completing the trail.
6. Prior to the start of trail construction, the Applicant's authorized representative (project manager, licensed surveyor, etc.) shall stake or flag the centerline of the trail. The Applicant's representative shall then schedule a site meeting with the Department's Trails Case Planner for an inspection and approval.
7. The Applicant's representative shall provide updated trail construction schedules to the Department on a monthly basis. All schedule submittals shall provide a "Two Week Look-Ahead" schedule, to reflect any modifications to the original schedule.
8. Within five (5) business days after completing the trail, the Applicant shall notify the Department for a Final Inspection Trail Walk.
9. After the initial Final Inspection Trail Walk, any portions of the constructed trail not approved shall be corrected and brought into compliance, with the County of Los Angeles Department of Parks and Recreation Guidelines within thirty (30) calendar days. Applicant shall then call for another final inspection with the Department.
10. Upon Departmental verbal approval and acceptance of the trail construction, the Applicant shall:
  - a. Submit copies of the As-Built Trail drawing(s).

Ms. Susie Tae  
November 30, 2009  
Page 4

11. Upon receiving the submittal of the As-Built Trail drawing(s) the Department will issue the trail acceptance letter.

If you have any questions or comments, please contact Mr. Robert Ettleman, Park Planner at (213) 351-5134.

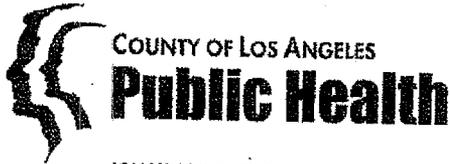
Sincerely,

A handwritten signature in black ink, appearing to read "Larry R. Hensley". The signature is stylized and written over a faint, larger version of the same name.

Larry R. Hensley  
Chief of Planning

LH:RE:tl:trlrpt060922-09c

- c: Regional Planning, S. Tae  
Pardee Homes, T. Mitchell  
Parks and Recreation (J. Barber and F. Moreno)



COUNTY OF LOS ANGELES  
**Public Health**

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

JONATHAN E. FREEDMAN  
Chief Deputy Director

ANGELO J. BELLOMO, REHS  
Director of Environmental Health

ALFONSO MEDINA, REHS  
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS  
Acting Environmental Health Staff Specialist  
5650 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5280 • FAX (626) 960-2740



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Fifth District

October 30, 2009

RFS No 09-0029036

Tract Map No. 060922

Vicinity: Canyon Country

Tentative Tract Map Date: October 22, 2009 (Memo 5<sup>th</sup> Revision)

- Environmental Health recommends approval of this map.
- Environmental Health does NOT recommend approval of this map.

The County of Los Angeles Department of Public Health's has no objection to this subdivision and Vesting Tentative Tract Map 060922 is cleared for public hearing. The following conditions still apply and are in force.

1. Potable water will be supplied by the Santa Clarita Water Division of Castaic Lake Agency, a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the Los Angeles County Sanitation District No. 26 (Annexation) as proposed.
3. Any existing private sewage disposal system to be decommissioned shall be properly emptied of effluent and filled with approved material.
4. Existing water wells to be decommissioned shall comply with all applicable laws and the requirements of the Department of Public Health.

If you have any questions or need additional information, please contact me at (626) 430-5262.

Respectfully,

Ken Habaradas, MS, REHS  
Bureau of Environmental Protection



March 1, 2010

Michele Bush  
County of Los Angeles Dept. of Regional Planning  
Impact Analysis Section  
Room 1348  
320 West Temple Street  
Los Angeles, CA 90012

TITLE  
**Skyline Ranch Project No, 04-075**

COMMENTS

The Sierra Club does not believe the issues listed in our original comment letter were adequately addressed or mitigated by the response to comments and proposals in the FEIR.

As both residents of the Santa Clarita Valley and members of the Sierra Club, we are extremely concerned about the ramifications of the "Skyline Ranch Project." The proposed build-out of additional residential lots within the city of Santa Clarita is shocking when one considers the economic, environmental, and societal pressures of the times. The proposed Skyline Ranch project will substantially degrade the quality of the environment in northern Los Angeles County.

A recent trend of development corporations consists of attempts (and many have been successful) to redefine southern California by creating new developments in the midst of our most beautiful remaining open spaces. The proposed Skyline Ranch development area is one of these open spaces. It is situated in the heart of the city of Santa Clarita Valley.

Additionally, there are serious inconsistencies with the County General Plan. The Sierra Club believes that this project clearly requires a General Plan Amendment to update the County Circulation Element. It is not currently consistent with the Master Plan of Highways. Nor will it meet the required traffic service levels to comply with the requirements of the County Development Monitoring System. The project is therefore inconsistent with the Los Angeles County General Plan. The FEIR fails to adequately address or mitigate for these issues.

It is inappropriate to grant General Plan Amendments to individual projects in the middle of a General Plan update. The Sierra Club therefore believes this project must not be approved at this time because of these inconsistencies and should be included in the

General Plan update so that Circulation problems can be addressed and coordinated on a Valley-wide scale.

- Infrastructure

Since year 2007, California has not needed thousands of new homes especially in newer towns such as Santa Clarita. If anything, people should be moving into homes in more urban areas where there are more jobs, public transportation, etc. Foreclosures, bankruptcies, and losses of adequately paying jobs have resulted in a surplus of unoccupied homes; including new homes. Many new homes and small businesses in the Santa Clarita Valley remain uncompleted and/or empty because of the recession, a sick economy, state and federal deficits, and a long-term lack of demand for more new homes. California has the worse debt and economy of any state in the country. Citizens have lost much income and savings over the last year and the project may soon be asking them to spend and buy in an isolated, remote area.

Due to the troubling economic times, many schools in the Santa Clarita Valley have seen a huge drop in enrollment and thus have lost state A.D.A. monies in addition to the extremely detrimental budget cuts coming from both the state and federal government. This has meant that local school districts have had to halt the building of new schools, increase class-sizes, and have either pink-slipped and or let-go of qualified teachers. How would a new development of over a thousand new homes make any of these problems better?

- Biology

Skyline Ranch is a wildlife linkage corridor and the animals that exist on or utilize the property will be losing their habitat and foraging grounds. Native habitat will be destroyed and many of the few pockets of open space will be just that, "islands" within the development. How will this be of any use to the animal species that frequent this wildlife corridor? This makes no sense. Animals that transition through the area (looking for food and water, etc.) will have nowhere to go. If allowed to be built, this project would sever the natural transition zones in the area prohibiting animals from crossing through necessary wildlife corridors. It would also destroy portions of an irreplaceable eco-region.

There are numerous significant impacts to coyotes, owls, toads etc... (many rare species who in many cases are already declining in numbers). However, the impacts always seem to be mitigated to non-significant levels by such things as: monitoring of property by a qualified biologist, relocation of animals, and/or limitations on human and pet access. We ask who the biologist would be? How often would the biologist be checking the property? Is he/she going to walk in front of the bulldozers to see if toads are about to be squished? Where would these animals be relocated to? How would relocating an animal(s) effect the biology of the relocation area and its native species? How can the limiting of human and pet access be enforced?

### Sierra Club comments3

In other words, what the FEIR promises in mitigations for endangered or rare species is basically not possible.

One such example of an animal species in peril is that of the Black-tailed jackrabbit:

Years ago, one of our Sierra Club members, Don Mullally, was one of a group of people allowed on the land of the proposed project by Newhall Land and Farm to examine natural features and conditions. He was surprised to discover jackrabbits on land proposed for the housing project.

Apparently the hares existed on the part of the project located near the river due to much relatively level and gently sloping open land supporting brush, grasses, and herbs. Steep slopes of the Santa Susana Mountains with woodlands located a short distance south of the project are not inhabited by jackrabbits. In fact, jackrabbits have never been observed by myself or associates on the steep slopes and their canyons in the middle and upper parts of the Santa Susana Mountain Range of Los Angeles County. Similarly, equivalent parts of the Santa Monica Mountains, San Gabriel Mountains, and Verdugo Mountains are also devoid of jackrabbits. Tongues of large valleys such as the San Fernando Valley extend into foothill canyons were formerly habitat for jackrabbits. However, for the most part those have been developed, and jackrabbits are now absent from them.

Jackrabbits were formerly common in all the large valleys of southern California. Don Mullally knows this because he observed the animals. Unfortunately, the California Department of Fish and Game, the Army Corps of Engineers, and the United States Fish and Wildlife Service, and the systems of state and county parks stood by doing nothing while the jackrabbits went extinct in the Santa Clarita Valley, San Fernando Valley, Los Angeles Basin, and the San Gabriel Valley. A few may continue to survive in the low hills and canyons on the northern side of the Simi Valley and in undeveloped locations in valleys east of San Gabriel Valley. The once hare-infested area of Cucamonga also seems to now be devoid of jackrabbits.

Presently the question is – What will be the fate of the jackrabbits on and near the Skyline Ranch project? How far will the people of the Los Angeles greater area need to travel to see a common jackrabbit? Incidentally, the collapse of the noted populations of jackrabbits led to the disappearance of Golden eagles in the Los Angeles Basin and greater area.

As mentioned above, the proposed project would result in the loss of suitable foraging habitat for a variety of species (including mammals such as mountain lions/mule deer, birds such as condors/raptors, reptiles, amphibians, etc.), and the direct loss of special status plant species. It is easy to see that the impacts on animal and plant species will be drastic.

However, the FEIR is very inconsistent when describing potential mitigation measures and other solutions to the problem. When mitigation measures are mentioned they are weak or vague. Case in point, the FEIR states repeatedly that the effects of development will be significant and ultimately unavoidable.

Also, for some reason the County allowed a destructive filming operation on the sensitive Cruzon Mesa, currently proposed for Significant Ecological Area (SEA) designation. This area contained habitat that supported the endangered fairy shrimp, inhabitants of rare California vernal pools such as that found in the Cruzan Mesa. A recent and destructive wildfire was also allowed to burn through this area. CEQA requires that investigation of biological resources must be reviewed on a baseline prior to destruction of native habitat. We believe that this FEIR is inadequate because it does not use the proper baseline biological surveys in the FEIR

Stating that the impacts to wildlife are unavoidable is not acceptable and the mitigation measures suggested are not enough.

- Traffic

People inhabiting the homes potentially created by the Skyline Ranch Development Plan will, for the most part, probably have employment at well paying jobs in distant cities. Each day many thousands of workers and their automobiles will be leaving or returning to the town from these cities. This proposed development will bring thousands of additional car trips a day onto our freeways and surface streets and increase air pollution which is already some of the worst in the nation. Despite the claims of local developers to the contrary, most people who buy homes in the proposed development will simply not be able to work and live in the same community. Jobs in the service sector of local small towns will not yield sufficiently high salaries and wages to meet monthly house payments and other necessary costs. All highways leading to big cities offering high wages will become more crowded with automobiles than they are at present. Traffic congestion was much worse before the poor economy and recession. Traffic on surface streets and along Interstate 5, Highway 14, and along Sierra Highway could become literally unbearable. New homes are not the answer to the needs and wishes of the people living in Santa Clarita Valley and neighboring areas. Traffic congestion is a major concern of the residents of the surrounding areas.

- Air Quality

Another serious concern with the FEIR is the substantial effect the proposed development would have on the worsening air quality that we have in our area. It is obvious that the cumulative air pollutant emissions in the area would contribute to the degradation of local and regional air quality. The Santa Clarita Valley already has some of the worst air quality in the nation. Katherine Squires, a local teacher, sees the effects of poor air quality on the children in her Canyon Country classroom. Each year she sees more and more students who suffer from asthma. The SCV already exceeds Federal air pollution standards for particulate matter generated from dust and diesel pollution.

In addition, there would be long term effects resulting from the additional traffic on our local roads and freeways. Climatologists agree that greenhouse gases are causing global warming and even the Supreme Court, in its decision several months ago, said that EPA must address Carbon Dioxide as a pollutant. These two facts alone suggest that further discussion of global warming should appear in this FEIR. The project should not be approved without making public transportation available to its future residents.

- Geology and Paleontology

The proposed development is situated in an area prone to extreme tectonic activity (at the same rate of uplift as that which created the Himalaya Mountains). The area is in a regional setting of demonstrable high seismic risk. Consider the aftermath of a major earthquake on the people that could potentially reside in the proposed 1260 units.

It is challenging for the reader to be more specific about the geology and paleontology of the area because the property has historically been off-limits to researchers and scientists. Such individuals have been denied access. Therefore, it is necessary to consult the few papers that discuss the area on and adjacent to the property (from many years ago). Past research demonstrates the fact that the site has important and rare megafauna including vertebrate remains of: camels, horses, antelopes, rhinos, and various carnivores. More research needs to be done before evaluating the "significance" of this project's ramifications.

This rich diversity of megafauna from the Late Miocene/Early Pleistocene (5-6 Million years old) can yield valuable information about paleoclimate, biostratigraphy, and chronostratigraphy. Unfortunately, it is hard to be specific about the Soledad Basin area's non-marine resources because paleontologic knowledge of this stratigraphic unit in the proposed project area has been severely hampered by the land owner's long-standing policy that forbids any research that might jeopardize their development plans. This lockout of research has also hampered detailed stratigraphic analysis of the nonmarine Mint and Saugus Formations in the critical area of the proposed development.

As their scientific tools improve with time, stratigraphic sections like the one proposed will be invaluable. This is the developers opportunity to leave a legacy that demonstrates they are a progressive corporation, much like the Tejon Ranch owners of the newly approved Tejon Ranch projects.

The paleontologic part of the FEIR is riddled with redundant and generalized non-informative statements. Details are sorely lacking, and these details are definitely needed before the merits of the FEIR can be determined by the readers of this document. It is extremely self-serving to mention the rich diversity of fossils in the various stratigraphic units and then to provide no details because independent researchers have been denied access to the area for decades.

The proposed project is excessively massive, and the impact on the geological and paleontological resources are permanent and unforgiving. Every effort must be made to preserve as much pristine area as possible.

Where will the fossils that are found during grading be stored? The developer should pay for the storage space and storage cabinets needed to house the fossils found on the site. Storage cabinets could be placed at the Natural History Museum of Los Angeles County. But of course, the question remains, has the Natural History Museum of Los Angeles County been contacted about receiving the material? Do they, in fact, have the space?

Additionally, there needs to be a guarantee that the paleo-monitors have a degree in geology and have had a course in paleontology/paleontology lab whereby they have learned to recognize invertebrate fossils. Hiring untrained paleo-monitors who have never had a course in the identification of invertebrate fossils would be unacceptable.

- Green Building Standards

The Sierra Club requests that green building standards be included as conditions of any approval that might be considered.

- Fire Hazard

This project is in an extremely high fire hazard zone. It was recently burned over by a destructive arson fire pushed by Santa Ana winds that burned 38,000 acres. Had this fire occurred after this project was built, many homes would have been lost.

The Sierra Club opposes further sprawl projects in the urban interface that are indefensible from wildfires. Such projects will cost enormous amounts of taxpayer dollars to fight future wildfires. Project approvals in high fire hazard zones should require, at the least, additional mitigation funding for fire fighting so that this burden is not placed on tax payers at a later date.

Further, there is inadequate fire service for this project and inadequate ingress and egress to provide swift emergency service and evacuation for residents.

- Water Resources

The area in which this project is located does not have sufficient ground water to support additional housing.<sup>1</sup> Therefore water to serve this project must come from the State Water Project (SWP) or the western reaches of the Santa Clara River.

The Water Supply Assessment (WSA) for the project does not include the recent Federal Court decisions and Biological Opinions that have reduced pumping from the

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<sup>1</sup> See well graphs available through Santa Clarita Water Co.

Sacramento Delta<sup>2</sup>, and thus reduced water availability to the SWP. A new Water Supply Assessment that includes the impact of reduced pumping required by these decisions must be included in the review of this project to determine whether the water supply is adequate to support the project.

Should cutbacks of state water supply continue, the only source of sufficient ground water is in the western end of the Santa Clarita Valley<sup>3</sup>. The Santa Clara River is not adjudicated, so this water is available to the project, however extensive piping and pumps must be installed to make it available to locations in the eastern portion of the Santa Clarita Valley.

Water in the western reaches of the Santa Clara River is currently also being considered for use by Newhall Ranch. Both projects cannot be supported by this water supply. A cumulative analysis must be conducted as required by CEQA and the SB610 to ensure an adequate water supply.

#### **Ammonium Perchlorate Pollution**

In 1997 ammonium perchlorate contamination was discovered in the Saugus and alluvial aquifers of the Santa Clarita Valley. Since that time, six municipal drinking water wells have been closed down<sup>4</sup>, some of them permanently. Since the Saugus Aquifer is the drinking water supply long depended on in Santa Clarita as the emergency drought back up as well as a major source of daily supply, its contamination has been a blow to the reliability of local water supplies.

Ammonium perchlorate pollution affects the function of the thyroid gland causing hypothyroidism. Reduced thyroid function in pregnant women may cause retardation in the fetus.

In 2000 the Castaic Lake Water Agency (CLWA) and other local purveyors filed litigation against the Whittiker Bermite project to force them to clean up the water supply or pay for the clean up. Several years later a settlement agreement was reached that provided for funding to clean up two of the Saugus wells polluted by this contamination and one of the Alluvial wells.

In 2004, the Sierra Club and Friends of the Santa Clara River won an appellate court decision requiring disclosure of the ammonium perchlorate pollution and requiring a time line for the clean up in CLWA's Urban Water Management Plan<sup>5</sup>.

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<sup>2</sup> *Natural Resources Defense Council v Kempthorne*, 506 F.Supp.2d 322 (E.D. Cal. 2007) (*Wanger Decision - Delta smelt*); and *Pacific Coast Federation of Fishermen's Associations, et al. v. Gutierrez, et al.*, No. 06-CV-00245-OWW-GSA (E.D. Cal. 2008) (*Wanger Decision - Chinook salmon/steelhead*).

<sup>3</sup> Groundwater Basin Yield, 2008, Ludhdroff and Scalmanini and GSI Solutions, Inc., 2009, hereby included by reference in this administrative record.

<sup>4</sup> Stadium Well, Valencia Well Q2, Valencia Well 157, Saugus 1 and 2, NCWD 11

<sup>5</sup> *Friends of the Santa Clara River v. Castaic Lake Water Agency et al.*, 2004, CalAp5

Since then the Sierra Club has remained concerned that the facilities to provide this clean up continue to be delayed while thousands of additional housing units are approved. These facilities are still not operating as of the date of this letter.

In addition to these delays, it was previously represented that the two wells designated to provide "capture" and clean up of the ammonium perchlorate (Saugus Well 1 and 2) would be returned to their previous production levels. However, CLWA found that production was significantly reduced by 50% in those two wells by the clean up process.<sup>6</sup>

Due to these significant delays and reductions in water supply, the Angeles Chapter of the Sierra Club passed a resolution<sup>7</sup> calling for the halt to housing approvals until the ammonium perchlorate treatment facilities are functioning to provide the community with its

### **Conclusion for Water Section**

The Santa Clarita Water Co. is wholly owned by Castaic Lake Water Agency. It is in the interests of CLWA to promote projects that will buy additional state water project water from CLWA, the state water wholesaler for the Santa Clarita Valley. This fact creates a conflict of interest. We believe an independent source should provide the water supply information for this company's projects in order to ensure their accuracy. All agencies should carefully review the water supply information for errors or omissions.

The Sierra Club believes a monopoly control that does not separate the retailer from the wholesaler of water supply may create serious problems for our community. The potential unwanted outcome may lead to poor planning, direction of water resources to only certain projects or water hoarding that impedes communities in their efforts to fairly distribute this precious resource. Such serious ethical issues should be held in mind as this project is reviewed and addressed by the decision-makers.

#### Attachments:

- 1.Saugus Well Production Chart from information provided by Castaic Lake Water Agency
- 2.Sierra Club Resolution 7-23-06

## CONCLUSION

The Sierra Club is concerned that if the proposed Skyline Ranch development plan succeeds with county government, the entire region in the heart of the Santa Clarita Valley will become nearly continuous urban and suburban development. The water

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<sup>6</sup> See attached chart of Saugus Well Production Chart

<sup>7</sup> Resolution approved 7-23-06, attached

Sierra Club comments9

situation could become unbelievably serious. Furthermore, many of the values of southern California will be forever lost (scenic open spaces, habitat for wildlife, and a rich variety of fossil resources etc.). The Skyline Ranch development plan could set in place a dangerous precedent. The National Sierra Club has a policy against urban sprawl projects such as this one due to their unsustainability and wasteful use of resources. It is requested that mitigation (including green building standards, a corridor for wildlife movement and public transportation for commuters that will live in the project) be provided that would reduce the disclosed impacts.

At this time the Sierra Club favors the development alternative. We want to ensure reduced density and to be guaranteed that our environmental concerns (lack of water and infrastructure, traffic, air quality, and wildlife corridors, etc.) are sufficiently addressed.

Sincerely,

Katherine Squires

Conservation Chair, Santa Clarita Group

## 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



3-3-10

Los Angeles County Regional Planning Commission  
and Ms. Susan Tae, Planner  
320 W. Temple St.  
Los Angeles, CA 90012

Re: Skyline Ranch DEIR and FEIR

Honorable Commissioners and Ms. Tae:

The Notice of Availability for this project states that comments on the FEIR will be accepted into the record until March 3<sup>rd</sup>. Therefore these comments are timely filed. Should additional information be considered or the public hearing be continued, we request that the comment period also be continued.

First, it was very surprising to us to receive a Final EIR in the mail on this project. It was our understanding that, as stated in the last public hearing, this General Plan Amendment would be reviewed AFTER the update to the Santa Clarita Area Plan update.

We believe that it is inappropriate to approve a plan amendment for a particular development while the County and the City are both in a coordinated process to update the Santa Clarita Area Plan.<sup>1</sup> This project does not fit the vision of the proposed for the Santa Clarita Area General Plan update, which, to comply with concepts of good planning, state-mandated SB375 and the regional SIP, promotes higher density projects near transportation nodes.

Skyline Ranch not only is NOT near any public transportation source, it will also add to the congestion on Bouquet Canyon Road, Sierra Highway and Soledad Canyon Road and all other access roads in exceedence of levels allowed in the LA County Development Monitoring System.

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<sup>1</sup> Santa Clarita Area Plan Update R2007-0126, Plan Amendment 2009-0006 and associated permits – One Valley One Vision, DEIR Executive Summary, page 1.0-1

“One Valley One Vision (OVOV) is a joint effort between the County of Los Angeles (County), City of Santa Clarita (City), and Santa Clarita Valley (Valley) residents and businesses to create a single vision and set of guidelines for the future growth of the Valley and the preservation of natural resources. Realizing that development within both jurisdictions can have regional implications, the County and City have jointly endeavored to prepare planning policies and guidelines to guide future development within the Santa Clarita Valley.”

It should be noted that the DEIR does not discuss a General Plan Amendment at all. Although staff reports indicate such an amendment, the DEIR itself does not. Since changes to the circulation plan will affect the whole Valley, the fact that this project will amend the current Plan should be discussed. Therefore the EIR does not serve as an informational document.

Page 23 of the Notice of Preparation states that the project may also require a zone change. Since much of this project is located in an agricultural zoning, we do not understand why the project did not require a zone change. The lack of a zone change seems inconsistent with the processing followed for other projects and inconsistent with the General Plan.

In order to address the volatile water situation in the Santa Clarita Valley, and, as stated above, believing that a Final would not be issued before a General Plan update was completed, we decided to wait to provide comments until closer to a final review period. We wanted our comments on water supply to be as accurate and current as possible.

We continue to have several concerns with this project that have not been addressed in the environmental documents.

#### **Failure to Comply with the LA County Development Monitoring System**

County Urban Expansion Areas such as the Santa Clarita Valley are subject to the County's Development Monitoring System (DMS). The DMS is a General Plan Amendment (SP 86-173) that was authorized by the Board of Supervisors on April 21<sup>st</sup>, 1987.

The DMS came into existence as a settlement agreement to resolve public interest litigation brought by the Center for Law and the Public Interest over the proposed increase in population projections in the 1987 General Plan. As a Court ordered Amendment instituted as settlement, the County cannot ignore it, or pretend it doesn't exist

Developed with the overview of James Kushner acting as Court referee, the DMS aimed to address these infrastructure needs. In an article written by Mr. Kushner, he stated:

“The Los Angeles County Development Monitoring System (DMS) utilizes computer technology to determine capital facility supply capacity and demand placed upon that system by each approved and proposed development. The computer warns decision-makers when demand exceeds capacity and instructs planners on system capacity expansion to meet projected demand.”<sup>2</sup>

The DMS for this project is extremely out of date since completed 4-28-04 nearly six years ago. Many projects have been approved since that date including the 1100 Unit Riverpark Project, the 500 unit Soledad Townhomes project and the 900 Unit Keystone Project in the City of Santa Clarita. Projects in the County Area include the 500-unit Tick Canyon and other

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<sup>2</sup> “Zoning and Planning Law Report”, May 1988

smaller projects. Such a large number of approvals warranted an update to this planning tool during the review of the DEIR.

Further, even with the NOP, no analysis of existing traffic levels were included with the "Urban Services Analysis" as required for the DMS. The 2004 analysis seems to incorrectly find Fire Service not to be significant even though the distance to the nearest fire station substantially exceeds that allowed by the DMS and the project is located in a very high fire hazard zone. The project area suffered major wildfires in the recent past, including the 38,000-acre Buckweed fire in 2007. A Fire Dept letter dated 12-21-04 stated that response times were not adequately calculated.<sup>3</sup> To our knowledge, no additional fire stations have been built near this project.

The Water Service Analysis was completed in 2004, prior to the major reductions in State Water Supply as a result of compliance with the Endangered Species Act and the current drought.

All other service areas exceed DMS requirements and are significant.

While the project proponent may be able to mitigate for a significant impact to library facilities by paying a fee to buy more books, and to fire services by funding a fire station in the area, the impacts to traffic, schools, water supply and sewer services may not be easily mitigated.

For example, the project is currently not located in a Sanitation District, although the DEIR fails to make that clear until the last sentence in the discussion of waste water impacts<sup>4</sup>. This will require annexation to the Sanitation District, according to a letter submitted in reply to the NOP by the LA County Sanitation District on 11-8-04. The 2004 DMS analysis for this project states that impacts to sewer service will be significant, while the DEIR says it will be less than significant. The County must rely on the analysis of its service provider, the County Sanitation Districts, not the developer, who obviously has an interest in getting his project approved.

Interestingly, in spite of these awkward and obvious problems, the DEIR either omits to discuss or finds the project to be consistent with all policies of the General Plan. **Thus, this DEIR fails as an information document.**

### **Water Supply**

The project proponent claims that he does not need to re-evaluate water supply because: "The Project's associated water demand was included by SCWD in the water demand projections contained in the 2005 UWMP (see Table 2-3 in the 2005 UWMP) and, therefore, under SB 610 (Water Code section 10910(c)(2)) the development is considered accounted for in the most recently adopted urban water management plan."<sup>5</sup>

<sup>3</sup> DEIR, Appendix A, Fire Dept. letter dated 12-21-04

<sup>4</sup> DEIR p.4.J-4

<sup>5</sup> DEIR, page

The 2008 Water Supply Assessment (WSA) for the project does not include the recent Federal Court decisions and Biological Opinions that have reduced pumping from the Sacramento Delta<sup>6</sup>, and thus reduced water availability to the SWP. A new Water Supply Assessment that includes the impact of reduced pumping required by these decisions must be included in the review of this project to determine whether the water supply is adequate to support the project.

As the County is undoubtedly aware, State Water Supply was reduced to 5% of allotment last year and is currently at only 15% of allotment this year (see attached Notice to State Water Contractors). No article 21 water has been available for purchase and no excess water has been available for storage for several years. CLWA's storage contracts will expire in the next few years with the water is used or not. (See attached contract). The Planning Department should also note that CLWA does not have priority delivery rights on its contracts and was forced to buy a delivery right from Newhall Land and Farming last year in order to access its stored water. This is a precarious and expensive situation.

Should cutbacks of state water supply continue, the only source of sufficient ground water is in the western end of the Santa Clarita Valley<sup>7</sup>. The Santa Clara River is not adjudicated, so this water is available to the project, however extensive piping and pumps must be installed to make it available to locations in the eastern portion of the Santa Clarita Valley.

Water in the western reaches of the Santa Clara River is currently also being considered for use by Newhall Ranch. Both projects cannot be supported by this water supply. A cumulative updated analysis of this new information must be conducted as required by CEQA and the SB610 to ensure an adequate water supply.

### **Ammonium Perchlorate Pollution**

In 1997 ammonium perchlorate contamination was discovered in the Saugus and alluvial aquifers of the Santa Clarita Valley. Since that time, six municipal drinking water wells have been closed down<sup>8</sup>, some of them permanently. Since the Saugus Aquifer is the drinking water supply long depended on in Santa Clarita as the emergency drought back up as well as a major source of daily supply, its contamination has been a blow to the reliability of local water supplies.

Ammonium perchlorate pollution affects the function of the thyroid gland causing hypothyroidism. Reduced thyroid function in pregnant women may cause retardation in the fetus.

In 2000 the Castaic Lake Water Agency (CLWA) and other local purveyors filed litigation against the Whittiker Bermite project to force them to clean up the water supply or pay for the clean up. Several years later a settlement agreement was reached that provided for funding to

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<sup>6</sup> *Natural Resources Defense Council v Kempthorne*, 506 F.Supp.2d 322 (E.D. Cal. 2007) (*Wanger Decision - Delta smelt*); and *Pacific Coast Federation of Fishermen's Associations, et al. v. Gutierrez, et al.*, No. 06-CV-00245-OWW-GSA (E.D. Cal. 2008) (*Wanger Decision - Chinook salmon/steelhead*).

<sup>7</sup> Groundwater Basin Yield, 2008, Ludhdroff and Scalmanini and GSI Solutions, Inc., 2009, hereby included by reference in this administrative record.

<sup>8</sup> Stadium Well, Valencia Well Q2, Valencia Well 157, Saugus 1 and 2, NCWD 11

clean up two of the Saugus wells polluted by this contamination and one of the Alluvial wells.

In 2004, the Sierra Club and Friends of the Santa Clara River won an appellate court decision requiring disclosure of the ammonium perchlorate pollution and requiring a time line for the clean up in CLWA's Urban Water Management Plan<sup>9</sup>.

Since 2004, CLWA has repeatedly stated that the clean up facilities will be functioning "next year". They provided a timeline to comply with the Court Decision referenced above, but it is continually revised into the future. (See attached examples).

In addition to these delays, it was previously represented that the two wells designated to provide "capture" and clean up of the ammonium perchlorate (Saugus Well 1 and 2) would be returned to their previous production levels. However, CLWA found that production was significantly reduced by 50% in those two wells by the clean up process.<sup>10</sup> This supply reduction was not anticipated and is not indicated in CLWA's 2005 Urban Water Management Plan or the 2008 Water Supply Assessment for this project.

We concur with the Sierra Club and others in stating that additional housing units should not be approved until these facilities are actually providing water to the community. These facilities are still not operating as of the date of this letter.

Further, there are no wells in the Saugus Aquifer to pump the water supplies listed as back up for drought years. To our knowledge, there are no studies to indicate that that water is really even available.

Castaic Lake Water Agency wholly owns the Santa Clarita Water Co. It is in the interests of CLWA to promote projects that will buy additional state water project water from CLWA, the state water wholesaler for the Santa Clarita Valley. This fact creates a conflict of interest. We believe an independent source should provide the water supply information for this company's projects in order to ensure their accuracy. All agencies should carefully review the water supply information for errors or omissions.

SCOPE concurs with others that a monopoly control that does not separate the retailer from the wholesaler of water supply may create serious problems for our community. The potential unwanted outcome may lead to poor planning, direction of water resources to only certain projects or water hoarding that impedes communities in their efforts to fairly distribute this precious resource. Such serious ethical issues should be held in mind as this project is reviewed and addressed by the decision-makers.

While we do not believe that his project should be approved without additional review of water resources, any approval should include the following mitigation in addition to other County requirements:

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<sup>9</sup> *Friends of the Santa Clara River v. Castaic Lake Water Agency et al.*, 2004, CalAp5

<sup>10</sup> See attached chart of Saugus Well Production Chart

1. Full compliance with the State Landscape Ordinance
2. Compliance with the County's Green building ordinance.
3. A drain pipe/cistern collection system to provide ground water re-charge
4. A street storm water run off system designed to channel water back into landscaping
5. Open pavers in parking areas

### **Sewer Facilities**

This project is not in a County Sanitation District. No sewer facilities are anywhere near it, and no pipes exist to service the project. The Saugus treatment plant is at capacity, so all sewage must go to the Valencia Plant and comply with the recent Chloride TMDL developed by the Regional Water Quality Control Board. There is no discussion of this serious problem in the DEIR.

The cost of a "package" sewer plant or the required sewer pipeline expansions to service this project may make the project cost prohibitive. Therefore, bonding should be required to ensure that this infrastructure can be built before grading and building permits are issued.

### **Air Quality/Climate Change**

The Santa Clarita Valley is in a Federal non-attainment zone for ozone pollution and PM2 (particulate matter) pollution. Since this project will require over-riding considerations for approval, all available mitigation to reduce climate change and air pollution must be required. Projects may not be approved without requiring all available mitigation to reduce significant effects. We have attached the list of global warming mitigation produced by the AG's office and ask that you incorporate all feasible mitigation as required by law.

Thank you for your time.

Sincerely,



Dave Lutness  
Board Secretary

### **Attachments:**

1. Saugus Well Production Chart from information provided by Castaic Lake Water Agency
2. Various Completion Timelines for the Perchlorate clean up facility.
3. Notice to Contractors of State Water Availability
4. List of Mitigation for global warming from the Attorney General's Office

# **Exhibit**

**1**

# Saugus Formation Wells Actions

Well	Lost Capacity (gpm)	Action Taken	Restored Capacity (gpm)
V-157	1,500	Replaced with Well V-206	1,500
NC-11	1,200	Taken out of service	0
Saugus 1	2,600	Rehabilitate well; install treatment	1,200
Saugus 2	2,600	Rehabilitate well; install treatment	1,200
<b>Total</b>	<b>7,900</b>		<b>3,900</b>

# **Exhibit**

**2**



# Castaic Lake Water Agency Memorandum

February 16, 2007

**To:** CLWA Planning and Engineering Committee  
**From:** William J. Manetta *WJM*  
 Acting Engineering and Operations Manager  
**Subject:** Perchlorate Remediation Program

**SUMMARY**

Work continues on multiple tasks to address the groundwater contamination stemming from past manufacturing activities on the Whittaker-Bermite site. The Agency and purveyors are proceeding to restore the production capacity of the groundwater supply wells contaminated by perchlorate, while working on the objectives of containing the downgradient migration of perchlorate and recovering costs incurred in responding to the perchlorate contamination. *(Goal 2.1.5: Treat 2,400 gallons per minute of water from the Saugus Formation that is contaminated with perchlorate and restore to potable water service. Goal 2.1.6: Develop replacement wells for capacity lost due to perchlorate contamination.)*

**DISCUSSION**

The Agency has authorized Black & Veatch (B&V), Carollo Engineers (CE) and Kennedy/Jenks Consultants (K/J) to assist in providing services to respond to the various tasks associated with the Perchlorate Remediation Program. The following table provides a status report on the activities and tasks:

Task Group	Tasks	Consultant	Status
<b>Settlement Activities</b>	Project Description	K/J	Complete.
	Final Settlement	K/J, Nossaman	Negotiations ongoing.
<b>DTSC Approval Activities</b>	Remedial Investigation (RI)	K/J	DTSC approved 8/16/05.
	Feasibility Study (FS)	K/J	DTSC approved 8/16/05.
	Draft Remedial Action Plan (RAP)	K/J	DTSC approved 8/16/05.
	Final RAP	K/J	Public Hearing held 9/7/05. DTSC approved 1/20/06.
<b>U.S. Army Corps of Engineers Feasibility Phase Study</b>	Conceptual Hydrogeology Technical Memorandum	CH2MHill	Final distributed 1/19/05. Progress report with model construction calibration distributed 10/11/05.
<b>U.S. Army Corps of Engineers Feasibility Phase Study</b>	Monitoring	CH2MHill	Federal FY 2005 funding provides for limited monitoring of existing test wells and testing of NCWD NC13 Southern Saugus well. Completed 6/14/06.

Task Group	Tasks	Consultant	Status
<b>DHS Approval Activities (97-005)</b>	Source Water Assessment	B&V, CE	Received comments on revised document from DHS 4/27/06.
	Water Quality Investigation	B&V, CE	Received comments on revised document from DHS 4/27/06.
	Source Protection Plan	B&V	Received comments on revised document from DHS 4/27/06.
	Effective Monitoring and Treatment	B&V, CE, CH2MHill	Received comments on revised document from DHS 4/27/06.
	Human Health Risk	B&V	Received comments on revised document from DHS 4/27/06.
	Alternatives Evaluation	B&V, CE	Received comments on revised document from DHS 5/10/06. Revised document will be returned to DHS with Engineer's Report.
	Engineers Report	B&V	Responded 12/19/06 to DHS comments received 12/1/06 on Final Draft submitted to DHS 10/27/06.
	CEQA	B&V	Mitigated Negative Declaration certified 9/14/05.
	Permit Application	B&V	Pending design completion.
	Public Hearing	B&V	Pending design completion.
	DHS Evaluation & Permit	B&V	Pending design completion.
<b>Implementation Activities</b>	Easements and Right of Way	K/J	Alignment studies complete 8/08/05. Document preparation in progress.
	Treatment Design	K/J	Scheduled design completion 3/07.
	Pipeline Design	K/J	Scheduled design completion 3/07.
	Construction	K/J	Plan to start 6/07.
	Startup and Monitoring	K/J	Scheduled 6/08.

The City of Santa Clarita's Multi-Jurisdictional Task Force and Citizens Advisory Group meetings will be held on February 28, 2007. The bi-monthly DTSC meeting was held on January 31, 2007. The next DTSC meeting will be held on April 17, 2007.

#### FINANCIAL STATUS

Settlement negotiations are ongoing with the purveyors, Whittaker-Bermite and insurance carriers.

JRL

*Handwritten signature/initials*



# Castaic Lake Water Agency Memorandum

November 22, 2005

**To:** CLWA Planning and Engineering Committee  
**From:** Ken Petersen  
 Engineering and Operations Manager *KJP*  
**Subject:** Perchlorate Remediation Program

**SUMMARY**

Work continues on multiple tasks to address the perchlorate contamination of portions of the local aquifers, stemming from past manufacturing activities on the Whittaker-Bermite site. The Agency and purveyors are proceeding to restore the production capacity of the groundwater supply wells contaminated by perchlorate, while working on the objectives of containing the downgradient migration of perchlorate and recovering costs incurred in responding to the perchlorate contamination.

**DISCUSSION**

The Agency has authorized Black & Veatch (B&V), Carollo Engineers (CE) and Kennedy/Jenks Consultants (K/J) to assist in providing services to respond to the various tasks associated with the Perchlorate Remediation Program. The following table provides a status report on the activities and tasks:

Task Group	Tasks	Consultant	Status
Settlement Activities	Project Description	K/J	Complete.
	Final Settlement	K/J, Nossaman	Negotiations ongoing.
DTSC Approval Activities	Remedial Investigation (RI)	K/J	DTSC Approved 8/16/2005.
	Feasibility Study (FS)	K/J	DTSC Approved 8/16/2005.
	Draft Remedial Action Plan (RAP)	K/J	DTSC Approved 8/16/2005.
	Final RAP	K/J	Public Hearing held 9/7/05. DTSC responding to comments.
U.S. Army Corps of Engineers Feasibility Phase Study	Conceptual Hydrogeology . Technical Memorandum	CH2MHILL	Final distributed 1/19/2005.  Progress report with model construction calibration distributed 10/11/2005.

<b>Task Group</b>	<b>Tasks</b>	<b>Consultant</b>	<b>Status</b>
<b>U.S. Army Corps of Engineers Feasibility Phase Study</b>	Monitoring	CH2MHILL	FY 2005 funding provides for limited monitoring of existing test wells.
<b>DHS Approval Activities (97-005)</b>	Source Water Assessment	B&V, CE	Received comments from DHS 5/17/2005.
	Water Quality Investigation	B&V, CE	Received comments from DHS 5/17/2005.
	Source Protection Plan	B&V	Received comments from DHS 5/17/2005.
	Effective Monitoring and Treatment	B&V, CE, CH2MHILL	Received comments from DHS 8/15/2005.
	Human Health Risk	B&V	Draft completed. Awaiting comments from DHS.
	Alternatives Evaluation	B&V, CE	Draft completed. Awaiting comments from DHS.
	CEQA	B&V	Mitigated Negative Declaration certified 9/14/2005.
	Permit Application	B&V	Pending design completion.
	Public Hearing	B&V	Pending design completion.
	DHS Evaluation & Permit	B&V	Pending design completion.
<b>Implementation Activities</b>	Easements and Right of Way	K/J	Alignment studies complete.
	Treatment Design	K/J	Scheduled design completion 2/06.
	Pipeline Design	K/J	Alignment studies complete.
	Construction	K/J	Plan to start 2/06.
	Startup and Monitoring	K/J	Scheduled 10/06.

**Work in Progress:**

Maintenance of air release vacuum valves and pump-outs throughout the distribution system continues.

**Planned Actions:**

Electrical switch gear preventive maintenance and testing at all facilities. Ozone generator cooling water closed loop system installation.

**PERCHLORATE CONTAMINATION PROGRAM MANAGEMENT**

*(FY 2008/09 Action A4.2: Complete construction of the Groundwater Production Restoration Project; Action A4.3: Complete construction and startup of the Perchlorate Treatment Project; Action A4.5: Develop replacement wells for capacity lost due to perchlorate contamination.)*

**SUMMARY**

Work continues on multiple tasks to address the groundwater contamination stemming from past manufacturing activities on the Whittaker-Bermite site. The Agency and purveyors are proceeding to restore the production capacity of the groundwater supply wells contaminated by perchlorate, while working on the objectives of containing the downgradient migration of perchlorate and recovering costs incurred in responding to the perchlorate contamination.

**PERCHLORATE CONTAMINATION PROGRAM MANAGEMENT**

The following table provides a status report on the activities and tasks:

<b>Task Group</b>	<b>Tasks</b>	<b>Consultant</b>	<b>Status</b>
<b>Settlement Activities</b>	Project Description	K/J	Complete.
	Final Settlement	K/J, Nossaman	Settlement agreement took effect on 7/13/07 with U.S. District Court approval.
<b>DTSC Approval Activities</b>	Remedial Investigation (RI)	K/J	DTSC approved 8/16/05.
	Feasibility Study (FS)	K/J	DTSC approved 8/16/05.
	Final Remedial Action Plan	K/J	Public hearing held 9/7/05. DTSC approved 1/20/06.
U.S. Army Corps of Engineers Feasibility Phase Study	Conceptual Hydrogeology Technical Memorandum	CH2MHill	Final distributed 1/19/05. Progress report with model construction calibration distributed 10/11/05.
DPH Approval Activities (97-005)	Source Water Assessment	B&V, CE	Received comments on revised document from DPH 4/27/06.
	Effective Monitoring and Treatment	B&V, CE, CH2MHill	Received comments on revised document from DPH 4/27/06.
	Water Quality Investigation	B&V, CE	Received comments on revised document from DPH 4/27/06.

**PERCHLORATE CONTAMINATION PROGRAM MANAGEMENT (Continued from previous page...)**

Task Group	Tasks	Consultant	Status
	Human Health Risk	B&V	Received comments on revised document from DPH 4/27/06.
DPH Approval Activities (97-005)	Source Protection Plan	B&V	Received comments on revised document from DPH 4/27/06.
	Alternatives Evaluation	B&V, CE	Received comments on revised document from DPH 5/10/06. Revised document will be returned to DPH with Engineer's Report.
	Engineers Report	B&V	Final submitted to DPH 1/29/09.
	CEQA	B&V	Mitigated Negative Declaration certified 9/14/05.
	Operations and Maintenance Report	K/J	Preparation of report by K/J is ongoing.
	Permit Application	B&V	Awaiting response from DPH.
	Public Hearing	B&V	Awaiting response from DPH.
	DPH Evaluation and Permit	B&V	Awaiting response from DPH.
Implementation Activities	Easements and Right of Way	K/J	Easement and right-of-way acquisition completed 1/08.
	Treatment Project	K/J	Project is 94% complete.
	Pipeline Project	K/J	Project is 81% complete.
	Well Rehabilitation	SCP/GPC	General Pump completed the rehabilitation work on 2/3/09 and installed the new pumps.
	Start-up and Monitoring	K/J	Scheduled summer 2009.
	Sentinel Wells	Environ	Wells have been installed. Disposal of investigation derived wastes awaits results of laboratory analyses.

The monthly Technical Committee Meeting was held on June 10, 2009. The next Technical Committee Meeting is scheduled for July 14, 2009. The next Whittaker-Bermite Multi-Jurisdictional Task Force meeting is scheduled for July 8, 2009.

**FINANCIAL STATUS**

The Settlement Agreement among CLWA, the purveyors, Whittaker-Bermite and insurance carriers is in effect. Reimbursements requests have been submitted and have been made for most expenses through March 31, 2009.



## Castaic Lake Water Agency Memorandum

February 2, 2010

**To:** CLWA Board of Directors  
**From:** Brian J. Folsom *BJF*  
Engineering and Operations Manager  
**Subject:** Engineering and Operations Department Report

### TREATMENT PLANT OPERATIONS AND MAINTENANCE

#### **Completed Work:**

Deliveries to the purveyors in January totaled 1,681 acre-feet (AF), for an average daily flow rate of 17.67 million gallons per day (MGD). January 2010 deliveries were 3.6% below January 2009 deliveries. The fiscal-year-to-date (FYTD) deliveries for FY 2009/10 are 24,786 AF, which is 1% above FYTD 2008/09. Monthly flows for 2007, 2008, 2009 and 2010 are presented in the attached table. (*FY 2009/10 Action A1.1: Meet all purveyor water demands and Action B3.9: Meet all applicable water quality regulations.*)

In early 2009 staff worked with a consultant, Utilities Cost Management (UCM), to analyze the Agency's accounts with Southern California Edison (SCE) and determine if changes in the SCE rates assigned to the Agency's accounts would result in reduced electrical costs. Changes were made to five accounts and the Agency realized a savings of \$69,242.36 during 2009. FYTD electrical use for FY 2009/10 at the Agency's major facilities is shown in the attached "Energy Usage at Major Facilities" table and equals 7,155,556 kWh at a total cost of \$787,175.33.

Inspection and maintenance activities during January included cleaning wash water return basins, chemical feed pump monthly maintenance, on-line analyzer maintenance, inspection of the 102" raw water line, and switch gear cleaning.

Distribution system maintenance activities during January included preventive maintenance on air release and vacuum valves and pump-outs, and exercising of valves.

#### Inspector Activities

Rio Vista Water Treatment Plant Expansion: Inspected soil borings, located underground facilities and collected GPS coordinates of existing utilities throughout jobsite.

Completed 30 dig alerts.

#### **Work in Progress:**

Maintenance of air release and vacuum valves and pump-outs throughout the distribution system continues. Fabrication of clarifier screens at RVWTP and security lighting upgrades continue. Instrumentation staff continue to work with the contractor on the Wonderware SCADA conversion and PLC upgrade.

**Planned Actions:**

Perform repairs on the plant water tank at Rio Vista Water Treatment Plant. Perform efficiency testing on all ozone generators.

**PERCHLORATE CONTAMINATION PROGRAM MANAGEMENT**

(FY 2009/10 Action A4.1: Complete construction of the Groundwater Production Restoration Project; Action A4.2: Complete construction and startup of the Perchlorate Treatment Project; Action A4.8: Develop replacement wells for capacity lost due to perchlorate contamination.)

**SUMMARY**

Work continues on multiple tasks to address the groundwater contamination stemming from past manufacturing activities on the Whittaker-Bermite site. The Agency and purveyors are proceeding to restore the production capacity of the groundwater supply wells contaminated by perchlorate, while working on the objectives of containing the downgradient migration of perchlorate and recovering costs incurred in responding to the perchlorate contamination.

**PERCHLORATE CONTAMINATION PROGRAM MANAGEMENT**

The following table provides a status report on the activities and tasks:

Task Group	Tasks	Consultant	Status
Settlement Activities	Project Description	K/J	Complete.
	Final Settlement	K/J, Nossaman	Settlement agreement took effect on 7/13/07 with U.S. District Court approval.
DTSC Approval Activities	Remedial Investigation (RI)	K/J	DTSC approved 8/16/05.
	Feasibility Study (FS)	K/J	DTSC approved 8/16/05.
	Final Remedial Action Plan	K/J	Public hearing held 9/7/05. DTSC approved 1/20/06.
U.S. Army Corps of Engineers Feasibility Phase Study	Conceptual Hydrogeology Technical Memorandum	CH2MHill	Final distributed 1/19/05. Progress report with model construction calibration distributed 10/11/05.
DPH Approval Activities (97-005)	Source Water Assessment	B&V, CE	Received comments on revised document from DPH 4/27/06.
	Effective Monitoring and Treatment	B&V, CE, CH2MHill	Received comments on revised document from DPH 4/27/06.
	Water Quality Investigation	B&V, CE	Received comments on revised document from DPH 4/27/06.
	Human Health Risk	B&V	Received comments on revised document from DPH 4/27/06.
	Source Protection Plan	B&V	Received comments on revised document from DPH 4/27/06.

**PERCHLORATE CONTAMINATION PROGRAM MANAGEMENT (Continued from previous page...)**

Task Group	Tasks	Consultant	Status
	Alternatives Evaluation	B&V, CE	Received comments on revised document from DPH 5/10/06. Revised document will be returned to DPH with Engineer's Report.
DPH Approval Activities (97-005)	Engineers Report	B&V	Final submitted to DPH 1/29/09.
	CEQA	B&V	Mitigated Negative Declaration certified 9/14/05.
	Operations and Maintenance Report	K/J	Draft report submitted to DPH on 11/25/09.
	Permit Application	B&V	Submitted 12/10/09.
	Public Hearing	B&V	Will take place upon approval of all documents.
	DPH Evaluation and Permit	B&V	Awaiting response from DPH.
Implementation Activities	Easements and Right of Way	K/J	Easement and right-of-way acquisition completed 1/08.
	Treatment Project	K/J	Project is 99+% complete.
	Pipeline Project	K/J	Project is 99+% complete.
	Well Rehabilitation	SCP/GPC	General Pump completed the rehabilitation work on 2/3/09 and installed the new pumps.
	Start-up and Monitoring	K/J	Scheduled 2/10.
	Sentinel Wells	Environ	Wells have been installed. Disposal of investigation derived wastes awaits results of laboratory analyses.

The monthly Technical Committee Meeting was held on January 13, 2010. The next Technical Committee Meeting is scheduled for February 9, 2010. The next Whittaker-Bermite Multi-Jurisdictional Task Force meeting is scheduled for March 24, 2010.

**FINANCIAL STATUS**

The Settlement Agreement among CLWA, the purveyors, Whittaker-Bermite and insurance carriers is in effect. Reimbursement requests have been submitted and payments have been made for expenses through November 30, 2009.

# **Exhibit**

**3**

**NOTICE TO STATE WATER PROJECT CONTRACTORS****Number:** 10-03**Date:** FEB 23 2010**Subject:** 2010 State Water Project Allocation Increase to 15 Percent**From:** *In* Raphael A. Torres *Robert B. Cooke*  
Deputy Director, DEPARTMENT OF WATER RESOURCES

The Department of Water Resources (DWR) is increasing the allocation of 2010 State Water Project (SWP) water for long-term contractors from 208,597 acre-feet to 625,798 acre-feet. Based on recent precipitation and current water supply conditions, SWP supplies are projected to meet 15 percent of most SWP Contractors' 2010 requested Table A amounts, which total 4,171,996 acre-feet. Attached is the revised 2010 SWP allocation table.

DWR's new approval considered several factors including existing storage in SWP conservation reservoirs; SWP operational constraints such as the conditions of the recent Biological Opinions for delta smelt and salmonids and the incidental take permit for longfin smelt; and 2010 contractor demands. DWR may revise allocations if warranted by the year's developing hydrologic and water supply conditions.

If you have any questions or need additional information, please contact Robert Cooke, Chief of DWR's State Water Project Analysis Office, at (916) 653-4313.

Attachment

**2010 STATE WATER PROJECT ALLOCATION  
(ACRE-FEET)**

SWP CONTRACTORS	TABLE A (1)	INITIAL REQUEST (2)	APPROVED ALLOCATION (3)	PERCENT INITIAL REQUEST APPROVED (3)/(2) (4)
<b><u>FEATHER RIVER</u></b>				
County of Butte	27,500	27,500	4,125	15%
Plumas County FC&WCD	2,160	2,160	324	15%
City of Yuba City	9,600	9,600	1,440	15%
Subtotal	39,260	39,260	5,889	
<b><u>NORTH BAY</u></b>				
Napa County FC&WCD	29,025	29,025	4,354	15%
Solano County WA	47,506	47,506	7,126	15%
Subtotal	76,531	76,531	11,480	
<b><u>SOUTH BAY</u></b>				
Alameda County FC&WCD, Zone 7	80,619	80,619	12,093	15%
Alameda County WD	42,000	42,000	6,300	15%
Santa Clara Valley WD	100,000	100,000	15,000	15%
Subtotal	222,619	222,619	33,393	
<b><u>SAN JOAQUIN VALLEY</u></b>				
Oak Flat WD	5,700	5,700	855	15%
County of Kings	9,305	9,305	1,396	15%
Dudley Ridge WD	50,343	50,343	7,551	15%
Empire West Side ID	3,000	3,000	450	15%
Kern County WA	982,730	982,730	147,409	15%
Tulare Lake Basin WSD	88,922	88,922	13,338	15%
Subtotal	1,140,000	1,140,000	170,999	
<b><u>CENTRAL COASTAL</u></b>				
San Luis Obispo County FC&WCD	25,000	25,000	3,750	15%
Santa Barbara County FC&WCD	45,486	45,486	6,823	15%
Subtotal	70,486	70,486	10,573	
<b><u>SOUTHERN CALIFORNIA</u></b>				
Antelope Valley-East Kern WA	141,400	141,400	21,210	15%
Castaic Lake WA	95,200	95,200	14,280	15%
Coachella Valley WD	138,350	138,350	20,752	15%
Crestline-Lake Arrowhead WA	5,800	5,800	870	15%
Desert WA	55,750	55,750	8,362	15%
Littlerock Creek ID	2,300	2,300	345	15%
Mojave WA	82,800	82,800	12,420	15%
Metropolitan WDSC	1,911,500	1,911,500	286,725	15%
Palmdale WD	21,300	21,300	3,195	15%
San Bernardino Valley MWD	102,600	102,600	15,390	15%
San Gabriel Valley MWD	28,800	28,800	4,320	15%
San Geronio Pass WA	17,300	17,300	2,595	15%
Ventura County FCD	20,000	20,000	3,000	15%
Subtotal	2,623,100	2,623,100	393,464	
<b>TOTAL</b>	<b>4,171,996</b>	<b>4,171,996</b>	<b>625,798</b>	

# **Exhibit**

**4**

**FINDINGS OF FACT REGARDING THE  
FINAL ENVIRONMENTAL IMPACT REPORT AND  
STATEMENT OF OVERRIDING CONSIDERATION  
FOR THE SKYLINE RANCH PROJECT**

**County Project No. 04-075  
Environmental Assessment Case No. 200900001**

**PROJECT INFORMATION:**

- General Plan Amendment Case No. 200900009
- Vesting Tentative Tract Map No. 060922
- Conditional Use Permit Case No. 04-075
- Conditional Use Permit Case No. 200900121
- Oak Tree Permit Case No. 200700021
- Highway Realignment Case No. 200900001

**INTRODUCTORY FINDINGS:**

Pursuant to Public Resources Code Section 21081 and California Code of Regulations, Title 14, Section 15091 (“**State CEQA Guidelines**”), no public agency shall approve or carry out a project where an Environmental Impact Report (the “**EIR**”) has been certified, which identifies one or more significant impacts on the environment that would occur if the project is approved or carried out, unless the public agency makes one or more findings for each of those significant impacts, accompanied by a brief explanation of the rationale for each finding. The possible findings, which must be supported by substantial evidence in the record, are:

1. Changes or alterations have been required in, or incorporated into, the project that mitigate or avoid the significant impact on the environment (hereinafter, “**Finding 1**”).
2. Changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency (hereinafter, “**Finding 2**”).
3. Specific economic, legal, social, technological or other considerations, make infeasible the mitigation measures or project alternatives identified in the EIR (hereinafter, “**Finding 3**”).

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

The Regional Planning Commission (the “**Commission**”) of the County of Los Angeles (the “**County**”) hereby approves the following entitlements for the Skyline Ranch Project (the “**Project**”), County Project No. 04-075: Vesting Tentative Tract Map No. 060922; Conditional Use Permit Case No. 04-075; Conditional Use Permit Case No. 200900121; Oak Tree Permit

Case No. 04-075; Highway Realignment Case No. 200900001; and recommends that the Board of Supervisors (the "**Board**") of the County approve General Plan Amendment Case No. 200900009 (collectively, the "**Project**").

The Commission hereby certifies the Final EIR ("**FEIR**"), State Clearinghouse Number 2004101090, which consists of the Draft EIR ("**DEIR**"), the Responses to Comments, and other supporting documents, and finds that it has been completed in compliance with California Environmental Quality Act (Public Resources Code §§ 21000-21177) ("**CEQA**"). The FEIR was presented to the decision-making body of the County and the decision-making body reviewed and considered the information contained in the FEIR prior to certifying the FEIR and approving the Project. The FEIR reflects the independent judgment and analysis of the County and has been completed in compliance with CEQA, and the Commission has received, reviewed, and considered the information contained in the FEIR, the application for the Project, all testimony at public hearings and submissions from public officials and others, departments of the County, the applicant, community associations, and other public agencies and all other information in the record prior to its approval of the Project.

Having received, reviewed and considered the foregoing information, as well as any and all other information in the record, the Commission hereby makes findings pursuant to, and in accordance with, Section 21081 of the Public Resources Code.

Section 1 of these findings discusses those potential environmental impacts of the Project that were reviewed during the Initial Study process, but were found to be less than significant. Section 2 discusses those potential environmental impacts of the Project that are not significant. Section 3 discusses those potential environmental impacts that have been mitigated to a level of insignificance. Section 4 discusses those unavoidable environmental impacts that cannot be mitigated to a level of insignificance. Section 5 discusses those potential cumulative impacts that are not significant. Section 6 discusses those potential cumulative impacts that have been mitigated to a less than significant level. Section 7 discusses the potential cumulative impacts that cannot be mitigated to a less than significant level. Section 8 discusses potential impacts that are too speculative to determine significance. Section 9 discusses the potential growth-inducing impacts of the Project. Section 10 discusses the alternatives to the Project as discussed in the FEIR. Section 11 contains findings regarding the Mitigation Monitoring Program. Section 12 contains the Statement of Overriding Considerations. The findings set forth in each section are supported by substantial evidence in the record of the approval of the Project.

In accordance with the provisions of CEQA and State CEQA Guidelines, the County adopts these findings as part of its certification of the FEIR for the Project. The Commission hereby incorporates by reference the analysis contained in the EIR.

#### **PROJECT DESCRIPTION:**

Pardee Homes, the applicant, proposes to develop on approximately 622 acres of the 2,173-acre site 1,260 single-family residential lots with pads ranging in size from 5,775 to 7,350 square feet, an approximately 11-acre elementary school site, approximately 12 acres of public parkland to be dedicated to the Los Angeles County Department of Parks and Recreation, and approximately 6 acres of private parkland to be maintained by a homeowners' association.

Development is proposed for the southern portion of the property where slopes of 25 percent or less predominate. Nearly three quarters of the site (the northern 1,551 acres) is proposed to remain undeveloped, with approximately 1,355 acres dedicated or designated as natural open space through establishment of the proposed Skyline Ranch Conservation Area (SRCA). Approximately 166 acres of undeveloped land in the northern portion of the site on Cruzan Mesa would remain undeveloped and designated as a Non-Development/Continuing Use Area. Also, within the northern portion of the site approximately 22 acres would be preserved as a Mitigation Exchange Area for 22 acres of preserve area within adjacent recorded Tract 46018 that would be disturbed due to the construction of Skyline Ranch Road. These three areas would preserve approximately 80 percent of the lands being proposed by the County for establishment of the Cruzan Mesa Vernal Pools Significant Ecological Area (“SEA”). No development associated with the Project would occur within proposed SEA areas. The remainder of the undeveloped northern area, approximately 9 acres, would be designated as open space.

Primary access to the tract is provided by the proposed extension of Whites Canyon Road from Plum Canyon to the southeast through the project interior ultimately connecting to Sierra Highway. Also proposed is a trailhead entrance and trail that would extend the existing Mint Canyon Trail from Vasquez Canyon Road to Plum Canyon Fire Road primarily along an existing dirt path and southwesterly towards a lookout point.

#### **BACKGROUND:**

A Notice of Preparation was circulated from October 25, 2004 to November 24, 2004. A Scoping Meeting was held on November 10, 2004. The DEIR was initially circulated for a 45-day public review on July 28, 2009 through September 10, 2009. On July 30, 2009, the County of Los Angeles Department of Regional Planning extended the close of the public review period to September 14, 2009 for a total of 49 days. Comments on the DEIR were also accepted up to and including the date of the public hearing before the Regional Planning Commission on September 16, 2009. The public hearing was continued until December 16, 2009 as described below. Comments received at both of the Commission public hearings and during the public review period are presented and responded to in Chapter 2.0, Comments and Responses of the FEIR.

At the time the DEIR was prepared, it was anticipated that the highway realignment to realign Whites Canyon Road to the proposed Skyline Ranch Road would be approved as part of the County's pending updated General Plan and updated Area Plan for the Santa Clarita Valley (or the One Valley One Vision [OVOV] plan) and therefore prior to the final public hearing before the Commission and Board for the DEIR. Because the approval process for the updated County General Plan and OVOV has been delayed, County staff requested that the Skyline Ranch project initiate the general plan amendment to amend the Los Angeles Master Plan of Highways to realign Whites Canyon Road to the proposed Skyline Ranch Road alignment as a secondary highway from Plum Canyon Road to Sierra Highway and the public hearing before the Regional Planning Commission was continued until December 16, 2009. Because a new entitlement was requested for the continued public hearing, the County provided new and revised notices of public hearing in compliance with County Code Sections 21.16.070 and 22.60.174, posted the project site in compliance with County Code Sections 21.16.075 and 22.60.175, and posted the revised notice on the County's website at: <http://www.planning.lacounty.gov/case/all>

and published in The Signal on November 13, 2009 and La Opinion on November 14, 2009. The revised notice included the request for a general plan amendment to amend the Los Angeles County Master Plan of Highways to realign Whites Canyon Road to the proposed Skyline Ranch Road alignment as a secondary highway from Plum Canyon Road to Sierra Highway.

The proposed realignment of Skyline Ranch Road, as envisioned in the updated General Plan and OVOV and ultimately applied for as part of the Project was described and analyzed throughout the DEIR. As stated on page 2-17 in Chapter 2.0, Project Description, of the DEIR, this realignment is shown on the County's Draft Highway Plan, a component of the Draft General Plan, and was conditionally approved as Skyline Ranch Road by the Los Angeles County Department of Public Works on July 19, 2006. See also DEIR Chapters 2.0, Project Description, pages 2-14 through 2-26; Section 4.A Geotechnical Resources, page 4.A-12 and Figure 4.A-4; and Section 4.C, Biological Resources, pages 4.C-64 and 4.C-65. The addition of this approval is noted in FEIR Chapter 3.0, Corrections and Additions to the DEIR.

**THE FEIR and DEIR:** The DEIR for the Project was prepared in accordance with CEQA, and the State and County guidelines for the implementation of CEQA. The County has analyzed, reviewed, and edited the DEIR sent out for public review and has prepared the FEIR for the Project. Pursuant to Section 15132, the FEIR includes a) revisions to the DEIR; b) comments and recommendations on the DEIR; c) a list of persons, organizations, and public agencies commenting on the DEIR; d) the Lead Agency responses to comments made by the public and agencies; and e) other information added by the Lead Agency.

The DEIR and the FEIR reflect the County's independent judgment.

Pursuant to Sections 15200 through 15205 of the State CEQA Guidelines, the DEIR was circulated for public and agency review from July 28, 2009 until September 14, 2009. A notice of completion and availability of the DEIR was published in the local newspapers and was distributed to known interested individuals and organizations. Copies of the DEIR were available at the Department of Regional Planning and in local public libraries during the 49-day review period.

Public hearings regarding the Project were conducted by the Commission on September 16, 2009, December 16, 2009, March 3, 2010, and March 24, 2010. At the close of the public hearing on March 24, 2010 the Commission adopted these findings, adopted a resolution certifying the FEIR and approved Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001. The Commission further recommends that the Board approve General Plan Amendment Case No. 200900009.

## **SECTION 1: POTENTIAL ENVIRONMENTAL IMPACTS THAT WERE DETERMINED TO BE LESS THAN SIGNIFICANT DURING THE SCOPING PROCESS**

Upon completion of the scoping process, the determination was made that analyses of mineral and agricultural resources were not required in the EIR.

### **1.1 MINERAL RESOURCES**

The Project is not located within a designated mineral extraction site or a regionally or locally important significant mineral resource area. As such, Project implementation would not result in impacts associated with the loss or availability of a known mineral resource that would be of value to the region and residents of the State. Therefore, the Project would not impact mineral resources.

### **1.2 AGRICULTURAL RESOURCES**

As identified in the Initial Study, the Los Angeles County Important Farmland 2002 map does not identify the Project site as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, the Project would not convert such uses to non-agricultural uses. In addition, there is no Williamson Act contract on the property. Although the County of Los Angeles Zoning Code designates the Project site for agricultural uses, including A-2-1 (Heavy Agricultural), and A-1-1 and A-1-10,000 (Light Agricultural), permitted uses for areas zoned A-1 include, but are not limited to, single family residences, crops, greenhouses, and the raising of cattle, horses, sheep, goats, poultry, etc. Areas zoned as A-2 may have A-1 permitted uses and animal hospitals, dairies, dog kennels, livestock feed lots, manure spreading, and oil wells. As such, the Project would not conflict with existing zoning for agricultural use or with a Williamson Act contract. The Project would not result in changes in the existing environment that could convert important Farmland to non-agricultural use. Therefore, the Project would not impact agricultural resources.

## **SECTION 2: POTENTIAL ENVIRONMENTAL IMPACTS THAT ARE NOT SIGNIFICANT (NO MITIGATION REQUIRED)**

### **2.1 GEOTECHNICAL RESOURCES—SEISMIC GROUND SHAKING**

Please refer to EIR Section 4.A for an analysis of impacts to geotechnical resources, including seismic ground shaking.

#### **Potential Effects and Rationale Supporting Finding:**

As with all of southern California, the Project would be exposed to strong seismic ground shaking in the event of an earthquake along any of the major faults in the vicinity. Strong ground shaking can result in serious damage to structures; personal injuries, including loss of life; damage to property; and economic and social dislocations. The Project would result in the construction and occupancy of residential uses and public facilities, and therefore, has the inherent potential to expose persons to ground shaking-related hazards. However, the Project would be required to conform with Uniform Building Code (UBC) standards, which include design requirements to reduce the potential for significant damage to structures resulting from strong seismic ground shaking. The UBC and County of Los Angeles building standards and procedures, including those associated with hillside management, would be enforced through review of plans and inspection of structures during construction. By complying with the UBC and County of Los Angeles standards and procedures, Project impacts related to ground shaking would be less than significant.

#### **Finding:**

For the foregoing reasons, the Project would have a less than significant impact on geotechnical resources with respect to seismic ground shaking.

### **2.2 GEOTECHNICAL RESOURCES—SOIL RIPPABILITY AND OVERSIZED MATERIALS**

Please refer to EIR Section 4.A for an analysis of impacts to geotechnical resources, including soil rippability and oversized materials.

#### **Potential Effects and Rationale Supporting Finding:**

Construction of the Project will require deep cuts within the Saugus and Mint Canyon Formations, where hard, crystalline cobbles and boulders within the conglomerate beds may be difficult to excavate. Though this is a less than significant impact, some overexcavation of these materials may be considered.

Additionally, oversized materials encountered in cut areas may create difficult conditions because they are not expected to break down with normal grading equipment or operations. Therefore, it is expected that much of these materials would be placed in canyons within the grading area as windrows, in accordance with traditional rock disposal methods and in compliance with applicable regulations. A sizeable amount of oversized rock is expected to remain towards the later part of grading; these materials would be handled through means such as use of rip-rap, placement and covering in canyons within the graded area, or crushing for use

as base. The Project does not anticipate the export of oversized rock. Thus, excavation of oversized materials is not anticipated to significantly impact geological and soils conditions on the Project site.

**Finding:**

For the foregoing reasons, the Project would have a less than significant impact on geotechnical resources with respect to soil rippability and oversized materials.

**2.3 BIOLOGICAL RESOURCES—SENSITIVE PLANT SPECIES**

Please refer to EIR Section 4.C for an analysis of impacts to biological resources, including sensitive plant species.

**Potential Effects and Rationale Supporting Finding:**

The Project would result in less than significant impacts to a number of sensitive plant species. The site includes two agency-listed sensitive plant species: the spreading navarretia and California Orcutt grass, both associated with the Plum Canyon and Cruzan Mesa vernal pools. However, these plants are located well outside of the Project's development footprint and no impacts would result. Additionally, the California Native Plant Society (CNPS) List 1B (i.e., rare, threatened or endangered throughout their range) plant species, the slender mariposa lily is found onsite and approximately 2 percent would be impacted by Project development and construction. Because impacts to the slender mariposa lily would not drop the species below self-perpetuating levels, the impacts are considered less than significant. Finally, three CNPS List 4 (i.e., limited distribution, whose threat is considered low) plants listed by the California Native Plant Society (CNPS) were found within the study area: the Paso Robles navarretia, Peirson's morning-glory, and Palmer's grappling hook. Paso Robles navarretia is found in the vicinity of the vernal pools and would not be impacted by the Project. Though the Peirson's morning-glory and Palmers' grappling hook are not rare, potential impacts were analyzed in the EIR because these plants are of limited distribution or are infrequent throughout a broader area of California. The loss of these species due to the Project is not expected to reduce regional population levels such that their existence is threatened; therefore, impacts are considered less than significant.

**Finding:**

For the foregoing reasons, the Project would have a less than significant impact on sensitive plant species.

**2.4 BIOLOGICAL RESOURCES—SENSITIVE WILDLIFE SPECIES**

Please refer to EIR Section 4.C for an analysis of impacts to biological resources, including sensitive wildlife species.

### **Potential Effects and Rationale Supporting Finding:**

Development of currently-undisturbed land has the potential to negatively impact sensitive wildlife species. One federally-listed and one State-listed sensitive wildlife species were observed at the Project site. The federally-listed vernal pool fairy shrimp is found in the Plum Canyon and Cruzan Mesa vernal pools, well outside of the development area, and no impacts are expected to occur. The State-listed Swainson's hawk was observed flying over the study area and the proposed land-use plan would not adversely affect their migratory passage; therefore, no impacts to Swainson's hawks are expected to occur. One sensitive wildlife species, the western spadefoot, was observed on-site but is not expected to occur within the development area due to the lack of suitable habitat. Therefore, no impacts are expected to occur to this species. Nineteen special-status species were also observed in the study area, but impacts are not expected to threaten regional populations of these species and are therefore less than significant. Finally, ten additional special-status species were not observed but have the potential to occur due to the presence of a suitable habitat. These species would be preserved within the 1,551 acres of open space within the study area and potential Project impacts are not expected to threaten regional populations of these species; therefore, impacts would be less than significant.

### **Finding:**

For the foregoing reasons, the Project would have a less than significant impact on sensitive wildlife species.

## **2.5 BIOLOGICAL RESOURCES—PLANT COMMUNITIES**

Please refer to EIR Section 4.C for an analysis of impacts to biological resources, including plant communities.

### **Potential Effects and Rationale Supporting Finding:**

Project development and operation has the potential to impact plant communities. Development of the Project and fuel modification zones would result in the loss of approximately 89.5 acres of annual grassland and 39.4 acres of disturbed/barren/developed areas, which are not sensitive plant communities. Approximately 146.23 acres of non-native grassland, which is dominated by non-native, weedy species, would remain within open space areas of the Project. Due to the dominance of non-native species, relatively low value as habitat (compared to surrounding native habitats), and the preservation of similar habitat onsite and within the region, impacts are considered less than significant. Impacts to disturbed/barren/developed areas, which contain no native vegetation and provide no meaningful value as wildlife habitat, are also considered less than significant. Further, there would be no impacts within the chaparral habitat found on the Project site.

### **Finding:**

For the foregoing reasons, the Project would have a less than significant impact on plant communities.

## **2.6 BIOLOGICAL RESOURCES—WILDLIFE MOVEMENT**

Please refer to EIR Section 4.C for an analysis of impacts to biological resources, including wildlife movement.

### **Potential Effects and Rationale Supporting Finding:**

Although the Project is adjacent to a significant open space, development would be relegated to the southern third of the Skyline Ranch study area, contiguous with existing development to the southwest, south and southeast. Proposed open spaces in the northern portion of the study area would continue to foster wildlife movement between areas of the Angeles National Forest to the north and west (*i.e.*, Lake Hughes, San Francisquito Canyon, Bouquet Canyon) and areas to the east and south (*i.e.*, Placerita Canyon State Park, Tujunga Wash). Impacts to the unnamed canyon in the southern portion of the site would not significantly impact regional wildlife movement because the canyon is currently fragmented from open space areas to the south. In addition to the proposed Skyline Ranch Conservation Area, the Project avoids impacts to the Cruzan Mesa, which contributes additional resources (*e.g.*, water, foraging areas, vegetative cover) to facilitate wildlife movement. As such, the development of the Project would not have a significant adverse effect on any known or suspected wildlife movement corridors. Further, the Project would not affect the vernal pools on Cruzan Mesa and within Plum Canyon, so habitat linkages for migrating waterfowl and other mobile wildlife species using vernal pool resources would not be adversely affected.

### **Finding:**

For the foregoing reasons, the Project would have a less than significant impact on wildlife movement.

## **2.7 BIOLOGICAL RESOURCES—INDIRECT IMPACTS: DRAINAGE, LIGHTING, NOISE, HABITAT LINKAGE BARRIERS, ADDITIONS OF HUMANS AND PETS**

Please refer to EIR Section 4.C for an analysis of impacts to biological resources, including indirect impacts.

### **Potential Effects and Rationale Supporting Finding:**

The Project would have the potential to result in indirect impacts to biological resources as a result of construction activities and development of the site associated with drainage (increased urban runoff and pollutant concentration), lighting, noise, barriers, and introduced humans and pets. The indirect effects of the Project on drainage would be less than significant with the implementation of an Erosion Control Plan, a Storm Water Pollution Prevention Plan, and the use of proper design features and best management practices. Barriers to human and domestic animal intrusion, such as low fencing and trail markers, and Habitat Linkage Barriers, would be incorporated in the Project design and the Skyline Ranch Conservation Area to limit and control public access into sensitive open space areas; therefore, indirect impacts to sensitive biological resources associated with uncontrolled access to open space areas would be less than significant. Finally, Project landscaping will utilize a mix of native, drought-tolerant, low-fuel and non-invasive plant species to provide a barrier between natural open space areas and improved

areas, while still supported biological resource, aesthetic, and fire safety priorities. Therefore, the indirect effect of the Project on biological resources would be less than significant without any mitigation.

**Finding:**

For the foregoing reasons, the Project would have less than significant indirect impact on biological resources due to drainage, lighting, noise, habitat linkage barriers, and the addition of humans and pets.

**2.8 CULTURAL AND PALEONTOLOGICAL RESOURCES: NATIVE AMERICAN RESOURCES**

Please refer to EIR Section 4.D for an analysis of cultural and paleontological resources, including Native American resources.

**Potential Effects and Rationale Supporting Finding:**

Based on the results of a records search conducted by the Native American Heritage Commission (NAHC) of its Sacred Lands Files and outreach by the NAHC to other Native American groups, there are no known Native American resources recorded near the Project area. Therefore, the Project is not expected to have an impact on these resources.

**Finding:**

For the foregoing reasons, the Project would have a less than significant impact on Native American resources.

**2.9 VISUAL QUALITIES—LIGHT AND GLARE**

Please refer to EIR Section 4.E for an analysis of impacts to visual qualities, including light and glare.

**Potential Effects and Rationale Supporting Finding:**

*Light*

Impacts associated with light and glare would be less than significant. While onsite lighting introduces new sources of light and glare to the Project site and surrounding areas, the proposed uses along the western and southern edges of the site would be similar in nature to the residential and urban uses they would face in surrounding areas. Project lighting would be typical of lighting in other residential neighborhoods, including the use of standard lighting practices to preclude lighting from spilling-over or being directed off-site. Project lighting will be shielded in accordance with nationally recognized practices and recommendations of lighting professionals. The most dominant source of lighting, streetlights, would be concentrated along streets to the interior of the development area, so the potential impact for lighting to affect adjacent open spaces areas would be diminished. These practices, coupled with the topographical separation of the development from open spaces and the provision of interceding landscaped buffer areas, ensure the Project would not substantially alter the lighting character in

surrounding communities and open space and would not interfere with performance of offsite activities; therefore, impacts relating to lighting would be less than significant.

### *Glare*

Glare is primarily a daytime occurrence caused by the reflection of sunlight or artificial light by highly polished surfaces, such as window glass or reflective materials and, to a lesser degree, from broad expanses of light-colored surfaces. The Project is anticipated to use building materials that are non-reflective in nature and typical of residential development throughout the area. As such, the Project is not anticipated to have a significant impact associated with glare.

### **Finding:**

For the foregoing reasons, the Project would have a less than significant impact on light and glare.

## **2.10 TRAFFIC/ACCESS—STATE HIGHWAYS, TRANSIT, CIRCULATION, PEDESTRIAN ACCESS**

Please refer to EIR Section 4.F for an analysis of impacts to traffic and access, including the Congestion Management Program, transit, circulation, and pedestrian safety and access.

### **Potential Effects and Rationale Supporting Finding:**

#### *Congestion Management Program*

A distribution of Project traffic using the regional distribution factors provided in the Congestion Management Program (CMP) indicates that the Project is not forecast to add 150 or more peak hour trips on Highway 14 or the I-5. Therefore, based on this CMP criteria for mainline freeway locations, no significant impacts would occur as a result of the Project.

#### *Transit*

Another component of the CMP transportation impact analysis is a review of transit impacts. The Project is anticipated to generate approximately 540 total daily transit trips and approximately 60 peak hour transit trips. This volume of public transit ridership is not expected to have a significant impact on the public transit system. Furthermore, Project-generated traffic would not result in delays to transit service, since traffic impacts at the study area intersections are less than significant with mitigation.

#### *Circulation*

In comparing the current highway plan to the Project alignment (which has been conditionally approved by the Los Angeles County Department of Public Works and is shown on the Draft Highway Plan), both the current plan and the Project alignment would result in similar volumes on the surrounding roadway system. However, the Project alignment would carry a higher volume of “through” traffic than the current plan. Overall, the change in alignment would result in little or no change in the surrounding roadway network.

The Project's main internal circulation would be provided via a circular roadway that intersects Whites Canyon Road at two locations (referred to here as Main Street North and Main Street South). An evaluation of traffic impacts at these internal intersections indicates that each intersection is forecasted to operate at LOS A for both the A.M. and P.M. peak hours using a roundabout design or signalized intersection design. Therefore, impacts would be less than significant.

#### *Pedestrian Access and Safety*

Pedestrian access routes to the proposed elementary school onsite would be provided by fully improved streets with full-width sidewalks. Pedestrians crossing Skyline Ranch Road would be able to use the bridge, crosswalks or the traffic signal adjacent to the school at Skyline Ranch Road and Main Street South. Compliance with the Caltrans Pedestrian Safety manual will ensure that impacts related to pedestrian safety would be less than significant. In addition, and independent of the Project, a traffic study addressing the school site will be required by the County when a detailed site plan for the school is developed by the Sulphur Springs School District.

#### **Finding:**

For the foregoing reasons, the Project would have a less than significant impact on traffic and access associated with mainline freeway locations, transit, circulation, pedestrian access and safety.

#### **2.11 NOISE AND VIBRATION—CONSTRUCTION IMPACTS**

Please refer to EIR Section 4.G for an analysis of impacts due to noise and vibration, including construction-related impacts.

#### **Potential Effects and Rationale Supporting Finding:**

##### *Ground Vibration*

Project construction can generate varying degrees of ground vibration, depending on the construction procedures and the construction equipment used. Ground-borne vibration would be generated primarily during the site clearing, grading, and soils compaction processes. The ground-borne vibration values anticipated for the Project would be below the architectural damage threshold, as well as the annoyance threshold for all vibration-sensitive receptors. As such, vibration impacts associated with construction would be less than significant.

##### *Materials Processing Facility*

A materials processing facility would be located in the northeast corner of the development area. Because the nearest noise-sensitive uses are located approximately 3,000 feet to the east and northeast of the materials processing facility site and separated by major ridgelines, noise levels would not exceed thresholds at these locations and therefore impacts would be less than significant.

**Finding:**

For the foregoing reasons, the Project would have a less than significant impact on noise and vibration associated with construction.

**2.12 NOISE AND VIBRATION—OPERATION IMPACTS**

Please refer to EIR Section 4.G for an analysis of impacts due to noise and vibration, including residential-related point source noise impacts and vibration thresholds.

**Potential Effects and Rationale Supporting Finding:**

Future residents of Skyline Ranch would generate and would be exposed to point source noise, which contribute to the ambient noise levels experienced in all similarly-developed areas and typically do not exceed the noise standards for the types of land uses proposed on the Skyline Ranch site. Therefore, residential-related point source noise impacts would not be significant. The Project uses are residential and, as such, project-related operational activities would not generate a perceptible level of vibration to on or off-site sensitive receptors. Therefore, vibration impacts would be less than significant.

**Finding:**

For the foregoing reasons, the Project would have a less than significant noise and vibration impact associated with residential-related point source noise.

**2.13 AIR QUALITY—CONSTRUCTION IMPACTS**

Please refer to EIR Section 4.H for an analysis of impacts to air quality, including the potential impacts associated with construction of the Project.

**Potential Effects and Rationale Supporting Finding:**

*Toxic Air Contaminants*

The greatest potential for toxic air contaminant (TAC) emissions would be related to diesel particulate emissions associated with heavy equipment operations during grading and excavation activities. The results of the assessment of diesel particulate emissions indicate that the Project would not emit carcinogenic or toxic air contaminants that individually or cumulatively exceed the maximum individual cancer risk of ten in one million. Therefore, Project-related toxic emission impacts would be less than significant.

*Odors*

Construction activities may result in air quality impacts caused by odors. Potential sources that may emit odors during construction activities include the use of architectural coatings and solvents and also from limited amounts of potentially contaminated soils onsite. However, in mandatory compliance with the South Coast Air Quality Management District's

Rules, no construction activities or materials are proposed which would create objectionable odors. Therefore, no impact would occur.

#### *Air Quality Management Plan Consistency*

The determination of Air Quality Management Plan (AQMP) consistency is primarily concerned with the long-term influence of the Project on air quality within the South Coast Air Basin. Although the Project may cause an exceedance of the localized PM<sub>10</sub> and PM<sub>2.5</sub> significance threshold, this exceedance would be short-term in nature. This impact would only occur during the grading phase of Project construction and would not have a long-term impact on the region's ability to meet State and Federal air quality standards. In addition, the Project would be consistent with the goals and policies of the AQMP for control of fugitive dust. Therefore, given that the Project would be consistent with AQMP strategies to bring the Basin into PM<sub>10</sub> and PM<sub>2.5</sub> attainment, the Project would be consistent with local air quality plans and policies.

#### **Finding:**

For the foregoing reasons, the Project will have a less than significant impact on air quality during construction.

#### **2.14 AIR QUALITY—OPERATION IMPACTS**

Please refer to EIR Section 4.H for an analysis of air quality impacts, including local impacts associated with operation of the Project.

#### **Potential Effects and Rationale Supporting Finding:**

##### *Local Emissions*

Any increase of motor vehicle use may impact local air quality. During the operational phase of the Project, traffic would have the potential to create local area CO impacts. However, the analysis of CO impacts indicates that the Project would not have a significant impacts upon 1-hour or 8-hour local CO concentrations due to mobile source emissions. Therefore, local operational air quality impacts due to Project traffic would be less than significant.

##### *Toxic Air Contaminants*

The primary source of potential air toxics associated with Project operations include diesel particulates from delivery trucks. Potential localized air toxic impacts from onsite sources of diesel particulate emissions would be minimal because only a limited number of heavy-duty delivery trucks would access the Project site and those trucks would not idle onsite for extended periods of time. In addition, the Project would result in small amounts of toxics from consumer household products. These sources are typical within the urban environment and would contribute small amounts of toxic air pollutants to the Project vicinity, which would be well below any levels that would result in a significant impact on human health.

## *Odors*

Land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The Project does not include any uses identified as being associated with odors. Therefore, the Project would not create adverse odors as discussed above and would have no impacted related to objectionable odors.

### **Finding:**

For the foregoing reasons, the Project would have a less than significant impact on air quality during operation.

### **2.15 WATER RESOURCES—WATER SUPPLY**

Please refer to EIR Section 4.I for an analysis of impacts to water resources, including water supply.

### **Potential Effects and Rationale Supporting Finding:**

The Project could have a potential impact on water supply based on the increase in demand resulting from the Project relative to the available water supply. However, the Santa Clarita Water Division (SCWD) of the Castaic Lake Water Agency (CLWA) can adequately serve the Project through existing and planned water supplies, especially because this Project was considered in CLWA's 2005 Urban Water Management Plan (UWMP). Additionally, the Water Supply Assessment (WSA) prepared for the Project concludes that sufficient water supplies would be available to serve the development. Therefore, impacts to water supply would be less than significant.

However, water availability remains an ongoing problem in California. The reduction in State Water Project (SWP) supply to CLWA, Countywide drought conditions, and water conservation regulations reinforce the need to conserve water. To that end, the Project includes mitigation measures that would further reduce already insignificant impacts to water supply.

The applicant will be required to comply with the following measures to further reduce impacts to water supply:

- 4.I-1: All appliances such as showerheads, lavatory faucets and sink faucets shall comply with efficiency standards set forth in Title 20, California Administrative Code Section 1604(f). Title 24 of the California Administrative Code Section 1606(b) prohibits the installation of fixtures unless the manufacturer has certified to the California Energy Conservation compliance with the flow rate standards.
- 4.I-2: Low flush toilets shall be installed as specified in California State Health and Safety Code Section 17921.3 and the County Green Building Ordinance.

- 4.I-3: All common area irrigation areas shall be capable of being operated by a computerized irrigation system which includes an onsite weather station/ET gage capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. All common area irrigation controllers shall also include a rain sensing automatic shutoff.
- 4.I-4: Common area landscaping shall emphasize drought-tolerant vegetation. Plants of similar water use shall be grouped to reduce over-irrigation of low-water-using plants. Those areas not designed with drought-tolerant vegetation shall be gauged to receive irrigation using the minimal requirements.
- 4.I-5: Residential occupants shall be informed as to the benefits of low-water-using landscaping and sources of additional assistance in such.

**Finding:**

For the foregoing reasons, the Project will have a less than significant impact on water supply.

**2.16 WATER RESOURCES—WATER SUPPLY INFRASTRUCTURE AND GROUNDWATER RECHARGE**

Please refer to EIR Section 4.I for an analysis of impacts to water resources, including water supply infrastructure and groundwater recharge.

**Potential Effects and Rationale Supporting Finding:**

The proposed new water supply infrastructure associated with the Project would supply adequate domestic and fire flow storage for the Project. Therefore, impacts related to water supply infrastructure would be less than significant.

The overall increase in impervious surfaces associated with the Project would not result in a significant reduction in groundwater recharge. The Project runoff generated by the increase in impervious surface is estimated to be 284 acre-feet per year (AFY). Most surface runoff enters the Santa Clara River and recharges the Alluvial Aquifer. Given that the increase in impervious surface area is not substantial, the increase in applied water for irrigation, and the fact that runoff will contribute recharge, impacts to groundwater recharge would be less than significant.

**Finding:**

For the foregoing reasons, the Project will have a less than significant impact on water supply infrastructure and groundwater recharge.

## 2.17 WASTEWATER DISPOSAL

Please refer to EIR Section 4.J for an analysis of impacts to wastewater disposal.

### **Potential Effects and Rationale Supporting Finding:**

The Project is estimated to generate 346,200 gallons of wastewater per day (gpd). Based on the Sewer Area Study Report, flows from the site would equate to 1.41 cubic feet per second (cfs) of wastewater flowing into the Sierra Highway Trunk Sewer. The existing capacity of this trunk sewer is 9.58 cfs. Based on the Sewer Area Study Report, this trunk sewer and other downstream sewers have adequate existing capacity to absorb the Project's estimated wastewater flows, but not to accommodate cumulative development in the Mint Canyon area. Therefore, the Project would include the construction of a new 24-inch sewer line in Sierra Highway to supplement the existing 21-inch line. The replacement line would extend from the Santa Clarita Valley Sanitation District trunk sewer in Soledad Canyon Road to Sarabande Lane within the City of Santa Clarita.

Regarding potential effects on wastewater treatment system capacity, the Santa Clarita Valley Joint Sewerage System has an available capacity of approximately 7 millions of gallons per day to adequately serve the Project. Therefore, the Project would not have a significant impact on wastewater treatment facilities.

### **Finding:**

For the foregoing reasons, the Project will have a less than significant impact on wastewater disposal.

## 2.18 SOLID WASTE DISPOSAL

Please refer to EIR Section 4.K for an analysis of impacts associated with solid waste disposal.

### **Potential Effects and Rationale Supporting Finding:**

#### *Construction*

During building activities for the Project, construction debris such as wood, metal, concrete, and other materials would be generated. Construction of the Project would generate up to approximately 8,946 tons of debris and with the recycling/reuse of 50% of construction debris, 3,131 tons would be disposed of at the County's Unclassified landfills. The Unclassified landfill closest to the Project site that can accept construction waste from the Project is Peck Road Gravel Pit. The Project's disposal need would constitute less than 0.04% of the landfill's approximately 7.8 million tons of remaining capacity. Therefore, construction-related impacts on solid waste facilities would be less than significant.

## *Operation*

At full buildout, the Project would generate solid waste typical of residential uses (*i.e.*, food, yard/garden debris, organic materials, and paper). The Project's 1,704.78 tons of waste would comprise less than 0.002% of the total remaining capacity and represents less than 0.05% of the solid waste disposed in 2008 at these facilities. Therefore, it is expected that existing landfills would have sufficient capacity to accommodate the Project's solid waste disposal need, and operation of the Project would not have a significant impact on solid waste disposal.

### **Finding:**

For the foregoing reasons, the Project would have a less than significant impact on solid waste disposal.

## **2.19 LAW ENFORCEMENT SERVICES—PUBLIC SAFETY RISKS AND EMERGENCY ACCESS**

Please refer to EIR Section 4.L for an analysis of impacts to law enforcement services.

### **Potential Effects and Rationale Supporting Finding:**

#### *Public Safety Risks*

The Project does not propose any uses which would expose residents to an unusually high level of public safety risks associated with law enforcement services (*i.e.*, earthquakes, fires, etc.). Residents would be exposed to the same level of public safety risks, such as break-ins, car thefts, and domestic disturbances, as existing are residents. Therefore, impacts relating to the exposure of public safety risks would be less than significant.

#### *Emergency Access*

All onsite roadways and emergency access provisions would be reviewed and approved to the satisfaction of the Los Angeles County Department of Public Works, Los Angeles County Fire Department, and the Sheriff's Department. Therefore, no impacts to emergency access and/or emergency evacuation plans would occur.

### **Finding:**

For the foregoing reasons, the Project would have a less than significant impact on law enforcement services with respect to public safety risks and emergency access.

## **2.20 EDUCATION**

Please refer to EIR Section 4.N for an analysis of impacts to education.

### **Potential Effects and Rationale Supporting Finding:**

The Project would generate approximately 305 elementary school students within the Sulphur Springs School District, who would be accommodated by the proposed onsite elementary school with a capacity of 750 students. An additional approximately 178 elementary

school students generated by the Project would be located within the Saugus Union School District. Approximately 160 junior high students and 201 senior high students would be generated by the Project. These students would attend Arroyo Seco Junior High School and Saugus High School within the Hart Union High School District, respectively. The applicant would pay developer fees, which under the provisions of SB 50, is deemed to provide full and complete school facilities mitigation for purposes of CEQA. The Project would also include a school site for a 750-student elementary school to be developed, operated and maintained by the Sulphur Springs School District.

**Finding:**

For the foregoing reasons, the Project would have a less than significant impact on education.

**2.21 LIBRARIES**

Please refer to EIR Section 4.O for an analysis of impacts associated with libraries.

**Potential Effects and Rationale Supporting Finding:**

Project residents would increase the demand for library services and resources (*i.e.*, items, facility space, and staffing). Since the Canyon Country Jo Anne Darcy Library currently has a deficit of 88,070 items and 21,345 square feet of library space, the Project would contribute to this deficit. However, no mitigation measures would be necessary as the Project would not result in significant impacts on library services with payment of Library Facilities Mitigation Fee as specified in Section 22.72 of the Los Angeles County Code.

**Finding:**

For the foregoing reasons, the Project would have a less than significant impact on libraries.

**2.22 PARKS**

Please refer to EIR Section 4.P for an analysis of impacts associated with parks.

**Potential Effects and Rationale Supporting Finding:**

The Project would provide approximately 18 acres of private and public park space, including a fully improved 9.2 acre park. Based on the Los Angeles County Code park requirement formula, the Project is required to provide 12.23 net acres of onsite park space that meets Los Angeles Department of Parks and Recreation (LADPR) criteria. Because the 9.2 acres of public park space is less than the 12.23 acres required by LADPR, payment of in-lieu fees would also be required. However, because the total park development costs exceed the in-lieu fee requirements, these costs will be credited against and eliminate payment of in-lieu fees. With the development and conveyance of a fully-improved park to LADPR, impacts related to the provision of parks and recreational facilities would be less than significant.

**Finding:**

For the foregoing reasons, the Project would have a less than significant impact to parks.

**2.23 LAND USE**

Please refer to EIR Section 4.Q for an analysis of impacts associated with land use.

**Potential Effects and Rationale Supporting Finding:**

The Project would create a residential development located adjacent to existing residential development to the west and south. The Project would support many regional and local policies regarding development at the Project site. It would support policies of the Southern California Association of Governments' (SCAG) Regional Transportation Plan and Growth Visioning, County General Plan, and Santa Clarita Area Plan that are intended to concentrate clustered development in proximity to existing development via density transfer, accommodate development in areas least likely to have adverse environmental impacts, improve infrastructure in the area, and direct growth away from environmentally sensitive areas. The Project would not affect the distribution of development within and/or adjacent to existing communities and neighborhoods. Therefore, land use impacts would be considered less than significant.

**Finding:**

For the foregoing reasons, the Project would have a less than significant impact on land use.

**2.24 POPULATION, HOUSING AND EMPLOYMENT**

Please refer to EIR Section 4.R for an analysis of impacts associated with population, housing and employment.

**Potential Effects and Rationale Supporting Finding:**

The Project will serve several important goals without causing a substantial impact to population, housing or employment. The general goal of the Project is to increase the supply of housing in response to projected demand and future needs within the Santa Clarita Valley, in a manner that is compatible with existing and planned development.

*Population*

Assuming a factor of 3.3 persons in 1,260 households, the Project will result in an estimated population increase of 4,158 at buildout. This population increase would not cause population growth or accelerate development in an undeveloped area that exceeds SCAG growth projections because the population increase is a relatively small component of the expected growth projected by SCAG. As such, impacts on population would be less than significant.

### *Housing*

Similarly, the number of housing units within the Project site is projected to increase by 1,260 during the 2007 to 2017 period. The housing impacts of the Project would not cause housing growth or accelerate development in an undeveloped area that exceeds adopted growth projections with Project occupancy/build out. As such, impacts on housing would be less than significant.

### *Employment*

Finally, the Project is expected to result in a total employment increase of 62 jobs. The school is projected to result in an increase of 50 jobs. The park areas would support a small number of employees for various maintenance operation activities. As a result, the employment impacts of the Project would not cause employment growth or accelerate development in an undeveloped area that exceeds adopted growth projections with Project occupancy/buildout. Development of the Project is estimated to generate a maximum of 200 construction workers onsite at any one time, but would not cause the SCAG expected growth of employment to be exceeded. Therefore, impacts on employment would be less than significant.

### **Finding:**

For the foregoing reasons, the Project would have a less than significant impact on population, housing and employment.

## **SECTION 3: POTENTIAL ENVIRONMENTAL IMPACTS THAT HAVE BEEN MITIGATED TO A LEVEL OF INSIGNIFICANCE**

### **3.1 GEOTECHNICAL RESOURCES—LIQUEFACTION/DRY SEISMIC SETTLEMENT**

Please refer to EIR Section 4.A for an analysis of impacts to geotechnical resources, including liquefaction and dry seismic settlement.

#### **Potential Effects and Rationale Supporting Finding:**

Portions of the onsite development area have been delineated as Seismic Hazard Zones where liquefaction hazards may exist; placement of structures in this or any other area containing alluvial materials could result in potentially significant impacts due to liquefaction. Further, seismically-induced settlement may occur during seismic ground shaking due to coarse-grained soils above the groundwater table settling into a tighter packing configuration; therefore placement of structures in any area of the site containing surficial materials of relatively low density could result in potentially significant impacts due to seismically-induced settlement.

#### **Required Mitigation Measures:**

The following required mitigation measure will reduce impacts associated with liquefaction and dry seismic settlement to less than significant levels:

- **4.A-1:** The following materials are considered unsuitable and shall be removed and recompacted in the grading of the site: existing fill soils, colluvial deposits and slopewash, alluvial deposits, landslide debris, and terrace deposits. Their removal and recompaction mitigate the potential for seismic settlement.

#### **Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

### **3.2 GEOTECHNICAL RESOURCES—LANDSLIDES**

Please refer to EIR Section 4.A for an analysis of impacts to geotechnical resources, including landslides.

#### **Potential Effects and Rationale Supporting Finding:**

Much of the sloping terrain on the Project site has been delineated a Seismic Hazard Zone with the potential for earthquake-induced landslides. Placement of structures in areas identified as having potential for landslides would be considered a significant impact with potential for damage to structures, personal injuries (including loss of life), damage to property, and economic and social dislocations.

However, by complying with the Uniform Building Code and County of Los Angeles standards and procedures, in addition to the mitigation measures below, earthquake-induced landslide risk have been mitigated to a less than significant level.

**Required Mitigation Measures:**

The following required mitigation measure will reduce impacts associated with landslides to less than significant levels:

- **4.A-2:** Landslides (or portions thereof) that remain in place and are not removed and recompactd following the grading of the project site shall be designated as Restricted Use Areas, in accordance with Los Angeles County Department of Public Works (LACDPW) requirements. Landslides designated as Restricted Use Areas and landslides that are removed and recompactd are identified in the Geotechnical Investigations prepared by Geolabs-Westlake Village (dated March, 6, 2004, August 23, 2004, January 3, 2005, November 16, 2006, April 13, 2007, and August 28, 2008).

**Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

**3.3 GEOTECHNICAL RESOURCES—SLOPE STABILITY**

Please refer to EIR Section 4.A for an analysis of impacts to geotechnical resources, including slope stability.

**Potential Effects and Rationale Supporting Finding:**

The Project site would require grading to provide for major roads and infrastructure, establish drainage patterns, and to create building pads for the various uses within the project. Additionally, remedial grading, in the form of buttress and stability fills, would also be required for graded slopes that expose unfavorable geologic conditions or unsuitable soils. Approximately 20.8 million cubic yards of soil would be graded within the southern 622 acres of the Project site and on 33.7 acres of adjacent property to the east, west, south, and southwest. The most common occurrences of surficial instability of natural slopes at the Project site are along the sides of steeply incised canyons such as Whites Canyon. Additionally, the Tentative Tract Map reveals some lots would be exposed to ascending natural slop conditions. Thus, placement of structures in areas identified as having potential for surficial instability would be considered a significant impact.

**Required Mitigation Measures:**

The following mitigation measures will reduce impacts associated with slope stability to less than significant levels:

- **4.A-3(a):** Interior slopes with daylighted bedding conditions shall be analyzed for appropriate buttress design. Tall cut slopes in the southerly portion of the site are anticipated to expose friable, uncemented bedrock zones and large cobbles and boulders. Several of these slopes require stabilization in order to mitigate the potential for raveling and dislocation of cobbles and boulders. All stability fills

and buttresses shall be provided with backdrains and shall incorporate the generalized stability fill key dimensions for the “refacing” of planned cuts slopes.

- 4.A-3(b): Fill caps for cut/fill lots shall be constructed to provide uniform foundational support for future structures. Shallow cut lots and cut/fill lots shall be provided with a minimum 5-foot cap of compacted fill. Cut/fill lots underlain by 10 feet or less of compacted fill on the fill portion of the lot shall have the cut portion overexcavated a minimum of 5 feet below finish grade and replaced with compacted fill, thus providing a fill cap with a minimum 5 foot fill thickness. For those transition lots with 10 to 20 feet of fill on the fill side, the cut side shall be provided with a minimum 7 foot-thick fill cap. For those transition lots with in excess of 20 feet of fill on the fill side, the cut side shall be provided with a minimum 10 foot-thick fill cap. Fill caps shall extend a minimum of 5 feet beyond the perimeter footings.
  - Where the backslope is 3:1 or steeper, the last bench prior to reaching the undercut shall be at least 15 feet in width. The 15 foot-wide bench is intended to reduce the steep dip of the fill-bedrock contact commonly created during undercutting.
- 4.A-3(c): All vegetation, trash debris, or other deleterious material shall be stripped from the area to be graded. These materials shall be removed from the site and deposited at a local landfill or recycled on site. Soils bearing sparse grasses may be thoroughly mixed with at least ten parts clean soil and incorporated into the engineered fill. Other materials shall be removed from the site.
- 4.A-3(d): Fill slopes, which toe onto sloping ground, shall be founded in bedrock, below the compressible surface soils. The key shall be at least 20 feet wide and 3 feet deep (measured on the downslope side). The bottom of the key shall be graded so that there is at least 1 foot of fall across its width (toward the upslope side). The key shall be located in front of the toe of slope (as shown on the plan) so that the outside limit of the key lies at or beyond a 1:1 projection from the planned toe of the slope.
- 4.A-3(e): Fill-over-cut slopes shall have the fill founded on a 20 foot-wide bench cut into the bedrock or, where bedrock is not present in the cut portion of the slope, on a key cut below the toe of the slope. The 20 foot bench shall be graded to provide at least 1 foot of fall toward its upslope side. If keyed below the toe of slope, then the key shall be at least 20 feet wide, 3 feet deep (below the toe), and tilted (at least 1 foot) into the slope. The cut portion of the slope shall be exposed (and observed by a representative of a qualified geotechnical firm) prior to constructing the fill portion of the slope.
- 4.A-3(f): Exposed surfaces shall be scarified, moistened, or air-dried, as appropriate, and compacted to 90 percent of the material’s maximum dry density prior to placement of fill.

- 4.A-3(g): Where the ground slopes steeper than 5:1 (horizontal: vertical), the fill shall be properly benched into bedrock.
- 4.A-3(h): All fill slopes shall utilize mixed soils [sand with some proportion of fines; i.e., clayey sand] in the outer 20 feet of the fill slope in order to minimize the potential for surficial slope deterioration.
- 4.A-3(i): Fill materials shall be placed in thin lifts, watered to near the material's optimum moisture content (or to near two percent over optimum moisture content and compacted to the applicable level of relative compaction prior to placing the next lift).
- 4.A-3(j): The 90 percent relative compaction standard applies to the face of fill slopes. This may be achieved by overfilling the constructed slope and trimming to a compacted finished surface, rolling the slope face with a sheepsfoot, or any method that achieves the desired product.
- 4.A-3(k): All retaining walls constructed within the project site shall be constructed in accordance with the Los Angeles County Code requirements and a design-level geotechnical investigation.
- 4.A-3(l): Backfill for retaining walls shall be properly compacted. An impervious cap shall be provided at the top of the backfill to retard infiltration of water.
- 4.A-3(m): Slope setbacks set forth in the Los Angeles County Building Code shall be applied to residences and appurtenant structures. Structures situated within the setback area shall require special foundation design, which might include deepening footings, pile/caisson construction, and/or consideration of creep loads.
- 4.A-3(n): Backfill for utility trench excavations shall be compacted to at least 90 percent relative compaction. Where installed in sloping areas, the backfill shall be properly keyed and benched.
- 4.A-3(o): Those lots exposed to ascending natural slope conditions shall be provided with drainage ditches or swales, berms or impact walls, and/or small slopes descending from the pads to the natural slopes, to provide protection from potential debris flow hazard.

**Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

### **3.4 GEOTECHNICAL RESOURCES—EXPANSIVE SOILS**

Please refer to EIR Section 4.A for an analysis of impacts to geotechnical resources, including

#### **Potential Effects and Rationale Supporting Finding:**

The vast majority of the Project site is comprised of soils within the very low and low expansion index ranges. However, expansive lithologies were identified within the westerly portion of the Project site, within the Saugus Formation. Therefore, without proper mitigation, placement of structures in this area of the site would result in a potential significant impact relative to expansive soils, creating substantial risks to life or property.

#### **Required Mitigation Measures:**

The following mitigation measure will reduce impacts associated with expansive soils to less than significant levels:

- 4.A-4: Expansive lithologies shall be over-excavated where encountered within lots and streets in order to mitigate the potential for differential expansion. The depth of such over-excavation shall range between 7 and 10 feet.

#### **Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

### **3.5 GEOTECHNICAL RESOURCES—SOIL EROSION**

Please refer to EIR Section 4.A for an analysis of impacts to geotechnical resources, including soil erosion.

#### **Potential Effects and Rationale Supporting Finding:**

Soil erosion can pose significant problems wherever excavation and grading are required. The onsite soils and bedrock formations are predominantly sandy in nature but contain some fines. Excavation and grading may result in soil erosion. The Project would be required to comply with applicable Best Management Practices, required erosion control plans, and other regulatory requirements imposed by the governing agencies. Such measures have proven to reduce undue soil erosion on projects in the nearby vicinity with similar soils types. The most effective erosion control will be the proper planting, landscaping, and diligent maintenance of at-risk areas. Additionally, the more specific mitigation measure identified below would ensure that impacts associated with soil erosion are reduced to less-than-significant levels.

#### **Required Mitigation Measures:**

The following mitigation measure will reduce impacts associated with soil erosion to less than significant levels:

- 4.A-5: During grading, soils containing significant fines content (cohesive soils) shall be preferentially placed in the outer five feet of fill slopes. In addition, the required 90 percent relative compaction standard shall be applied to the outer face of fill slopes in order to reduce the amount of infiltration and erosion. Cut slopes exposing erodible bedrock formations shall require stabilization with engineered fill.

**Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

**3.6 HYDROLOGY AND WATER QUALITY—HYDROLOGY : STORM DRAINS AND FLOODING**

Please refer to EIR Section 4.B for an analysis of hydrology and water quality.

**Potential Effects and Rationale Supporting Finding:**

Hydrologic flow rates could have an impact on the Project site. Construction of the development would include several storm drain systems, fourteen onsite and two offsite desilting basins, one offsite and one onsite rebuilt desilting basins, and approved Standard Urban Stormwater Mitigation Plan (SUSMP) devices. The storm drain system would carry runoff from the developed and undeveloped portions of the Project to local regional offsite storm drain facilities. Implementation of the Project would also result in changes to the five watersheds described in the EIR. Onsite drainage facilities would be designed and constructed in accordance with City and County standards and would be subject to Los Angeles County Flood Control Districts' (LACFD), Los Angeles County Department of Public Works' (LACDPW), and City of Santa Clarita Public Works Department review and approval. Finally, the Drainage Concept/Hydrology/Standard Urban Storm Water Mitigation Plan and Flood Plain Analysis have been prepared in coordination with the City and County in order to further analyze potential impacts. As a result, the Project would not have a significant impact on flow rates or debris production within the watersheds.

Potential impacts from flooding must also be considered. The southwest portion of one of the implicated watersheds and a small portion of another is within Flood Zone A as designated by the Federal Emergency Management Agency (FEMA) on the Federal Insurance Rate Map. Periodic flooding is expected onsite and offsite. Construction of the Project would not have a significant impact on flow rates for a 50-year storm event within the five watersheds that would be affected by the Project. The Project would not change drainage patterns in a manner that would increase flood potential, but could have an effect on Sierra Highway within Flood Zone A due to construction of Skyline Ranch Road. Construction of the roadways would require an area of fill and this potential for displacement of flood plain area is considered a significant impact.

**Required Mitigation Measures:**

The following mitigation measure will reduce impacts associated with hydrology, including storm drainage and flooding, to less than significant levels:

- **4.B-1:** Final drainage improvement plans for the project shall ensure that there is no displacement of flood plain area in the vicinity of Sierra Highway and its intersection with proposed Skyline Ranch Road through construction of a culvert, bridge, or combination thereof, within the flood plain area. Final drainage improvement plans and the culvert or bridge shall be designed during the engineering stage by a licensed engineer to ensure that the water surface shall be equal or lower than existing conditions both downstream and upstream of the proposed project entrance along Sierra Highway and adjacent properties during a 50-year storm event and that post-development flow rates shall be less than existing conditions downstream along Sierra Highway and adjacent properties. Final drainage improvement plans to achieve these standards shall be designed to the satisfaction of, and approved by, the Los Angeles County Department of Public Works and City of Santa Clarita, Department of Public Works.

**Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

**3.7 HYDROLOGY AND WATER QUALITY—WATER QUALITY: CONSTRUCTION EROSION AND SEDIMENTATION**

Please refer to EIR Section 4.B for an analysis of impacts to hydrology and water quality, including water quality impacts associated with construction of the Project.

**Potential Effects and Rationale Supporting Finding:**

Grading and construction activities would have a significant impact on water quality. Grading and construction would result in the removal of existing vegetation in an approximately 622 acre area, which would result in a denuded site susceptible to erosion due to construction irrigation (*i.e.* dust control measures) and precipitation. As some soils would be graded, re-engineered, and reused, stockpiling of soils would occur within the site and would be subject to erosion from construction irrigation and/or precipitation. Proper control of exposed soils can prevent the pollution of runoff waters, which could otherwise transport these soils as sediment into natural channels near the Project site, including the impaired Santa Clara River. These potential construction-related erosion and sedimentation effects would have a significant impact on water quality.

**Required Mitigation Measures:**

The following mitigation measure will reduce impacts associated with hydrology, including soil erosion and sedimentation, to less than significant levels:

- **4.B-2:** Prior to issuance of grading permits, the construction contractor shall prepare an Erosion Control Plan (ECP) that incorporates BMPs to specifically address and reduce the potential for erosion and sedimentation impacts on downstream receiving waters. The project shall include any combination of the following erosion control BMPs: Hydraulic mulch, preservation of existing vegetation, hydroseeding, streambank stabilization, diversion of runoff (such as

earth dikes, temporary drains, slope drains), velocity dissipation devices (outlet protection, check dams, and slope roughening/terracing), and dust control measures (such as sand fences and watering). Sedimentation control BMPs may include filtration devices and barriers (such as silt fencing, check berms, debris basins, sediment traps, fiber rolls, sandbags, gravel inlet filters, and straw bale barriers) and/or settling devices (such as sediment traps or basins). Stabilization control BMPs may include blankets, reinforced channel liners, soil cement, fiber matrices, geotextiles, or other erosion resistant soil coverings or treatments. The construction entrance(s)/exit(s) should also be stabilized (e.g. aggregate underdrain with filter cloth). Specific application of these BMPs shall occur before site runoff is discharged to proposed and existing off-site storm drain/flood control channel systems that ultimately discharge water to the Santa Clara River.

The ECP shall be reviewed by the Los Angeles County Department of Public Works and by the Los Angeles Regional Water Quality Control Board for inclusion of appropriate and effective erosion and sedimentation controls.

**Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

**3.8 HYDROLOGY AND WATER QUALITY—WATER QUALITY: CONSTRUCTION POLLUTANTS**

Please refer to EIR Section 4.B for an analysis of Project impacts to hydrology and water quality, including water quality impacts associated with construction of the Project.

**Potential Effects and Rationale Supporting Finding:**

In addition to the potential for soil erosion due to grading, construction activities and construction-related pollutants could have a potentially significant impact on water quality. Construction activities would involve several large construction vehicles, temporary facilities, and construction materials and supplies. Maintenance and refueling of vehicles have the potential to result in spills of petroleum-related engine fluids and engine coolants. The washing of vehicles and equipment can discharge waste waters polluted with sediment, oils and grease, trace metals, and detergent based organics (e.g., adhesives, cleaners, sealants, and solvents). Equipment and facilities that may be required during construction include concrete mixers, portable sanitary and septic systems, and temporary trailers. All of these sources could come in contact with precipitation or irrigation waters and result in polluted runoff from the Project site. With proper mitigation, these potential significant impacts would be mitigated to a less than significant level.

**Required Mitigation Measures:**

The following mitigation measures will reduce water quality impacts associated with construction activities to less than significant levels:

- **4.B-3:** Prior to issuance of any grading permits, a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared by the

construction contractor and submitted to the Los Angeles County Department of Public Works and the Los Angeles Regional Water Quality Control Board for approval. The SWPPP shall meet all applicable regulations by requiring controls of pollutant discharges that utilize best available technology economically achievable (BAT) and best conventional pollutant control technology (BCT) to reduce pollutants. The SWPPP shall be certified in accordance with the signatory requirements of the General Construction Permit.

The SWPPP shall be developed and amended or revised, when necessary to meet the following objectives:

- Identify all pollutant sources including sources of sediment that may affect the quality of storm water discharges associated with construction activity (storm water discharges) from the construction site;
- Identify non-storm water discharges;
- Identify, construct, implement in accordance with a time schedule, and maintain Best Management Practices (BMPs) to reduce or eliminate pollutants in storm water discharges and authorized non-storm water discharges from the construction site during construction; and,
- Develop a maintenance schedule for BMPs installed during construction designed to reduce or eliminate pollutants after construction is completed (post-construction BMPs). Paving operations shall be performed using measures to prevent runoff pollution.

In compliance with the SWPPP, non-stormwater level BMPs shall be implemented that include controls and objectives for vehicle and equipment maintenance, cleaning, and fueling, and potable water/irrigation practices. Material/waste management BMPs shall include: liquid waste management, spill prevention and control, hazardous waste management, and sanitary/septic waste management. Specific BMPs to be implemented by the construction contractor may include but are not necessarily limited to the following:

- Paving operations shall be performed using measures to prevent runoff pollution;
- Wash out areas for concrete trucks, construction vehicles and equipment, paint and stucco equipment, and other construction materials shall be designated, and containment measures employed, to prevent discharges of wash water;
- Vehicle and equipment maintenance and fueling activities shall occur off-site to the degree feasible;

- Construction area, street and pavement washing shall be controlled to preclude discharges of wash water;
- Discharging super-chlorinated water pipe and sprinkler system flushing and test water to the storm drain system shall be prohibited;
- All waste shall be properly stored and disposed of off-site;
- Employees and subcontractors shall be trained in the prevention of storm water contamination;
- Hazardous material (specifically chlorine- and ammonia-containing products) shall be stored in elevated (e.g., on pallets or a deck) and covered structures to prevent any contact between the chemicals and irrigation or precipitation;
- All hazardous and chemical materials generated during construction (i.e., diesel fuel, hydraulic fluid, motor oil, etc.) shall be cleaned up and disposed of in compliance with Federal, State, and local laws, regulations and ordinances; and
- All structure construction and painting areas shall be enclosed, covered, or bermed to prevent run-on/run-off in these areas and associated contamination of storm water.

**Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

**3.9 HYDROLOGY AND WATER QUALITY—WATER QUALITY: OPERATION)**

Please refer to EIR Section 4.B for an analysis of Project impacts to hydrology and water quality, including water quality impacts associated with post-construction operation of the Project.

**Potential Effects and Rationale Supporting Finding:**

Under the operational phase of the Project, eighteen percent of previously permeable surface would become impervious surfaces due to the addition of residential development, roads, sidewalks, a school, and offsite infrastructure improvements. Development of the site would result in an increase of urban-related pollutants that can be carried offsite by nuisance and stormwater runoff into downstream receiving waters. If not mitigated, discharge of urban-related pollutants would have a significant impact on water quality. However, implementation of the mitigation measure listed below would reduce potential impacts to a less than significant level.

### **Required Mitigation Measures:**

The following mitigation measures will reduce water quality impacts associated with the post-construction, operational phase of the Project to less than significant levels:

- **4.B-4:** Prior to approval of a NPDES Stormwater Permit No. CAS004001 (Order No. 01-182) and issuance of a grading permit, the applicant or an applicant designee shall complete and have approved a Stormwater Quality Management Plan (SQMP) and a Standard Urban Stormwater Mitigation Plan (SUSMP) outlining usage of BMPs for non-point source pollution control measures to address pollutants from such sources as roofing materials, atmospheric deposition, grease, oil, suspended solids, metals, solvents, phosphates, fertilizers and pesticides. Post-construction structural or treatment BMPs shall be designed to meet performance standards that mitigate (treat) storm water runoff from either: 1) the 85th percentile 24-hour runoff event determined as the maximized capture storm water volume for the area, from the formula recommended in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87, (1998), or; 2) the volume of annual runoff based on unit basin storage water quality volume, to achieve 80 percent or more treatment by the method recommended in California Stormwater Best Management Practices Handbook—Industrial Commercial, (1993), or; 3) the volume of runoff produced from a 0.75 inch storm event, prior to its discharge to a storm water conveyance system; and, 4) the volume of runoff produced from a historical-record based reference 24-hour rainfall criterion for “treatment” (0.75 inch average for the Los Angeles County area) that achieves approximately the same reduction in pollutant loads achieved by the 85th percentile 24-hour runoff even. Furthermore, project BMPs and design features shall control peak flow discharge to provide stream channel and over bank flood protection, based on design criteria selected by the local agency.

The range of BMPs, which shall meet the performance standards identified above, shall include but not be limited to the following to the extent feasible:

#### Site Planning and Design BMPs

- Minimize Impervious Area and Directly Connected Impervious Areas
  - Minimize impervious areas by incorporating landscaped areas over substantial portions of the project area. [For the Skyline Ranch Project, the area designated solely for uses with impervious surfaces are about 401 acres or 18 percent of the entire project site. This means the remaining 1,772 acres or 82 percent will be either vacant or in uses with impervious ground surface such as landscaped and park areas.]

- If possible, minimize directly connected impervious areas by draining parking lots to landscaped areas, desilting (secondary infiltration) basins or other pervious surfaces to promote filtration and infiltration of storm water, if landscaping slopes are less than 2 percent and the area is not directly adjacent to steep slopes (which promotes further erosion); or the area is being treated with catch basin inserts. Furthermore, lot runoff (from the pervious surfaces) shall be infiltrated from the graded pad areas through onsite pervious soils.
  - To the extent practicable, utilize vegetated areas (e.g., parks, setbacks, end islands, and median strips) for biofiltration and/or bioretention of nuisance and storm runoff flows from parking lots.
- Selection of Construction Materials and Design Practices
  - Select building materials for roofs, roof gutters and downspouts that do not include exposed copper or zinc.
  - Construct streets, sidewalks, and parking lot aisles to the minimum widths as specified in the Los Angeles County Department of Public Work's requirements (also in compliance with regulations for the Americans with Disabilities Act) for safety requirements for fire and emergency vehicle access and incorporate landscaped buffer areas between sidewalks and streets.
- Conserve Natural Areas
  - Concentrate or cluster the development on the least environmentally sensitive portions of the project site while leaving the remaining land in a natural, undeveloped condition. [For the Skyline Ranch Project, about 1,551 acres of the site (71 percent of the project site) is proposed to remain undeveloped, including 1,355 acres to be designated as natural open space through the establishment of the Skyline Ranch Conservation Area (SRCA) .]
  - Maximize canopy interception and water conservation by preserving existing native trees and shrubs and planting additional native or drought tolerant trees and large shrubs. [For the Skyline Ranch Project, approximately 71 percent of the project site is proposed to remain undeveloped, and along the perimeter of the site, landscaping would consist

of a mix of native, drought-tolerant and non-invasive plant species.]

- **Protect Slopes and Channels**
  - Protect slopes and minimize erosion potential by covering highly erodible soils with vegetative cover (preferably native or drought tolerant plants), route flows safely from or away from steep and or sensitive slopes, stabilize disturbed slopes. All slopes within the project should be designed and constructed to minimize erosion.
  - Protect channels and minimize erosion by controlling and treating flows in landscaping and/or other controls prior to reaching existing natural drainage systems; stabilize channel crossings; ensure that increases in runoff velocity and frequency caused by the project do not erode the channel; install energy dissipaters (riprap), at the outlets of storm drains, culverts and conduits.

#### Source (non-structural) Control BMPs

- **Drain Inlet Stenciling or Signage.** Stenciling (or signage) is intended to raise public awareness and limit illegal dumping of trash, debris, oil, and other pollutants into storm drains. "Stenciling" may be accomplished via a traditional stencil or via the use of grates with text such as "Warning! Drains to Ocean" notes or other equivalent symbols. All catch basins and inlets shall be stenciled.
- **Irrigation Controls and Management.** Irrigation controls shall be implemented to ensure that irrigation is conducted efficiently. Where feasible, plants with similar watering requirements shall be grouped in order to reduce excess irrigation runoff and promote surface filtration. Efficient irrigation systems may include computerized and/or radio telemetry that controls the amount of irrigation based on soil moisture or other indicators.
- **Proper Application of Fertilizers and Pesticides.** Best management practices shall be implemented to minimize the application of fertilizers, pesticides, and other landscape management products on slopes and landscaped areas maintained by the homeowner's association (HOA) and/or landscape maintenance districts (if any). Examples of these management practices include, but are not limited to: the use of slow release fertilizers, applying fungicides only to greens to limit the use of pesticides, and closely monitoring weather forecast to ensure appropriate timing (during dry periods) for the application of landscape management products.

- **Community Education Program.** Public education shall be used to reduce the potential for hazardous materials entering the storm drain system. This shall be accomplished through distribution of brochures or other materials to property managers, owners and occupants, and employees at the time of initial sale or lease of property or hiring of employees and periodically thereafter. Brochures shall discuss, among other topics and as appropriate for the audience: 1) the importance of downstream water bodies, the storm water system, management of fertilizers, pesticides, and other harmful chemicals, 2) the impacts of dumping oil, antifreeze, pesticides, paints, and other pollutants into storm drains and proper handling and disposal of these materials, 3) effective cleaning practices such as the cleaning of vehicles only in maintenance areas where the water will be recycled or routed to the sanitary sewer system to prevent nuisance flows, 4) the benefits of the prevention of excessive erosion and sedimentation, 5) the benefits of proper landscaping practices, 6) pavement clean-up practices, 7) the impacts of over-irrigation, 8) swimming pool draining practices, and 9) other relevant issues.
- **Prevention of Nuisance Flows.** Grease traps shall be included for school cafeterias (if any). Draining swimming pools into storm drains shall be prohibited. These flows shall be properly connected to sewer lines.
- **Pavement Sweeping Program.** The majority of roads in the project area are proposed to be dedicated to the public, and would thus be maintained by the Los Angeles County Department of Public Works. The County has street sweeping programs that will help control trash, vegetation debris and sediment that may accumulate on roadways. Other non-public roadways shall also be periodically swept.
- **Litter Control Program & Design of Trash Storage Areas.** A program for litter control shall be implemented to control litter in common areas. The program may include standards for proper placement and emptying of trash receptacles, practices to ensure that trash bins are maintained in the closed position, and regular removal of trash from parking and landscaped areas. In conjunction with the litter control program, trash storage areas shall be designed to prevent introduction of pollutants into runoff. The design principles to prevent this pollution from occurring are using impervious surfaces for storage areas which prevent run-on from adjacent areas, ensuring that there is no connection of trash drains to the storm drain system, and keeping lids on all trash receptacles in addition to the use of roofs or awnings to minimize direct precipitation.
- **Proper Connection and Maintenance of Sewer Lines.** Sewer lines shall be properly connected and adequately maintained.

- Activity Restrictions (Conditions, Covenants, and Restrictions). For source control BMPs, County maintenance and implementation of BMPs or Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared requiring maintenance and implementation of BMPs by the HOA for the purpose of surface water quality protection, or use restrictions shall be developed through lease terms.
- BMP Maintenance. Los Angeles County shall assume responsibility for the inspection and maintenance of structural BMPs within their boundaries. For the public school site, the school district with jurisdiction shall be responsible for the inspection and maintenance of structural BMPs. For private roads and private parks the HOA shall be responsible for BMP maintenance.
- Common Area Drainage Facility Inspection. Privately-owned common area drainage facilities shall be inspected each year and, if necessary, cleaned and maintained prior to the storm season.

#### Structural and Treatment Control BMPs

- Implementation of NPDES General Permit requirements entails the use of post-construction structural controls that will remain in service to protect water quality throughout the life of the project. Therefore, these BMPs will need to be regularly maintained for proper function. As Los Angeles County will assume maintenance of BMPs in public rights-of-way, the main structural BMPs recommended below are systems that the County currently approves of for use within their jurisdiction. Final selection, design and siting of structural BMPs will ultimately depend on the project-wide drainage plan approved by the County. The following BMP options were selected due to their relative effectiveness for treating potential pollutants from the project site; as well as consideration for County of Los Angeles requirements and acceptance of these systems (as they would be maintained by the County), site feasibility, relative costs and benefits; and other constraints. The recommended BMP design flow rates, volumes, types and other specifications will be provided during final design stage of the project (with hydrology map approval).
- Hydrodynamic Separator Systems and Gross Solids Removal Devices. Hydrodynamic Separation Systems (HSS) and Gross Solids Removal Devices (GSRDs) are flow-based, flow-through BMPs that are installed within a storm drain line in order to remove large sediment particles and associated storm water pollutants, as well as trash, oils, and grease. HSS and/or GSRDs, such as a Continuous Deflective Separator (CDS), manufactured by CDS Technologies, Inc., supplemented with oil absorbent materials (such as pellets), are recommended for use at various locations in the proposed storm drain systems. Depending on

the particular model and manufacturer, maintenance shall occur quarterly to yearly for clean-outs. Cleaning after a storm event may also be required.

- Inspection is required to make certain that the unit is operating correctly and to make any repairs.
- Stormscreen. The StormScreen is a manufactured patented BMP by CONTECH Stormwater Solutions, Inc., designed to remove mostly trash and debris and larger suspended solids at high flow rates. The StormScreen is comprised of a grouping of StormScreen cartridges placed in a precast or cast-in-place concrete vault. Although maintenance may be required within six (6) months of project completion due to erosion occurring on newly constructed sites, it is intended that the StormScreen be maintained annually by the Los Angeles County Department of Public Works, Flood Control Division. For the StormScreen maintenance, during the first year, an inspection is recommended every other month for the first six months of operation in order to develop an ongoing maintenance schedule. A visual inspection can be conducted without entering the vault. Sediments and water must be disposed of in accordance with all applicable waste disposal regulations.
- Catch Basin Inserts. Catch basin inserts are flow-based BMP options for consideration at various locations to treat runoff before it enters the storm drain system by filtering or screening out sediments and associated storm water pollutants during dry weather and low flow events. During large flow events, they are typically designed to allow storm water runoff to bypass the inlet device and continue directly into the storm drain system. Although treatment levels are generally low for the pollutants of concern for this project, the inserts would provide pre-treatment of storm water runoff prior to further treatment at downstream BMPs. Drainage inserts could be replaced with HSS or GSRDs that perform similar functions and are interchangeable. At the time of final design, if the implementation of a CDS is deemed infeasible, a catch basin insert may be used in its place. Although maintenance requirements vary greatly depending on the particular model and manufacturer, they are typically maintained quarterly to yearly for clean-outs. Cleaning after a storm event and in anticipation of storm events after extended dry periods or periods of typical debris removal is recommended. Inspection will be required to make certain that the unit is operating correctly and to make any repairs.
- Detention/Retention Basins. Detention and retention basins require a fairly large amount of space to build them. Basins can be used on sites with slopes up to about 15 percent. The design should incorporate enough elevation drop from the basins inlet to the outlet to ensure that

flow can move through the system. These systems require regular maintenance (semi-annual and annual), as well as sediment removal from the forebay every 5 to 7 years and monitoring the sediment accumulation and removal when the volume has been significantly reduced (about every 25 to 50 years). Basins shall be properly maintained to avoid safety hazards.

**Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

**3.10 BIOLOGICAL RESOURCES—SENSITIVE VEGETATION COMMUNITIES**

Please refer to EIR Section 4.C for an analysis of Project impacts on biological resources, including sensitive vegetation communities.

**Potential Effects and Rationale Supporting Finding:**

In analyzing biological resources, the Skyline Ranch Study area focused on the entire site and offsite areas that would be disturbed due to Project development. Although the 2005 Quinn Fire burned approximately 100 acres on a hill in the eastern portion of the study area, the biological resources analysis conservatively considers the burned area according to the pre-burn vegetated conditions as these areas are adapted to periodic brush fires and are expected to fully recover within a couple of years. Therefore, the EIR utilized the correct baseline from which to measure Project impacts, as the 2005 Quinn Fire did not substantially diminish the resource value of vegetation communities in the burn area.

Project development will result in the loss of significant acreage of coastal sage scrub, disturbed coastal sage scrub, coastal sage-chaparral scrub, sycamore riparian woodland, and holly-leaved cherry scrub due to grading and vegetation trimming for fuel management. Additional acres of vegetation could be disturbed within the 50-foot grading buffer; these areas are within the Skyline Ranch Conservation Area and would be restored to pre-Project conditions after grading. The Project's native vegetation communities are representative of the character and natural history of the area and provide a habitat for a variety of plant and wildlife species, including a number of sensitive species. However, implementation of mitigation measures would reduce these Project impacts to less than significant levels.

Furthermore, the Project would not impact southern vernal pool or southern willow scrub habitat because the Project does not include grading or development in the northern portion of the study area, where these resources occur. In addition, grading associated with the Mint Canyon trail entrance would not affect these resources, since grading would occur within a primarily dirt area with little to no vegetation features that is approximately 3,000 feet north of the vernal pools. The Skyline Ranch Conservation Area includes sufficient acreage to offset Project impacts on various plant communities associated with the Project as demonstrated in Table 4.C-5 of the DEIR. Thus, impacts to sensitive vegetation communities would be less than significant with mitigation.

## **Required Mitigation Measures:**

The following required mitigation measures will reduce impacts associated with sensitive vegetation communities to less than significant levels:

- **4.C-1:** Mitigation for grading and fuel modification impacts (calculated 200 feet beyond the limits of grading) to 467.9 acres of combined coastal sage scrub and disturbed coastal sage scrub (452.3 acres within on- and off-site, and 15.6 acres within on- and off-site fuel modification zones), 77.0 acres of coastal sage-chaparral scrub (69.9 acres within on- and off-site grading and 7.1 acres within on- and off-site fuel modification zones), and 2.8 acres of holly-leaved cherry scrub (2.1 acres within on-site grading and 0.7 acre within on- and off-site fuel modification zones) shall be provided by establishing a 1,355 acre conservation area [Skyline Ranch Conservation Area (SRCA)] within the northern portion of the study area as shown in Figure 2-3, Aerial View-Development and Conservation Area. The applicant shall cause the preservation of this 1,355-acre area through either a Declaration of Restrictions or a Conservation Easement, or dedication or transfer of the land to a conservation organization committed to the preservation of the land in perpetuity. A Declaration of Restrictions, Conservation Easement, or similar recorded instrument shall be placed and recorded in this area to ensure its long-term preservation. The applicant shall arrange for the long-term management of the property to ensure the long-term persistence of the property's biological resources through a non-profit organization, conservation-oriented entity, or entity with experience in biological resource conservation approved by the County. The applicant shall provide long-term funding to assure the management of the property to protect its biological resources in perpetuity. The SRCA includes approximately 623.9 acres of coastal sage scrub, 115.8 acres of disturbed coastal sage scrub, 248.6 acres of coastal sage-chaparral scrub, and 10.6 acres of holly-leaved cherry scrub. This area shall be preserved as natural open space. These 1,355 acres provide substantial ecological value based on the quantity, quality, and regional value of the habitats preserved. Establishment of the 1,355 acre SRCA shall achieve the following performance standards:

1. Provision of sufficient quantity of habitat to offset vegetation impacts associated with the proposed project. When considering coastal sage scrub, disturbed coastal sage scrub, coastal sage-chaparral scrub, and holly-leaved cherry scrub collectively, this 1,355-acre area will provide close to 2:1 preservation of like and contiguous habitats [1,354.6 acres preserved vs. 642.1 acres impacted (621.7 acres impacted by grading and 20.4 acres impacted by fuel modification)]. Preserved habitats are similar to those impacted by the project and most vegetation communities (with the exception of sycamore woodland), regionally common species, and special status plant and wildlife species impacted by the project are represented within the SRCA.

2. An on-going maintenance and management program shall be adequately funded and implemented to ensure the long-term integrity of biological resources within the 1,355-acre SRCA. Direct and indirect degradation of habitat shall be prevented in part through steep topography that separates the SRCA from the proposed development area and through the prohibition or restriction of uses within the SRCA.
3. The SRCA shall include signage, where appropriate, and other management practices to discourage off-road vehicles, domestic pets, and other activities harmful to natural lands.
4. Any continued use of lands within the SRCA (such as film-making) shall be subject to approval by the SRCA habitat manager and restricted to uses that are not incompatible with the resource conservation objectives of the SRCA.
5. A 21.6-acre Mitigation Exchange Area shall be provided to replace the 21.6 acres of preserve area that would be disturbed within Tract 46018 due to the construction of Skyline Ranch Road. This shall be established separately from the SRCA through an agreement between the applicant, Shapell-Monteverde Partnership (owner of the recorded Tract 46018), the Army Corps of Engineers, and the County of Los Angeles.
6. Following grading operations any areas that have been disturbed within the 50-foot grading buffer zone; which includes coastal sage scrub (10.7 acres), disturbed coastal sage scrub (6.1 acres), coastal sage-chaparral scrub (3.3 acres), non-native grassland (1.8 acres), disturbed (0.8 acres), holly-leaved cherry scrub (0.7 acres) and sycamore riparian woodland (0.2 acres), shall be restored to pre-graded conditions by a qualified biologist. Restoration shall be designed to provide the same vegetation resources and habitat value as those removed within the buffer zone. At the end of all project grading, proposed restoration actions within the buffer zone (if necessary) shall be presented in a restoration plan provided to the County. Following approval by the County, restoration shall be initiated and completed according to the approved restoration plan.

Mitigation for impacts to sycamore riparian woodland (including 96 sycamore trees and nine Fremont cottonwood trees) is discussed in Mitigation Measure 4.C-2.

**Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

### **3.11 BIOLOGICAL RESOURCES—JURISDICTIONAL WATERS**

Please refer to EIR Section 4.C for an analysis of Project impacts on biological resources, including waters under the jurisdiction of the United States Army Corps of Engineers (ACOE) and the Regional Water Quality Control Board (RWQCB), and streambeds under the jurisdiction of the California Department of Fish and Game (CDFG).

#### **Potential Effects and Rationale Supporting Finding:**

The Project would impact 5.22 acres of “waters of the U.S.” under the jurisdiction of the ACOE and the RWQCB, and 9.30 acres of streambed under the jurisdiction of the CDFG, including 2.71 acres of vegetated riparian habitat. There are no wetlands identified within the Project site. These Project impacts would occur within the southern portion of the site and would result in impacts to a series of ephemeral drainages, many of which are degraded, and one drainage which supports high-quality sycamore riparian woodland. The Project includes the removal of 96 western sycamore trees, and 9 Fremont cottonwood trees. These impacts to the vegetated riparian habitat, which supports a large number of native trees, is considered significant without mitigation.

Project implementation would also cause temporary impacts, as a result of the 50-foot grading buffer and a smaller grading buffer associated with construction of the 78-inch storm drain, to 0.14 acre (0.12 acre on site and 0.02 acre off site) under the jurisdiction of the ACOE and RWQCB, none of which consists of jurisdictional wetlands, and 0.27 acre (0.25 acre on site and 0.02 acre off site) of CDFG jurisdiction, of which 0.04 acres consists of vegetated riparian habitat. These lands would be restored to pre-Project conditions after grading and the on-site areas will become part of the Skyline Ranch Conservation Area. Following restoration, impacts to jurisdictional waters offsite would be less than significant. Grading associated with the Mint Canyon trail entrance would have no impacts to ACOE, CDFG or RWQCB jurisdiction.

#### **Required Mitigation Measures:**

The following required mitigation measures will reduce impacts associated with jurisdictional waters to less than significant levels:

- **4.C-2:** As detailed in the Habitat Mitigation and Monitoring Plan (HMMP) prepared by GLA, mitigation for impacts to 5.22 acres of Army Corps of Engineers (ACOE) and RWQCB jurisdiction, none of which consists of jurisdictional wetlands, and 9.30 acres of California Department of Fish and Game (CDFG) jurisdiction (of which 2.91 acres is vegetated riparian habitat) shall be accomplished by the applicant through the following:
  1. The preservation of 1,355 acres of natural open space within the SRCA through the use of a conservation easement or the dedication of such land to a qualified conservation organization. This 1,355-acre area includes approximately 5.35 acres of ACOE and RWQCB jurisdiction, none of which consists of jurisdictional wetlands and approximately 5.71 acres of CDFG jurisdiction (of which 0.31 acre is vegetated riparian habitat).

2. The preservation of 1.53 acres of southern vernal pool and artificial pool habitats within the SRCA subject to RWQCB jurisdiction.
3. On-site establishment of 7.27 acres of sycamore/cottonwood riparian woodland within Plum Canyon.

As described further in the HMMP, the proposed 7.27-acre sycamore riparian woodland (mitigation site) will be established within portions of Plum Canyon on-site within the SRCA as shown in Figure 4.C-7, Proposed Conservation and Mitigation Areas, on page 4.C-74. Hydrology is currently present at the mitigation site and the mitigation site supports Cortina sandy loam and Saugus loam which are conducive to the establishment of sycamore riparian woodland. An ACOE-approved reference site will be used prior to implementation of the mitigation program to provide the necessary data to measure the performance of the mitigation site.

The plant palette for the proposed mitigation site includes the planting of two riparian species; 727 one-gallon containers of Fremont cottonwood and 1,818 one-gallon containers of western sycamore. One-gallon upland buffer species will also be planted including chamise, hoaryleaf ceanothus, California buckwheat, deerweed, coast prickly pear, snake cholla, scrub oak, white sage, black sage, and our Lord's candle. A seed mix of 12 native shrub and herbaceous species will also be used.

The planting of a sycamore riparian woodland in the vicinity of the holly-leaved cherry woodland is not intended to, nor is it expected to, result in an inadvertent conversion of the riparian area from holly-leaved cherry to sycamore woodland. The creation of 7.27 acres of sycamore riparian woodland within Plum Canyon within the SRCA is expected to provide an overstory on the edges of the holly-leaved cherry woodland that replicates the conditions currently found in Drainage 5 (where impacts are proposed). On-site occurrences of both species indicate that they can exist concomitantly without the risk of conversion from one type to another altogether. With appropriate spacing and the use of drip irrigation on the planted sycamores, the existing swath of holly-leaved cherry will not be adversely affected by the addition of the sycamore riparian woodland.

The HMMP includes a number of features to ensure the success of the mitigation site including supervision by a qualified habitat restoration specialist, a 5-year qualitative and quantitative monitoring program, contractor education, the use of mycorrhizal fungi, supplemental irrigation, regular maintenance (e.g., exotic vegetation control, pest control, trash removal), and adaptive management assurances.

The Hybrid Functional Assessment (HFA) conducted by GLA (2009) concluded that the proposed project, considering off-setting mitigation measures, would result in a 25 percent increase in the total functionality of the aquatic features remaining within the SRCA after project implementation.

In addition to the measures proposed above, the project will require permits from the ACOE under section 404 of the Clean Water Act (CWA), from the Regional Water Quality Control Board (RWQCB) under section 401 of the CWA, and from the CDFG under section 1602 of the State Fish and Game Code. Should the ACOE, RWQCB, and/or CDFG impose additional or greater mitigation measures on the project for these impacts, those measures – to the extent that they exceed what is required by the measures contained herein – may be substituted for the measures set forth herein, as the County does not intend to require the project to mitigate twice for the same impact once the project has already mitigated the impact below a level of significance.

**Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

**3.12 BIOLOGICAL RESOURCES—NESTING BIRDS**

Please refer to EIR Section 4.C for an analysis of impacts to biological resources, including nesting birds.

**Potential Effects and Rationale Supporting Finding:**

The Skyline Ranch study area provides habitat for a variety of native bird species. Disturbance to any of these species during the nesting season would be a violation of the Migratory Bird Treaty Act of 1918. Nests and eggs of those species are also protected under California Fish and Game Code § 3503. Additionally, the California condor was not considered a species of concern in the EIR because the most current data regarding its occurrence onsite, in the vicinity of the site, and/or in the region did not require such analysis. In any event, the anticipated Project impacts on nesting birds can be mitigated to less than significant levels through the implementation of mitigation measures.

**Required Mitigation Measures:**

The following required mitigation measures will reduce impacts associated with nesting birds to less than significant levels:

- **4.C-3:** In order to avoid impacts to nesting birds protected by the Migratory Bird Treaty Act and raptors protected by State Fish and Game Code, project grading and vegetation removal should take place outside of the nesting season, roughly defined as mid-February to mid-August. If grading or vegetation removal is to take place during the nesting season, a biologist acceptable to Los Angeles County shall be present during vegetation clearing operations to search for and flag active nests so that they can be avoided. A raptor survey will also be required in the unnamed canyon prior to the fill of that drainage. An avoidance buffer of 100 to 500 feet (exact radius to be determined by the monitoring biologist) will be fenced around any active raptor nests and impacts to nests will be avoided until after the nesting season is over. After mitigation the anticipated

impact on nesting birds is less than significant. The results of the nesting bird construction monitoring will be provided in writing to the CDFG and County Department of Regional Planning (DRP).

**Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

**3.13 BIOLOGICAL RESOURCES—TREES**

Please refer to EIR Section 4.C for an analysis of impacts to biological resources, including trees.

**Potential Effects and Rationale Supporting Finding:**

Project development could impact several trees onsite. The Project could result in removal of up to two coast live oak trees, one regulated by the County, and one offsite in the City of Santa Clarita. Impacts would also occur to non-regulated native trees including 96 western sycamores, nine Fremont cottonwoods, and two California juniper trees. Subject to the County oak tree ordinance, removal of the onsite oak tree and potential removal of the offsite oak tree due to installation of the 78-inch storm drain could have a potentially significant impact. Although impacts to non-oak trees are not considered significant, the mitigation measure outlined below would reduce impacts to all native trees to a less than significant level.

**Required Mitigation Measures:**

The following required mitigation measures will reduce impacts associated with trees to less than significant levels:

- **4.C-4:** To mitigate the loss of the coast live oak on-site (32 inches diameter at breast height [dbh]) in the southeastern section of the study area, an oak tree permit will be obtained from the County. The impacted oak tree will be replaced at a minimum ratio of 10:1 in the appropriate location at the interface between development and undeveloped areas. This ratio is in excess of the mitigation ratio set forth in the County ordinance, which is 2:1.

No mitigation is necessary for oak woodlands regulated under SB 1334 because no oak woodlands occur within the study area.

The loss of two California junipers within mixed coastal sage chaparral scrub shall be replaced in the landscaping scheme along roadways and in parks and other recreational areas at a minimum ratio of 3:1. Trees grown from local area stock shall be used, along with salvaged trees from the development area where possible.

To mitigate the potential loss of the coast live oak off-site, the Applicant shall obtain an oak tree removal permit from the City of Santa Clarita for the coast live oak tree that may be adversely impacted by trenching for the proposed 78-inch

pipeline installation, prior to initiation of pipeline trenching and construction. To the extent feasible, impacts to areas within the drip line (or root system) should be avoided during construction.

**Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

**3.14 BIOLOGICAL RESOURCES—INDIRECT IMPACTS: INVASIVE PLANTS**

Please refer to EIR Section 4.C for an analysis of impacts to biological resources, including indirect impacts of invasive plant species.

**Potential Effects and Rationale Supporting Finding:**

Although landscaping would consist of a mix of native, drought-tolerant, low-fuel, and non-invasive plant species designed to provide a transition between natural open space areas and developed areas, the potential exists for indirect impacts from invasive plants. Therefore, it has been conservatively concluded that indirect impacts would be potentially significant on biological resources.

**Required Mitigation Measures:**

The following required mitigation measures will reduce indirect impacts of invasive plants on biological resources to a less than significant level:

- 4.C-5: To mitigate potentially significant indirect impacts to open space areas adjacent to fuel modification zones due to the possible spread of invasive plant species, the proposed project shall incorporate the use of native plant species to the maximum extent practicable and avoid the use of plant species known to be highly invasive adjacent to open space areas. The plant palette for the fuel modification areas adjacent to open space areas shall be consistent with the County of Los Angeles Fire Department Fuel Modification Plan Guidelines and shall focus on native species provided in the table of desirable plant species.

**Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

**3.15 CULTURAL AND PALEONTOLOGICAL RESOURCES—ARCHAEOLOGICAL RESOURCES**

Please refer to EIR Section 4.D for an analysis of impacts to cultural and paleontological resources, including archeological resources.

**Potential Effects and Rationale Supporting Finding:**

The presence of archaeological resources can affect whether a project will have an impact on the environment. The Project's known archeological resources within the Area of Potential

Effect (APE) have been subject to Phase II testing, which indicated a low probability for the sites to provide additional information to the extent that the sites are not considered unique archaeological resources as defined in Public Resources Code § 21083.2. As a result, and pursuant to State CEQA Guidelines § 15064.5(c)(4), Project impacts on these sites are considered less than significant. However, because archaeological resources have been found within the APE, there is potential for construction and grading to uncover unknown subsurface cultural material, particularly near or around discovered sites. This potential effect on as yet undiscovered archaeological resources is considered a significant impact.

**Required Mitigation Measures:**

The following required mitigation measures will reduce impacts associated with archaeological resources to less than significant levels:

- **4.D-1(a): Archaeological Monitoring.** Archaeological Monitoring. At the commencement of project grading or construction, all workers associated with earth disturbing activities (particularly remedial grading and excavation) shall be given an orientation regarding the possibility of exposing unexpected archaeological material and/or cultural remains by a qualified archaeologist who satisfies the Secretary of the Interior's Professional Qualification Standards for Archaeology (prehistoric/historic archaeology) pursuant to 36 CFR 61. The archaeologist shall also instruct the workers as to what steps are to be taken if such a find is encountered. Due to the moderate sensitivity and possibility of buried cultural materials within the project area, it is recommended that initial grading and ground disturbing activities in areas determined to be sensitive (primarily those areas proximal to recorded sites) be monitored by an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology (prehistoric/historic archaeology) pursuant to 36 CFR 61. The archaeologist shall have the authority to stop work if sensitive or potentially significant cultural remains are discovered during excavation or ground disturbing activities. Test excavations may be necessary to reveal whether such cultural materials are significant. In the event the archaeologist indicates that a significant or unique archaeological/cultural find has been unearthed, grading operations shall cease in the affected area until the geographic extent and scientific value of the resources can be reasonably verified. Upon such discoveries the archaeologist shall notify the applicant and Los Angeles County. Any excavation and recovery of resources shall be performed by a qualified archaeologist using standard archaeological techniques. If necessary, a mitigation plan shall be formulated. Work in the area shall only resume with the approval of the project archaeologist. Artifacts, notes, photographs, and other project materials recovered during the monitoring program shall be curated at a facility meeting federal and state standards.
- **4.D-1(b): Human Remains.** If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are

determined to be of Native American descent, the coroner will notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Native American, who will have 24 hours to make a formal recommendation as to disposition of the remains. All work associated with the remains will be done respectfully, and with recognition that the remains are considered sacred. All work in the area of the remains will be monitored by an authorized representative of the MLD.

**Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

**3.16 CULTURAL AND PALEONTOLOGICAL RESOURCES—PALEONTOLOGICAL RESOURCES**

Please refer to EIR Section 4.D for an analysis of impacts associated with cultural and paleontological resources.

**Potential Effects and Rationale Supporting Finding:**

Previously undeveloped land has the potential to contain areas of high paleontological sensitivity. Shallow excavation in the uppermost layers of soil and younger Quaternary Alluvium as exposed in the drainages in the Project area are unlikely to uncover significant vertebrate fossils. Any excavations in the Saugus Formation, as exposed in the southwest portion of the Project area, have a good chance of encountering significant terrestrial or marine vertebrate fossils of Plio-Pleistocene age. Likewise, any excavations in the Mint Canyon Formation exposed throughout most of the Project area have an excellent chance of discovering significant vertebrate remains. Given the substantial grading and excavation associated with Project development and within these formations, which have high fossil sensitivity, impacts on paleontological resources are considered potentially significant and must be mitigated to a less than significant level.

**Required Mitigation Measures:**

The following required mitigation measures will reduce impacts associated with to less than significant levels:

- **4.D-2(a):** Paleontological Survey and Treatment Program. Prior to the implementation of grading or construction related activities, a qualified paleontologist shall be retained by the applicant to survey the project area to relocate known fossil localities, and determine the most sensitive areas. A qualified paleontologist is defined as a paleontologist meeting the criteria established by the Society for Vertebrate Paleontology including institutional affiliations/credentials, ability to recognize and recover vertebrate fossils in the field, local geological and biostratigraphic expertise, proficiency in identifying vertebrate fossils, publications in scientific journals. Following the survey, a paleontological resources monitoring and mitigation program will be developed by the qualified paleontologist that will include salvage of known fossil resources,

areas that will be monitored during project-related earth-moving activities. The paleontological resources monitoring and mitigation program shall be submitted to the County for review and approval prior to construction grading activities. The program shall define specific procedures for construction monitoring; emergency discovery; sampling and data recovery, if needed; museum storage of any specimen and data recovered; preconstruction coordination; and reporting. Any curation costs shall be incurred by the applicant.

- **4.D-2(b): Paleontological Monitoring.** The paleontological monitor, who has been trained by a qualified paleontologist to identify vertebrate fossils, shall monitor earth-moving construction activities at depths determined to be sensitive as specified in the County approved monitoring plan. Monitoring will not be conducted in areas where the ground has been previously disturbed or in areas where exposed sediment will be buried, but not otherwise disturbed.
- **4.D-2(c): Paleontological Data Recovery.** Prior to the start of grading or construction related activities, construction personnel involved with earth-moving activities shall be informed of procedures to follow if fossil remains are encountered. In the event that paleontological resources are encountered during construction-related earth-moving activities, all work shall cease within the immediate area and be redirected elsewhere until the paleontological monitor has evaluated the situation and provided recommendations for the protection of, or mitigation of adverse effects to, significant paleontological resources assessed. Upon such discoveries the contractor shall notify the applicant and Los Angeles County. Procedures for mitigating potential impacts to significant paleontological resources shall follow the monitoring and mitigation program previously developed under this mitigation measure. Construction work within this area shall resume upon approval from the principal project paleontological monitor.

**Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

**3.17 TRAFFIC/ACCESS: CITY AND COUNTY INTERSECTIONS, LOCAL ACCESS**

Please refer to EIR Section 4.F for an analysis of impacts to traffic and access, including County and City intersections and local access.

**Potential Effects and Rationale Supporting Finding:**

*County Intersections*

The anticipated increase in vehicle trips and trip distribution could have a potentially significant impact. The Project is forecast to generate at total of 13,121 vehicle trips per day, including both onsite and offsite trips. Traffic generated by the Project, when added to ambient traffic conditions plus traffic generated by an adjacent approved development, would result in a significant impact at the County intersections of Plum Canyon Road with Skyline Ranch Road/Heller Circle (South), which would also function as an access point for the Project.

Independent of the Project, the County will also require a traffic study to address the school site when a detailed site plan for the school is developed by the Sulphur Springs School District. Furthermore, the Project would be subject to payment of Bouquet Canyon and Eastside B&T District fees, which would be collected at the time of recordation of the final tentative tract map. However, with the implementation of the required mitigation measures, funded by payment of B&T fees or through the provision of credited improvements, traffic impacts to County intersections would be less than significant.

### *City Intersections*

Due to the Project's location in an unincorporated area of the County, the Project will be served by both County and City roadways. Based on the City's guidelines that specify project impacts to include related project traffic as part of background conditions, the traffic study concluded that the Project would cause a significant impact at the City intersection of Sierra Highway at Soledad Canyon Road during the P.M. peak hour. With the implementation of mitigation measures, however, the project traffic impact at this intersection would be less than significant.

### *Local Access*

The Project would construct a network of collector roads to provide local access and construct an important regional roadway improvement long planned by the County to extent Whites Canyon Road (as Skyline Ranch Road). The provision of access to the Project would also require intersection improvements at Skyline Ranch Road at Sierra Highway, which should be designed to accommodate the eventual widening of Sierra Highway.

### **Required Mitigation Measures:**

The following required mitigation measures will reduce impacts associated with traffic and access to less than significant levels:

- **4.F-1(a):** Plum Canyon Road at Skyline Ranch Road/Heller Circle (South)): Prior to issuance of a certificate of occupancy, the project shall redesign and construct the new east leg (Skyline Ranch Road) to include one left-turn lane, one shared left/through lane, and one right-turn lane; and restripe the existing west leg (Heller Circle South) to consist of one left-turn lane and one shared through/right-turn lane; and restripe the existing north leg (Plum Canyon Road) left-turn pocket to allow the left-turn movement. Implementation of improvements and fare share determination shall be coordinated with adjoining Tract 46018, since many of the stated improvements are conditions of approval for Tract 46018 and are required to be in place prior to occupancy of Tract 46018 or the proposed project.
- **4.F-1(b):** Golden Valley Road at Plum Canyon Road: The project shall pay its fair share (53 percent) to restripe the northbound Golden Valley Road approach to provide a second left-turn lane, for a total of two northbound left-turn lanes, one northbound through lane, and one northbound right-turn lane. Timing of

improvement shall be determined by the County based on Bridge and Thoroughfare (B&T) District priorities.

- **4.F-2(a):** Sierra Highway at Soledad Canyon Road: The project shall pay its fair share (100 percent) to add a second southbound left-turn lane, for a total of five approach lanes and reconfigure the approach lanes as two left-turn lanes, two through lanes, and one right turn lane, so as to mirror the northbound approach. This improvement may require the acquisition of additional right-of-way to widen the southbound approach of the north leg. Timing of improvement shall be determined by the City based on B&T District priorities.
- **4.F-2(b):** Sierra Highway at Skyline Ranch Road: Prior to the issuance of the 301st building permit the project shall construct a new intersection for project access; provide one northbound left-turn lane, two northbound through lanes, two southbound through lanes, one eastbound left-turn lane, and two eastbound right-turn lanes; and install a traffic signal. The placement of the new west leg should be of sufficient distance from the Sierra Highway centerline to allow for the eventual addition of a third southbound through lane as identified in the City of Santa Clarita General Plan Circulation Element.

**Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

**3.18 TRAFFIC/ACCESS: CONGESTION MANAGEMENT PROGRAM**

Please refer to EIR Section 4.F for an analysis of impacts to traffic and access, including congestion management.

**Potential Effects and Rationale Supporting Finding:**

The Congestion Management Program (CMP) intersections nearest to the Project site are the intersection of Sierra Highway at Sand Canyon Road and the intersection of Sierra Highway at Soledad Canyon Road. The Project is not anticipated to add 50 or more peak-hour trips to the intersection of Sierra Highway at Sand Canyon, but is expected to add more than 50 trips to the intersection of Sierra Highway at Soledad Canyon Road. An impact analysis of this intersection indicates that the intersection is anticipated to exceed LOS F prior to the addition of Project traffic and that the Project would cause a significant impact based on the CMP guidelines for this criteria.

**Required Mitigation Measures:**

The following mitigation measure would reduce impacts to congestion management to less than significant levels:

- **4.F-2(a):** Sierra Highway at Soledad Canyon Road: The project shall pay its fair share (100 percent) to add a second southbound left-turn lane, for a total of five approach lanes and reconfigure the approach lanes as two left-turn lanes, two

through lanes, and one right turn lane, so as to mirror the northbound approach. This improvement may require the acquisition of additional right-of-way to widen the southbound approach of the north leg. Timing of improvement shall be determined by the City based on B&T District priorities.

**Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

**3.19 NOISE:—BUILDING CONSTRUCTION**

Please refer to EIR Section 4.G for an analysis of impacts associated with noise, including building construction noise.

**Potential Effects and Rationale Supporting Finding:**

Noise levels generated during building construction would affect occupants of onsite uses constructed in the Project's early development phases. Any onsite location with an uninterrupted line of sight to the construction noise sources could periodically be exposed to temporary noise levels that would exceed the construction noise threshold, resulting in a significant temporary noise impact. Some offsite residential uses located along the western boundary would also experience temporary significant noise impacts during construction without mitigation.

**Required Mitigation Measures:**

The following mitigation measure would reduce building construction noise impacts to a less than significant level:

- **4.G-2(d):** Prior to construction of structures on the residential lots east of existing residences east of Falcon Crest Drive and Bakerton Avenue, temporary acoustic barriers shall be erected along the rear lot lines within 300 feet of the western site boundary. The extent of this requirement, including the height, length, number of properties, etc., shall be determined by an acoustical consultant retained by the applicant with access to project-related design and construction information. These barriers may be constructed of any solid material, shall be continuous with no gaps, and shall remain in place until building construction on these lots is completed.

**Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

**3.20 NOISE:—OPERATIONAL NOISE**

Please refer to EIR Section 4.G for an analysis of impacts associated with noise, including operational noise impacts caused by on-site roadways and point sources.

## **Potential Effects and Rationale Supporting Finding:**

### *On-Site Roadway Noise*

Roadway noise can potentially impact new development. Utilizing the roadway noise equations provided in the Caltrans Technical Noise Supplement document and traffic data provided by the Project traffic consultant, roadway noise attributable to the Project was calculated and compared to baseline noise levels that would occur in under the future without project condition to determine significance. The Project is anticipated to generate approximately 13,100 average daily trips when completed and fully operational. Single family homes located within 50 feet from the Skyline Ranch Road right-of-way would experience a noise level in excess of 60 dBA CNEL without mitigation. Additionally, the eastern portion of the school site would experience significant noise impacts unless mitigated. However, the school would be constructed using design standards to limit noise levels in the classroom. Noise levels along Skyline Ranch Road through the Project site would be less than significant for the proposed parks.

### *Point Source Noise-Schools and Parks*

Public school and park uses could generate noise levels in excess of the standards set forth in the County Code if proper design consideration and features are not put in place. Therefore, it is accepted that noise impacts on residential uses from the public school and park activities could be significant without incorporation of mitigation measures.

## **Required Mitigation Measures:**

The following mitigation measures will reduce operational noise and vibration impacts to a less than significant level:

- **4.G-3(a):** Prior to construction of any residential development along Skyline Ranch Road a detailed acoustical analysis report prepared by a qualified acoustical consultant shall be submitted to the County for review and approval. For all on-site single family residences that have rear and/or side yard lines within 100 feet from the centerline of the proposed Skyline Ranch Road, the acoustical analysis report shall describe and quantify the noise sources impacting the area and the measures required to meet the 60 dBA CNEL residential noise standard. Based on a preliminary acoustical analysis included in Appendix G of this Draft EIR, the placement of a 6-foot high solid masonry wall is recommended at the locations shown in Appendix G, Figures 1 through 8, in order to achieve this noise standard.
- **4.G-3(b):** Balconies, greater than six (6) feet in depth, are considered exterior living areas and must also meet the exterior noise standard. Therefore, balconies shall either be discouraged from exposure to exterior noise levels greater than the 65 dBA CNEL (residences that are within 50 feet from the edge of the proposed Skyline Ranch Road) standard for single-family residences through architectural or site design, or balconies shall be enclosed by solid noise barriers, such as 3/8-

inch glass or 5/8-inch Plexiglas or other equally effective construction materials to a height specified by a qualified noise consultant.

- 4.G-3(c): All on-site single-family residences within 50 feet of the Skyline Ranch Road right-of-way shall include whole-house air conditioning so that windows facing the roadway may be closed without compromising a comfortable interior living environment.
- 4.G-4(a): Prior to issuance of building permits, a detailed acoustical analysis study shall be prepared by a qualified acoustical consultant for all on-site single family residences that have rear and/or side yard lines within line-of-site of the proposed school and/or park and shall be submitted to the County. This acoustical analysis report shall describe and quantify the noise sources impacting the area. In the event the report shows that noise levels for the residences would exceed applicable standards, measures shall be required to reduce noise to levels that are within applicable standards. Such measures may include:
  - Locate student pick-up/drop-off and parking areas as far away from residences as feasible;
  - Arrange school buildings such that they will provide shielding between the play field and the residences; or
  - Provide acoustical walls with sufficient mass, length and height to break the line-of-sight between the residences and the play field.
  - The acoustical analysis report shall be subject to review and approval by the County and shall ensure compliance with applicable noise standards in the County Code.
- 4.G-4(b): Prior to completion of plans for the proposed elementary school and public park, a detailed acoustical analysis report shall be prepared by a qualified acoustical consultant in consultation with the Sulfur Springs School District and the County of Los Angeles Department of Parks and Recreation. The requirements set forth in the report shall ensure that on-site single family residences that have rear and/or side yard lines within line-of-site of the proposed school and/or park are not subject to unacceptably high levels of noise (i.e., noise levels in excess of the standards provided in the County Code) from school yard or park activities. The acoustical analysis report, subject to review and approval by the County, shall include requirements relating to the locations of courts and playfields and the materials and heights of property walls as necessary to support compliance with applicable noise standards in the County Code.

**Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

### 3.21 FIRE SERVICES AND HAZARDS

Please refer to EIR Section 4.M for an analysis of impacts associated with fire services and hazards.

#### **Potential Effects and Rationale Supporting Finding:**

The Project's residents would increase the demand for Los Angeles County Fire Department (LACoFD) staffing, equipment, and facilities. As such, the Project would potentially result in deficiencies in fire service. The Project would be required to pay fees pursuant to the LACoFD's Developer Fee Program, which would be used toward land acquisitions, new facilities, and equipment. However, while these revenues have historically provided adequate levels of fire protection services in the area, if sufficient funding for LACoFD services is not maintained by the County, a potentially significant impact could occur.

The Project is located within a Very High Fire Hazard Severity Zone (VHFHSZ). However, the Project would be subject to the requirements for VHFHSZ zones set forth in the Los Angeles County Fire Code. These requirements include the preparation of a Fuel Modification Plan, a landscape plan, and an irrigation plan. Additionally, the Project would comply with other applicable requirements including the County Fire Code, Building Code, and California Fire Code regarding site access, fire hydrant spacing, water storage, building materials, and fire flow.

#### **Required Mitigation Measures:**

The following mitigation measures will reduce impacts to fire services and hazards to a less than significant level:

- 4.M-1(a): Prior to issuance of building permits, the applicant shall pay fees pursuant to the Developer Fee Program or make an in-lieu donation, as determined appropriate by the Los Angeles County Fire Department (LACoFD).
- 4.M-1(b): Development of the project shall occur in accordance with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and hydrants.
- 4.M-1(c): Project buildings shall adhere to all applicable State and County Fire and Building Codes.
- 4.M-1(d): The project shall provide adequate emergency access. Access roads shall:

Provide a minimum width of 20 feet;

Extend to within 150 feet of any exterior portion of all structures;

Meet the minimum width requirements prescribed by the LACoFD;

Be constructed with an all-weather surface;

Have a minimum of 10 feet of brush clearance on each side;

Have an unobstructed vertical clearance clear-to-sky with the exception of protected tree species;

Have a vertical clearance of 13.5 feet when protected tree species are overhanging; and

Have a turning radii of no less than 32 feet.

- 4.M-1(e): A turning area satisfactory to the LACoFD shall be provided for all driveways exceeding 150 feet in length and at the end of all cul-de-sacs.
- 4.M-1(f): All fire lanes must be a minimum of 26 feet in width (clear-to-sky) and marked "NO PARKING—FIRE LANE."
- 4.M-1(g): All access devices and gates for the proposed school shall comply with California Code of Regulations, Title 19, Article 3.05, including providing a minimum paved access width of 26 feet for circulation purposes.
- 4.M-1(h): Proposed traffic calming measures shall be submitted to the LACoFD for review and approval.
- 4.M-1(i): All fire hydrants shall:

Measure 6"x4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal;

On-site hydrants shall be installed a minimum 25 feet from a structure or protected by a two- hour rated firewall;

Fire hydrants shall be installed, tested, and accepted prior to construction;

Vehicular access to fire hydrants shall be provided and maintained serviceable throughout construction.

- 4.M-2: Prior to the issuance of any grading permit, a Fuel Modification Plan, consistent with the Fuel Modification Plan Guidelines, shall be submitted for review and approval by the Department of Regional Planning and the Forestry Division of the LACoFD to reduce the threat of wildfire. The Fuel Modification Plan shall require that applicant or homeowners association provide and maintain fuel modification and brush clearance zones around each on-site structure. Said plan shall be approved by the Forestry Division prior to completion of final landscape plans.

**Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

## **SECTION 4: UNAVOIDABLE SIGNIFICANT ENVIRONMENTAL IMPACTS THAT CANNOT BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL**

### **4.1 VISUAL QUALITIES—CONSTRUCTION**

Please refer to EIR Section 4.E for an analysis of impacts to visual qualities, including visual conditions during construction of the Project.

#### **Potential Effects and Rationale Supporting Finding:**

Development of the Project would cause changes in visual conditions onsite during construction. Some receptors with direct views of the site would observe some alteration of landform to accommodate the homes abutting the existing residential neighborhoods. As the residential lots begin to be developed onsite, the appearance of the development area would change in incremental fashion from one of openness to one associated with full buildout of the Project area. Receptors and motorists along Sierra Highway would have a view of graded slopes on both sides of Skyline Ranch Road near the southern entrance to the Project site and of the gap in the ridgeline created for the road. Some receptors would also have views of excavation and construction activities for the 78-inch storm drain and channel. Impacts on these views during construction would be significant and unavoidable.

#### **Required Mitigation Measures:**

The following mitigation measure would reduce impacts to visual qualities during construction to the greatest extent feasible; however, such impacts would remain significant:

- 4.E-1: Construction Impact. During construction, the applicant or his contractors shall locate equipment, stockpiles, and staging areas out of direct public or private view to the extent feasible.

#### **Finding:**

For the foregoing reasons, the Commission finds that even with the implementation of all feasible mitigation measures, construction-related impacts to visual qualities would be significant and unavoidable.

### **4.2 VISUAL QUALITIES—AESTHETICS**

Please refer to EIR Section 4.E for an analysis of impacts to visual qualities, including visual impacts/aesthetics associated with buildout of the Project.

#### **Potential Effects and Rationale Supporting Finding:**

Impacts associated with the change in views from the existing residential neighborhood to the west, particularly from those residences located west of the Project site that are oriented to the east, would be considered significant due to the alteration of a scenic vista and the modification of hillsides and ridgelines. Other views of the Project site may be prominent;

however, due to the receptors' orientation, distance, intervening topography, and the addition of monumentation and landscaping, impacts on other views of the Project site would be considered less than significant. Areas to the north, northwest, and northeast of the site (including Mint Canyon Trail, Bouquet Canyon Trail and two unnamed trails) would have views of the Cruzan Mesa, which is not proposed for development. The areas that are proposed for development are generally not visible from these vantage points due to a major intervening ridgeline. Therefore, impacts on views north, northwest, and northwest of the site would be less than significant.

**Required Mitigation Measures:**

The following mitigation measure would reduce impacts to visual impacts/aesthetics to the greatest extent feasible; however, such impacts would remain significant:

- **4.E-2(a):** To reduce the significant aesthetic impact associated with graded slopes and paved terrace drains along the southern entrance to the project site, the slopes on both sides of proposed Skyline Ranch Road shall be revegetated and landscaped as soon as feasible following grading and roadway development. Landscaping in this area shall be selected and planted to screen proposed terrace drains from public views and to merge ornamental and native materials such that sharp contrasts in form and color with undeveloped areas are avoided.
- **4.E-2(b):** A landscape plan for the planned residential development shall be prepared by a Landscape Architect with a plant palette that will merge ornamental and native materials such that shape contrasts in form and color are avoided with adjacent undeveloped areas. Trees and shrubs on streets, slopes and ridgelines should emphasize mounded rather than columnar forms (such as palm trees and cypress). Plantings on the hillsides to the south and east of the entry road shall be specifically selected, sized, and placed to soften angular forms created by grading at the interface of manufactured slopes and natural hillsides. Furthermore, every effort shall be made as grading plans are finalized and during grading to create rounded landforms that are generally reflective of the natural topography of the area. Planting of common landscape areas shall be undertaken as soon as possible following grading to avoid prolonged view degradation. Landscaping on the site shall be routinely maintained by a homeowners association and/or through Covenants, Conditions and Restrictions (CC&Rs) throughout the life of the project. The landscape plan shall be subject to review and approval by the County prior to issuance of any grading permits.

**Finding:**

For the foregoing reasons, the Commission finds that even with the implementation of all feasible mitigation measures, impacts on visual qualities would remain significant and unavoidable.

### 4.3 NOISE AND VIBRATION—CONSTRUCTION: EQUIPMENT AND GRADING

Please refer to EIR Section 4.G for an analysis of impacts associated with noise and vibration, including temporary construction-related noise.

#### **Potential Effects and Rationale Supporting Finding:**

Construction of the Project will require the use of heavy machinery and vehicles for site preparation (grading and excavation) and construction of internal roadways and other infrastructure, driveways and structures. In addition, off-site construction associated with the extension of Skyline Ranch Road and other infrastructure improvements would also occur. Construction equipment will be moved to the Project site using heavy-duty trucks at the start of construction and remain until grading is completed. Nearby residents and other off-site sensitive receptors along the truck route, may experience temporary and instantaneous noise levels in excess of the threshold of significance as the heavy-duty trucks pass these receptors. Similarly, the operation of construction equipment during grading of the Project site as well as building construction and the construction of off-site infrastructure improvements will expose some nearby residential uses and other receptors to a temporary significant noise impact. Building construction would also result in a significant temporary noise impact.

#### **Required Mitigation Measures:**

The following mitigation measure would reduce construction noise impacts to the greatest extent feasible; however, such impacts would remain significant:

##### *Movement of Construction Equipment*

- 4.G-1(a): Construction truck routes and equipment shall, to the extent feasible, avoid residential areas and roadways adjacent to noise sensitive receptors.
- 4.G-1(b): Wherever heavy duty truck traffic associated with project construction utilizes roadways with adjacent noise sensitive receptors, the trucks shall avoid peak hour traffic in order to minimize potential truck idling in proximity to these receptors.

##### *Grading/Building Construction Noise*

- 4.G-2(a): All construction activities within 300 feet of an occupied single- or multi-family residential lot shall be restricted to between the hours of 7:00 A.M. and 7:00 P.M. Monday through Friday, and between 8:00 A.M. and 6:00 P.M. on Saturday. Construction work shall be prohibited on Sundays, New Year's Day, Independence Day, Thanksgiving Day, Christmas Day, Memorial Day, and Labor Day.
- 4.G-2(b): The construction contractor shall provide at least 72-hour advance notice of the start of construction activities to all noise sensitive uses within 300 feet of on-site and off-site occupied residences. Notification shall be by mail. The announcement shall state specifically where and when construction activities will

occur, and provide contact information for filing noise complaints. Notices shall provide tips on reducing noise intrusion, for example, by closing windows facing the planned construction.

- **4.G-2(c):** When construction operations occur within 300 feet of on-site or off-site occupied residences, all feasible measures to reduce construction equipment noise levels at the residences shall be employed. These measures shall include among other things changing the location of stationary construction equipment to increase the distance between the equipment and the receptors, shutting off idling equipment, notifying residents in advance of construction work, and installing temporary acoustic barriers around stationary construction noise sources.

**Finding:**

For the foregoing reasons, the Commission finds that even with implementation of all feasible mitigation measures, noise impacts associated with construction and grading will remain significant and unavoidable.

**4.4 NOISE AND VIBRATION—OPERATIONS NOISE: OFF-SITE MOBILE NOISE**

Please refer to EIR Section 4.G for an analysis of impacts associated with noise and vibration, including noise levels generated during building construction.

**Potential Effects and Rationale Supporting Finding:**

Noise levels at noise-sensitive uses along a number of the roadway segments affected by Project traffic are already considered unacceptable under the City and State Guidelines and Project noise impacts at these locations are considered to be significant under at least one criterion established by the County and the City. Therefore, offsite mobile noise levels would result in significant impacts.

**Required Mitigation Measures:**

There are no feasible mitigation measures to reduce off-site mobile noise sources.

**Finding:**

For the foregoing reasons, the Commission finds that impacts associated with off-site mobile noise sources would be significant and unavoidable.

**4.5 AIR QUALITY—CONSTRUCTION IMPACTS**

Please refer to EIR Section 4.H for an analysis of impacts associated air quality, including construction-related air quality impacts.

### **Potential Effects and Rationale Supporting Finding:**

Construction of the Project has the potential to create air quality impacts through the use of heavy-duty construction equipment and through vehicle trips generated from construction workers traveling to and from the Project site. In addition, fugitive emissions would result from demolition and construction activities. For site preparation, regional emissions would exceed the South Coast Air Quality Management District (SCAQMD) daily significance thresholds for PM<sub>10</sub>, PM<sub>2.5</sub>, CO, NO<sub>x</sub>, and VOC. Additionally, during site grading Project-related localized PM<sub>10</sub> and PM<sub>2.5</sub> concentrations would result in a significant impact. However, Project-related construction emissions would not exceed the NO<sub>2</sub> ambient air quality standard or the 1-hour or 8-hour CO ambient air quality standards at any analyzed receptor. Therefore, Project construction activities would result in a temporary but significant regional and local air quality impact.

### **Required Mitigation Measures:**

The following mitigation measure would reduce air quality impacts during construction to the greatest extent feasible; however, such impacts would remain significant:

- **4.H-1(a):** Develop and implement a construction management plan, as approved by the County of Los Angeles prior to issuance of a grading permit, which includes the following measures recommended by the South Coast Air Quality Management District (SCAQMD) to implement SCAQMD Rule 403.
  - a. Ground cover shall be replaced in disturbed areas as quickly as practicable;
  - b. Soil stabilizers/dust suppressants shall be applied to inactive disturbed areas in sufficient quantity and frequency to maintain a stabilized surface;
  - c. Haul roads and site access roads shall be watered no less than three times daily;
  - d. Disturbed surfaces shall be watered no less than two times daily;
  - e. All stockpiles shall be covered with tarps as soon as practicable;
  - f. Travel speed on unpaved surfaces shall not exceed 15 miles per hour;
  - g. Provide a publicly visible sign and directly notify property owners in the vicinity of a contact person and telephone number to call regarding dust complaints; the contact person shall respond with appropriate corrective actions within 24 hours;
  - h. Prohibit construction vehicle idling in excess of 10 minutes;

- i. Stockpiles, haul routes, staging locations, and parking areas shall be located as far as possible from adjacent residential uses;
  - j. Pave or place gravel on all construction access roads at least 100 feet on to the site from the main road;
  - k. Configure construction parking to minimize traffic interference;
  - l. Provide temporary traffic controls when construction activities have the potential to disrupt traffic to maintain traffic flow (e.g., signage, flag person, detours);
  - m. Schedule construction activities that affect traffic flow to off-peak hours (e.g., between 7:00 P.M. and 6:00 A.M. and between 10:00 A.M. and 3:00 P.M.);
  - n. Develop a construction traffic management plan that includes the following measures to address construction traffic that has the potential to affect traffic on public streets:
    - Consolidate truck deliveries
    - Provide temporary dedicated turn lanes for movement of construction trucks and equipment on and off of the site;
  - o. Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at 800/242-4022 for daily forecasts;
  - p. Use electricity from power poles rather than temporary fossil fuel-powered generators; and
  - q. Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices.
- 4.H-1(b): Maintain construction equipment and vehicle engines in good condition and in proper tune as per manufacturers' specifications and per SCAQMD rules, to minimize exhaust emissions.
  - 4.H-1(c): All on-site heavy-duty construction equipment shall be equipped with diesel particulate traps as feasible.

**Finding:**

For the foregoing reasons, the Commission finds that even with the imposition of all feasible mitigation measures, temporary construction-related air quality impacts would be significant and unavoidable.

#### 4.7 AIR QUALITY—OPERATIONAL IMPACTS

Please refer to EIR Section 4.H for an analysis of air quality impacts, including impacts associated with Project operation.

##### **Potential Effects and Rationale Supporting Finding:**

###### *Regional Emissions*

Operational emissions would be generated by area and mobile sources as a result of normal day-to-day activities on the Project site. Area source emissions would be generated during the consumption of natural gas for space and water heating devices, by wood-burning fireplaces, during the operation of gasoline-powered landscape maintenance equipment, and the use of consumer products. Mobile source emissions would be generated by motor vehicles traveling to and from the Project site. The Project at buildout and in full operation would generate total operational emissions that would exceed SCAQMD recommended thresholds for CO, VOC, NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. Since the Project emissions would exceed the recommended significance thresholds for operational emissions, air quality impacts would be significant.

###### *Concurrent Construction and Operation*

Single-family residences on the Project site would be occupied while later phases of construction activities would be occurring. Combined construction and operational emissions would exceed SCAQMD daily thresholds for CO, NO<sub>x</sub>, PM<sub>10</sub>, PM<sub>2.5</sub>, and VOC. As such, significant regional air quality impacts would occur during concurrent construction and operational activities.

##### **Required Mitigation Measures:**

The following mitigation measure would reduce air quality impacts during Project operation to the greatest extent feasible; however, such impacts would remain significant:

- **4.H-1(a):** Develop and implement a construction management plan, as approved by the County of Los Angeles prior to issuance of a grading permit, which includes the following measures recommended by the South Coast Air Quality Management District (SCAQMD) to implement SCAQMD Rule 403.
  - a. Ground cover shall be replaced in disturbed areas as quickly as practicable;
  - b. Soil stabilizers/dust suppressants shall be applied to inactive disturbed areas in sufficient quantity and frequency to maintain a stabilized surface;
  - c. Haul roads and site access roads shall be watered no less than three times daily;
  - d. Disturbed surfaces shall be watered no less than two times daily;

- e. All stockpiles shall be covered with tarps as soon as practicable;
- f. Travel speed on unpaved surfaces shall not exceed 15 miles per hour;
- g. Provide a publicly visible sign and directly notify property owners in the vicinity of a contact person and telephone number to call regarding dust complaints; the contact person shall respond with appropriate corrective actions within 24 hours;
- h. Prohibit construction vehicle idling in excess of 10 minutes;
- i. Stockpiles, haul routes, staging locations, and parking areas shall be located as far as possible from adjacent residential uses;
- j. Pave or place gravel on all construction access roads at least 100 feet on to the site from the main road;
- k. Configure construction parking to minimize traffic interference;
- l. Provide temporary traffic controls when construction activities have the potential to disrupt traffic to maintain traffic flow (e.g., signage, flag person, detours);
- m. Schedule construction activities that affect traffic flow to off-peak hours (e.g., between 7:00 P.M. and 6:00 A.M. and between 10:00 A.M. and 3:00 P.M.);
- n. Develop a construction traffic management plan that includes the following measures to address construction traffic that has the potential to affect traffic on public streets:
  - Consolidate truck deliveries
  - Provide temporary dedicated turn lanes for movement of construction trucks and equipment on and off of the site;
- o. Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at 800/242-4022 for daily forecasts;
- p. Use electricity from power poles rather than temporary fossil fuel-powered generators; and
- q. Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices.

- 4.H-1(b): Maintain construction equipment and vehicle engines in good condition and in proper tune as per manufacturers' specifications and per SCAQMD rules, to minimize exhaust emissions.
- 4.H-1(c): All on-site heavy-duty construction equipment shall be equipped with diesel particulate traps as feasible.
- 4.H-2(a): Subdivisions and buildings will be required to exceed Title 24 of the California Code of Regulations (also known as the California Building Standards Code) 2005 requirements by 15 percent.

4.H-2(b): Lighting for public streets, parking areas, and recreation areas shall utilize energy efficient light and mechanical, computerized or photo cell switching devices to reduce unnecessary energy usage.

**Finding:**

For the foregoing reasons, the Commission finds that air quality impacts associated with Project operation would be significant and unavoidable.

**4.8 LAW ENFORCEMENT SERVICES—DEMAND FOR SERVICES**

Please refer to EIR Section 4.L for an analysis of impacts to law enforcement services, including increased demand for such services.

**Potential Effects and Rationale Supporting Finding:**

*Los Angeles County Sheriff's Department*

Project residents would increase emergency calls and the demand for other law enforcement services in the Santa Clarita Valley Sheriff's station service area. The Project would be subject to the payment of a Law Enforcement Facilities Fee as specified in Chapter 22.74 of the Los Angeles County Code to fully fund the Project's share of capital improvements and reduce the Project's impacts on law enforcement infrastructure. Project-generated revenue would be deposited in the County's General Fund, a portion of which is used to address costs associated with other demands for Sheriff's services (*i.e.*, new deputies). The allocation of such revenue to a specific municipal service is determined through the County's budgeting process by the County Board of Supervisors. While general fund revenues have historically supported adequate levels of law enforcement services in the area, if sufficient funding for Sheriff's services is not maintained by the County, a potentially significant impact could occur.

*California Highway Patrol*

The Project would result in an increase in the residential population and, therefore, would increase demand for California Highway Patrol (CHP) services. This increased demand for CHP services would further extend existing resources for traffic control and incident response if additional staffing and upgrades are not adequately funded in the future. While Project residents would generate revenue to the State's Motor Vehicle Account, the primary source of funding for

the CHP, if such funds are not allocated toward additional CHP staffing and facilities in the area, the Project's impacts on CHP services would be significant.

**Required Mitigation Measures:**

The following mitigation measure would reduce impacts law enforcement services to the greatest extent feasible; however, such impacts would remain significant:

- 4.L-1(a): Prior to issuance of building permits, the project shall incorporate Crime Prevention Through Environmental Design (CPTED) features into the project, in coordination with and to the satisfaction of the Sheriff's Department. Such features should include, but are not limited to the following:

Lighting in parking lots and low-level security lighting;

Provision that doors and windows are visible from the street and between buildings;

Lighting of building address numbers to ensure visibility from the street for emergency response agencies; and

Landscaping that would minimize opportunities for hiding.

- 4.L-1(b): Prior to issuance of building permits, the applicant shall provide the Sheriff's Department with plans indicating the project's street circulation system and building addresses to facilitate emergency response.

**Finding:**

For the foregoing reasons, the Commission finds that Project impacts to the County sheriff's department and California Highway Patrol would be significant and unavoidable.

## **SECTION 5: POTENTIAL CUMULATIVE IMPACTS THAT ARE NOT SIGNIFICANT (NO MITIGATION REQUIRED)**

### **5.1 GEOTECHNICAL RESOURCES**

Please refer to EIR Section 4.A for an analysis of cumulative impacts to geotechnical resources, including cumulative impacts.

#### **Potential Cumulative Effects and Rationale for Finding:**

Many geologic hazards, such as unstable soils, ground shaking, liquefaction, and lateral spreading, are site specific in nature and do not contribute to cumulative impacts. A potential geologic impact of the Project that can be cumulative in nature is land subsidence. However, the Project would not involve activities (*i.e.*, permanent extraction of groundwater or oil resources) that would be capable of causing regional land subsidence and, therefore, would not contribute to any cumulative impacts of that nature. As such, the Project would not result in any cumulatively significant geologic impacts. In addition, the Project is situated on bedrock well outside the influence of any potential subsidence related to groundwater pumping from the shallow alluvial aquifers to the southwest in the Santa Clarita Valley.

#### **Finding:**

For the foregoing reasons, the Project would not have a significant cumulative impact on geotechnical resources.

### **5.2 BIOLOGICAL RESOURCES—VEGETATION COMMUNITIES, PLANTS AND WILDLIFE, WILDLIFE MOVEMENT**

Please refer to EIR Section 4.C for an analysis of cumulative impacts to biological resources, including wildlife movement.

#### **Potential Cumulative Effects and Rationale for Finding:**

##### *Vegetation Communities (Mixed Chaparral, Annual Grassland)*

Mixed chaparral. Chaparral is perhaps the most wide-ranging native vegetation community in Southern California. Mixed chaparral covers approximately 66,827 (33%) of the cumulative impact study area. Potential cumulative impacts to coastal sage-chaparral scrub amounts to 3,271 acres, or 5% of this plant community's total acreage in the cumulative impact study area, assuming 100% impact of this community within each project. Development of the Skyline Ranch Project would contribute approximately 77 acres of impacts, or 2% of the total cumulative impact. Given this community's abundance throughout the region and its lack of sensitivity status, cumulative effects would not substantially diminish or threaten to eliminate the community on a regional basis; therefore, cumulative impacts on mixed chaparral would be less than significant.

Annual grassland. Annual (non-native) grasslands cover approximately 5,319 acres (2%), mostly in the western portion of the cumulative impact study area. Approximately 1,951

acres (37%) of this community may be removed by combined project development. Annual grasslands, while having some wildlife value, are communities predominantly comprised of non-native and often invasive species. Grasslands also tend to be the first community to appear after fires, therefore the extent and location of grasslands in any region tends to be in constant flux. As a habitat generally not considered under threat, adverse cumulative effects on annual (non-native) grassland communities would be less than significant.

### *Plants and Wildlife*

**Special Status Wildlife Species and Habitat.** The Project would not result in direct or indirect impacts to any State or Federally listed wildlife species. The Federally listed vernal pool fairy shrimp, and the western spadefoot, a State species of special concern, are associated with vernal pool habitats that would be avoided by the Project. As such impacts to these species will not be discussed further on a cumulative basis. Mixed chaparral provides habitat for coastal whiptail, coast horned lizard, golden eagle, prairie falcon, loggerhead shrike, southern California rufous-crowned sparrow, Bell's sage sparrow. As previously discussed, given this community's abundance throughout the region and its lack of sensitivity status, cumulative adverse effects on mixed chaparral would not substantially diminish or threaten to eliminate the community on a regional basis, therefore impacts on mixed chaparral and the wildlife species which use this habitat are considered less than significant. Valley foothill riparian provides habitat for coastal whiptail, Cooper's hawk, sharp-shinned hawk, yellow warbler, yellow-breasted chat. Assuming 100 percent impact of the acreage of this community within the boundaries of related projects, total cumulative impacts would amount to 11 acres (2 percent) of the total acreage of this community. This loss of riparian communities within the cumulative study area would not substantially diminish or threaten to eliminate the community on a regional basis, and as a result, cumulative effects on riparian communities and the wildlife species which utilize them are less than significant. Annual grasslands provide habitat for northern harrier, ferruginous hawk, golden eagle, prairie falcon, loggerhead shrike, California horned lark, grasshopper sparrow. As previously discussed, this habitat is one generally not considered under threat. Cumulative effects on annual (non-native) grassland communities and the wildlife which use them are less than significant.

### *Wildlife Movement*

The Project would not have a significant adverse effect on any known or suspected wildlife movement corridors and would retain existing habitat linkages for migrating waterfowl and other mobile wildlife species using vernal pool resources. As a result, the Project's contribution to cumulative impacts on wildlife movement corridors is not cumulatively considerable. Within the cumulative impact study area, proposed development in the Santa Clarita Valley would expand the urbanized zone of the City of Santa Clarita to fill much of the open space between the northern and southern units of the Angeles National Forest. Within the cumulative impacts study area, proposed development would further restrict wildlife movement from north to south through an area already highly disturbed by Interstate 5 and surrounding development. Maintenance of buffer zones along the Santa Clara River and continued preservation of land within the Angeles National Forest will maintain existing corridors for most wildlife species moving east to west, thus, cumulative impacts to wildlife movement corridors are expected to be less than significant.

**Finding:**

For the foregoing reasons, the Project would not have a significant cumulative impact on wildlife movement.

**5.3 NOISE—CRITERION 1**

Please refer to EIR Section 4.G for an analysis of noise impacts, including cumulative impacts under Criterion 1.

**Potential Cumulative Effects and Rationale for Finding:**

Given the low level of point-source noise that would be generated by onsite uses, cumulative noise impacts would primarily occur as a result of increased traffic on local roadways due to the Project and other developments (related projects) in the Project study area as identified in EIR Sections 4.F Traffic/Access and 3 Cumulative Impact Analysis Methodology. Cumulative noise impacts have been assessed based on the difference between noise generated by existing traffic volumes and projected future traffic volumes at Project buildout year (2017), which includes existing volumes plus ambient growth, related projects, and Project traffic. The predicted cumulative traffic noise levels are presented in the EIR in Table 4.G-9, Cumulative Roadway Noise Impacts at Noise Sensitive Locations, on page 4.G-40. Cumulative development would result in noise level increases of up to 3.6 dBA CNEL in the Project study area. The noise levels shown in DEIR in Table 4.G-9 are calculated for 50 feet or as indicated from the roadway right-of-way. Operation of the proposed Skyline Ranch Road and other roadways proposed in the Project study area would result in a redistribution of traffic in the Project study area, as well as a decrease in traffic volumes and associated noise levels on Bouquet Canyon Road south of Plum Canyon Road, Soledad Canyon east of Rainbow Glen Drive, and Sierra Highway sought of Soledad Canyon Road.

The State's Land Use Compatibility Guidelines for Noise for receptors within Los Angeles County and the City of Santa Clarita's Guidelines for Noise and Land Use compatibility for receptors within the City assign acceptable noise levels for various land uses. There are three criteria by which noise level increases are analyzed based on community responses to changes in noise levels and as described in DEIR, Section 4.G, page 4.G-43. Criterion 1 is discussed below. Criteria 2 and 3 are presented in Section 7.4.

*Criterion 1.* Criterion 1 refers to an increase of 5 dBA or greater in noise level from cumulative-related activities if noise levels remain within the same land use compatibility classification. For the Project, no roadway segment would exceed Criterion 1 because no proposed land uses would experience an increase of 5 dBA or more. Therefore, cumulative impacts under Criterion 1 would be less than significant.

**Finding:**

For the foregoing reasons, the Project would not have a significant cumulative impact on noise with respect to Criterion 1.

## 5.4 AIR QUALITY

Please refer to EIR Section 4.H for an analysis of impacts to air quality, including cumulative impacts.

### **POTENTIAL CUMULATIVE EFFECTS AND RATIONALE SUPPORTING FINDING:**

#### *Operation*

Local Emissions. With regard to cumulative localized air quality impacts, a localized CO impact analysis was conducted for cumulative traffic volumes from the Project, related projects, and ambient growth. Increases in localized CO concentrations from cumulative traffic volumes would not exceed SCAQMD significance thresholds. As such, Project-related localized operations air quality impacts would be less than cumulatively considerable.

#### **Finding:**

For the foregoing reasons, the Project would not have a significant cumulative impact on local emissions during operation.

## 5.5 WATER RESOURCES: WATER SUPPLY, WATER SUPPLY INFRASTRUCTURE, GROUNDWATER RECHARGE

Please refer to EIR Section 4.I for an analysis of impacts to water resources, including cumulative impacts.

### **Potential Cumulative Effects and Rationale for Finding:**

#### *Water Supply*

2005 Urban Water Management Plan. The water management agency and purveyors in the Santa Clarita Valley have acquired water supplies and prepared water plans considering regional land use plans, including the relevant general plans and the One Valley One Vision process. As the planned growth in the Santa Clarita Valley continues to occur, the demand on water resources will increase. However, the Project and other reasonably foreseeable projects were identified as being able to be served by the existing and future water supplies recognized as adequate in the analysis completed for the 2005 Urban Water Management Plan (UWMP), which evaluated anticipated cumulative water demand against existing and planned supply and determined a sufficient water supply (including groundwater pumping that would not result in long-term depletion of groundwater resources) is available to serve anticipated demand, including the Project.

Litigation. With respect to the litigation challenges concerning the transfer of 41,000 acre feet of water from Kern County Water Agency to Castaic Lake Water Agency (CLWA), there have been claims that there is uncertainty regarding the availability and reliability of this water supply. However, for the reasons outlined in EIR Section 4.I, these litigation challenges are not likely to affect the short-term or long-term availability or reliability of this supply as projected in the 2005 UWMP.

Imported Water. There is some uncertainty regarding imported water supplies from the Delta, as discussed in the 2007 State Water Project Delivery Reliability Report. However, the Department of Water Resources, as the owner and operator of the State Water Project (SWP) and the agency with a statewide perspective and most relevant technical expertise, has provided updated SWP delivery reliability information for the next 20 years, which has been properly incorporated into CLWA's water supply planning. In addition, CLWA and the local purveyors have a diversified portfolio including groundwater from two local aquifers, imported SWP water, recycled water, and the recently acquired additional supply of imported water (*i.e.*, the 11,000 acre feet per year of water from the Buena Vista Water Storage District (BVWSD)/Rosedale-Rio Bravo Water Storage District (RRBWSD) Water Acquisition Project), which originates from local and other supplies available to BVWSD and RRBWSD that are recharged and banked in their groundwater basins, including Kern River wet year water and other acquired waters that may become available. Further, CLWA's 2005 UWMP includes reliability planning as well as water shortage contingency planning.

Based upon the updated water supply information from CLWA, incorporating updated SWP delivery information as described in the EIR, as stated in the Water Supply Assessment (WSA) completed for the Project, CLWA has determined that, while the court-ordered operating rules related to delta smelt (or a biological opinion premised on the those operating rules) are in effect, there are sufficient water supplies available for pending and future residential and commercial developments within the CLWA service area for the foreseeable future through 2030 as set forth in the 2005 UWMP. CLWA has concluded that CEQA lead agencies may rely on the 2005 UWMP, with the additional information related to the 2007 SWP Delivery Reliability Report, for the analysis of water supply impacts in CEQA documents and in making a determination as to the adequacy of water supply for land use projects. Moreover, the WSA completed for the Project concludes that sufficient water supplies would be available to meet demand in average and dry years through 2030. Additional updates are provided in footnotes 38 and 39 in Section 4.I, Water Resources of the DEIR, based on recent BOs issued by the U.S. Fish and Wildlife Service on December 15, 2008 and by the National Marine Fisheries Service on June 4, 2009, both of which reduce Delta water exports to the rest of the State. However, the California Department of Water Resources has not issued formal guidance regarding how these BOs would affect the reliability of the SWP supplies. Prior to committing to serve the Project and before construction could begin, Los Angeles County would request that CLWA/SCWD prepare a water supply verification in compliance with Senate Bill 221 to ensure that adequate water supplies are available.

For the reasons described above, cumulative impacts to water supply would be less than significant. However, the reduction in SWP water supply reinforces the need to conserve water to meet the goals in the 2005 UWMP and comply with applicable Los Angeles County resolutions and ordinances as outlined in the EIR. Therefore, though not required, mitigation measures are recommended to ensure consistency with the conservation objective.

### *Water Supply Infrastructure*

Cumulative impacts to water supply infrastructure would be less than significant and the payment of connection fees would further mitigate these impacts.

### *Groundwater Recharge*

Future development could, like the Project, increase the amount of impervious surface (roads, buildings, other paved areas). This could alter surface flows and increase the amount and rate of stormwater runoff through storm sewers or other engineered drainages. However, most surface runoff enters the Santa Clara River and recharges the Alluvial Aquifer. Therefore, groundwater recharge would not be substantially impacted. In addition, land uses such as those associated with the Project would result in increases of applied water for irrigation of landscaped areas, as compared to existing conditions. Therefore, cumulative impacts to groundwater recharge would be less than significant.

### **Mitigation Measures to Further Reduce Already Insignificant Impacts:**

Though the Project would not have a significant cumulative impact on water resources, the following mitigation measures will reduce any impacts to further levels of insignificance:

- **4.I-1:** All appliances such as showerheads, lavatory faucets and sink faucets shall comply with efficiency standards set forth in Title 20, California Administrative Code Section 1604(f). Title 24 of the California Administrative Code Section 1606(b) prohibits the installation of fixtures unless the manufacturer has certified to the California Energy Conservation compliance with the flow rate standards.
- **4.I-2:** Low flush toilets shall be installed as specified in California State Health and Safety Code Section 17921.3 and the County Green Building Ordinance.
- **4.I-3:** All common area irrigation areas shall be capable of being operated by a computerized irrigation system which includes an onsite weather station/ET gage capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. All common area irrigation controllers shall also include a rain sensing automatic shutoff.
- **4.I-4:** Common area landscaping shall emphasize drought-tolerant vegetation. Plants of similar water use shall be grouped to reduce over-irrigation of low-water-using plants. Those areas not designed with drought-tolerant vegetation shall be gauged to receive irrigation using the minimal requirements.

- 4.I-5: Residential occupants shall be informed as to the benefits of low-water-using landscaping and sources of additional assistance in such.

**Finding:**

For the foregoing reasons, the Project would not have a significant cumulative impact on water resources.

**5.6 WASTEWATER DISPOSAL**

Please refer to EIR Section 4.J for an analysis of impacts to wastewater disposal, including cumulative impacts.

**Potential Cumulative Effects and Rationale for Finding:**

As identified in Chapter 3 of the EIR, there are 48 other projects within the Santa Clarita Valley which are related to the Project by virtue of proximity and timing for purposes of the cumulative impact assessment. These related projects are conservatively forecast to generate 5,360,285 gallons per day (gpd) of wastewater. When combined with the Project, 5,706,485 gpd of wastewater would be cumulatively generated. This cumulative total represents approximately 81.5% of the unutilized 7 million gpd capacity at the Santa Clarita Valley Joint Sewerage System (SCVJSS), indicating the County Sanitation District's wastewater treatment capacity is adequate to accommodate the cumulative demand associated with related projects and the Projects. However, those related projects outside the Santa Clarita Valley Sanitation District (SCVSD) jurisdictional boundaries would require annexation approval from the Board of Directors prior to connection to the District's system.

Although area sewer lines have existing capacity to absorb wastewater generated by the Project, future conditions for development of this area of northern Los Angeles County are anticipated to change. As the City and County areas of Mint Canyon are developed out to their ultimate land uses, portions of the existing City-owned line within Sierra Highway would need to be upgraded to a 24-inch sewer line. The Project would include the construction of a new 24-inch sewer line to supplement the existing 21-inch line in Sierra Highway. The additional line would extend approximately 3,000 feet in Sierra Highway from the SCVSD trunk sewer in Soledad Canyon Road to Sarabande Lane within the City of Santa Clarita. This relief sewer would be designed to accommodate future development within the Mint Canyon area. If it becomes apparent in the future that additional sewer capacity is needed to accommodate cumulative development, it is expected that new projects would be required to construct and/or pay a fair share toward the relief sewer within Sierra Highway. With project-by-project review of annexation requests (when required), sewer capacity, and implementation of requirements for new sewer lines, cumulative impacts on sewer conveyance systems would be mitigated to a less than significant level.

Should new SCVSD infrastructure or facility upgrades be required in the future as a result of additional forecasted growth, this would be accomplished through the payment of connection, service, and annexation fees to cover fair share costs to develop new infrastructure as determined to be necessary by the SCVSD, including the 6 million gallons per day expansion of

the SCVJSS. Additionally, fees paid would help fund future expansion of wastewater treatment facilities. Thus, no adverse cumulative wastewater impacts would result directly due to forecasted growth and the related projects indentified in conjunction with the Project.

**Finding:**

For the foregoing reasons, the Project would not have a significant cumulative impact on wastewater disposal.

**5.7 EDUCATION**

Please refer to EIR Section 4.N for an analysis of impacts to education, including cumulative impacts.

**Potential Cumulative Effects and Rationale Supporting Finding:**

*Sulphur Springs School District (SSSD)*

Based on information provided in the School Facilities Needs Analysis, the SSSD is projecting the construction of 1,965 additional residential units between 2009 and 2013. Of these dwelling units, 15 single-family units have mitigation agreements in place to fund the construction of new schools. In addition, for the Project, payment of developer fees and the proposed voluntary provision of an 11-acre elementary school site would fully mitigate the Project's impacts on school facilities. Therefore, impacts from the Project would not contribute toward cumulative impacts. The projected dwelling units without such agreements include 1,730 single-family units and 250 multi-family attached units. Based on a student generation rate of 0.359 per single-family unit, and 0.237 per multi-family attached unit, 675 students are projected within the SSSD over the next four years. The SSSD will construct two elementary schools with a combined capacity of 1,200 students. However, due to current overcrowded conditions within the SSSD, a need to fund construction of a new elementary school is identified in the School Facilities Needs Analysis. The construction of this school is expected to be funded, in part, through the payment of Level II fees by new development, which would constitute full mitigation under CEQA. Even if the school site were not provided, payment of developer fees would reduce both direct and cumulative impacts to a less than significant level. Based on the above, cumulative impacts on school facilities within the SSSD would be less than significant.

*Saugus Union School District (SUSD)*

As stated in the School Facilities Needs Analysis, the SUSD is projecting the construction of 6,203 additional residential units within its attendance boundaries between 2008 and 2012. Of those dwelling units, 3,294 single- and multi-family units have formed communities facilities districts (CFDs) or executed mitigation agreements to fund the construction of new schools. The projected dwelling units without such agreements include 1,642 single-family detached units and 1,267 single-family attached units. Based on a student generation rate of 0.4329 per single-family detached unit and 0.1279 per single-family attached unit, 873 students are projected by 2012 within the SUSD boundaries where mitigation agreements are not in place. Although the construction of three elementary schools within the SUSD would provide a combined capacity of 1,500 and 1,600 students, SUSD has identified a

capacity shortfall and the need to construct an additional elementary school. The funding of additional facilities would be provided, in part, through the payment of Level II fees by new development, which constitutes full mitigation under CEQA. Therefore, the Project would not contribute to cumulative impacts within the SUSD with payment of developer fees. Additionally, students generated by the Project are likely to attend the new elementary school within the Project site and SSSD attendance boundaries. Based on the above, cumulative impacts on SUSD would be less than significant.

*William S. Hart Union High School District (HUHSD)*

Based on information provided in the School Facilities Needs Analysis, the HUHSD is projecting the construction of 7,798 additional residential units between 2009 and 2014. Of these dwelling units, 4,409 single- and multi-family units have formed CFDs or executed mitigation agreements to fund new school facilities. The projected dwelling units without such agreements include 2,643 single-family detached units and 746 single-family attached units. Based on student generation rates by dwelling unit type and grade level, 2,334 students would be generated by future development. When added to the students generated from the Project, the number of students added to the HUHSD would increase to 2,795. The construction of a Castaic-area high school will provide future capacity for 2,600 students. This facility would not be adequate to house the approximately 3,492 students that would result from the current shortfall in capacity as identified by HUHSD and projected student demand. However, new development may still include additional mitigation agreements for construction of new schools, and such development would be required to pay developer fees which would constitute full mitigation under CEQA. Based on the above, cumulative impacts on school facilities within HUHSD would be less than significant.

**Finding:**

For the foregoing reasons, the Project would not have a significant cumulative impact on education.

**5.8 LIBRARIES**

Please refer to EIR Section 4.O for an analysis of impacts to libraries, including cumulative impacts.

**Potential Cumulative Effects and Rationale Supporting Finding:**

The analysis of cumulative project impacts on library services is based on population projections within the geographic context of the Santa Clarita Valley. Library services for the Santa Clarita Valley are provided by the Canyon County Jo Anne Darcy Library, Newhall Library, Valencia Library, and the Santa Clarita Valley Bookmobile. Currently, these libraries and bookmobile have a collection of approximately 399,855 items and 41,805 square feet of facility space. The service areas of these facilities cover a population of 213,857 people. Based on this information, the Santa Clarita Valley has an existing deficit of 188,252 library items and a deficit of 65,124 square feet of library space.

Based on the analysis in EIR Section 4.R (Population, Employment and Housing), the 2017 population for the Santa Clarita Valley is projected to be 309,418 persons. This forecasted growth, which includes the Project in combination with other related projects, will increase the demand for library services. Therefore, forecasted population growth could result in a future deficit of library items and could worsen the existing deficit of facility space. However, in accordance with Los Angeles County Code Section 22.72, the Project would be required to pay library impact fees. Similarly, any new residential projects would be subject to the same library impact fee requirements. Therefore, it is anticipated that future demand for library services would be accommodated through the payment of fees, and the Project would not result in a cumulative impact on library services.

**Finding:**

For the foregoing reasons, the Project would not have a significant cumulative impact on libraries.

**5.9 PARKS**

Please refer to EIR Section 4.P for an analysis of impacts to parks, including cumulative impacts.

**Potential Cumulative Effects and Rationale Supporting Finding:**

*Forecast Population Growth*

The analysis of cumulative project impacts on parks and recreational facilities is based on population projections as analyzed in EIR Section 4.R (Population, Housing and Employment). The geographic area for cumulative impacts on local recreational space is the Santa Clarita Valley, and the geographic area for cumulative impacts on regional recreation space is the Project's Subregional Area. The 2017 population for unincorporated Santa Clarita Valley is projected to be 309,418 persons and 888,968 persons for the Project's Subregion Area. This forecasted growth will increase demand for local and regional park space.

*Local Park Space*

The Project would provide approximately 9.2 acres of fully-improved public park space to meet the recreational demands of its residents within the park planning area, as determined by Los Angeles County Department of Parks and Recreation. Similarly, any new residential projects would be subject to the same park space requirements. Therefore, it is anticipated that future demand for local parks would be accommodated by privately-funded park space (via compliance with the Los Angeles County Code park requirements), and the Project would not result in a cumulative impact on local park space.

*Regional Park Space*

Existing regional park space is sufficient to accommodate the project 2017 population of the Project's Subregion Area. Assuming that there will be no increases in the acreage of regional park space, there will be 15.1 acres of regional park space per 1,000 residents in 2017, which

would still exceed the County's standard for regional park space within the Subregion Area. Furthermore, beyond meeting local park land requirements, the Project would provide approximately two miles of hiking trails, eight miles of bike lanes, and 2.5 miles of trail easement associated with the Mint Canyon Trail, along with dedication of approximately 1,355 acres of open space for the Skyline Ranch Conservation Area which is expected to have some allowance for public access. Thus, given that the Project fully mitigates its impacts and would not have a cumulatively considerable effect on demand for parkland, no cumulative impacts on regional park space would occur in combination with other related projects identified in Chapter 3 of the EIR.

**Finding:**

For the foregoing reasons, the Project would not have a significant cumulative impact on parks.

**5.10 LAND USE**

Please refer to EIR Section 4.Q for an analysis of land use impacts, including cumulative impacts.

**Potential Cumulative Effects and Rationale for Finding:**

*Proposed Land Uses*

The Project and related projects could have a potential cumulative impact on land use. The related projects consist mostly of single-family dwelling tract housing developments, with a total of 8,693 single-family homes. They also include 8,746 multi-family units. Two of the projects contain large commercial components of 619,000 square feet and 490,000 square feet. Another project (Tract 51599) also contains a large amount of commercial development (*i.e.*, 1.5 million square feet) and single- and multi-family residential units (*i.e.*, 1,456 total dwelling units). In addition, the Downtown Newhall Specific Plan and North Newhall Specific Plan together anticipate additional development of 262,000 square feet commercial retail use, 205,000 square feet commercial office use, 245,000 square feet of industrial park use, and a 1,350 student elementary school.

The related projects represent a densification of development within the Santa Clarita Valley, with development spreading outward from the more urbanized development within the City. For the most part, the related projects are located at some distance from the Skyline Ranch Project. The nearest related project, primarily single- and multi-family residential development within Tract 46018, is located west of the Project and north and south of the proposed extension of Whites Canyon Road. This related project is a continuation of existing residential development west and south of the Project site and would also provide commercial development to support these uses. The related projects would extend and add to the development in the area, but would not substantially alter existing land use patterns in the vicinity of the Project site, either individually or in combination with the Project. Therefore, the cumulative effect of the Project's physical and operational characteristics would not substantially conflict with the surrounding land uses. Further, the Project would not contribute, in combination with other related projects, to the division, disruption or isolation of existing established neighborhoods.

Therefore, cumulative impacts regarding the Project's relationship to nearby land uses would be less than significant.

### *Land Use Policies and Regulations*

The Project would be consistent with the policies and regulations that are applicable to the Project site, and would not contribute to a lack of consistency with the land use policies and regulations discussed in the EIR, even in combination with other related projects. It is expected that the related projects would be developed pursuant to the policies and regulations, and/or would include plan amendments to accommodate their development. Such amendments would be subject to appropriate review and CEQA analysis as required by law. As the Project is fully consistent with the existing density limits for the Project site, the Project would not contribute to a cumulative effect with regard to potential plan or zoning amendments associated with related projects. Therefore, the cumulative impacts regarding the regulatory framework would be less than significant.

### **Finding:**

For the foregoing reasons, the Project would not have a significant cumulative impact on land use.

## **5.11 POPULATION, HOUSING AND EMPLOYMENT**

Please refer to EIR Section 4.R for an analysis of impacts to population, housing and employment, including cumulative impacts.

### **Potential Cumulative Effects and Rationale for Finding:**

#### *Related Projects and Southern California Association of Government (SCAG) Projections*

The cumulative impact analysis is based on all known and anticipated construction projects and development proposals, including the Project. The known projects that contribute to cumulative effects (related projects) are generally those that require some sort of discretionary review. A list of these projects can be found in Table 4.R-5 of the EIR. The analysis of cumulative impacts also includes an increment of "background" growth to account for small projects that may not require discretionary approval, or may otherwise not be reflected in the list of related projects. An assumption was made in the cumulative impact analysis that the "background" growth of small residential projects would be approximately 25% of the known residential projects, and the background growth of small commercial projects would be approximately 10% of the known commercial projects. This "background" increase is included in the summation of the population, housing and employment increases in Table 4.R-5 and added to the projected household and population increase in the study area.

#### *Consistency with Growth Projections*

The (SCAG's Regional Transportation Plan forecasted population, household, and employment growth as indicated in Table 4.R-11 of the EIR; actual growth projected for the Project and related projects is shown on Table 4.R-5. The cumulative growth of the Project,

related projects, and background growth, as a component of SCAG's 2008 projected growth, is found at Table 4.R-6 of the EIR.

Population. The population increase resulting from cumulative growth between 2007 and 2017 would be approximately 78,713, which represents 114.32% of the SCAG-projected growth. At the Subregional level, cumulative growth accounts for approximately 30.80% of SCAG's 2007 to 2017 projected population increase of 255,526; at the Regional level, cumulative growth represents approximately 10.56% of SCAG's 2007 to 2017 projected population increase of 744,990.

Housing. The increase in households as a result of cumulative growth is expected to be approximately 23,853 housing units between 2007 and 2017. Compared with the SCAG-projected increase of 22,784 housing units, cumulative growth represents approximately 104.69% of the SCAG-projected housing unit growth. At the Subregional level, cumulative growth represents approximately 30.11% of SCAG's 2007 to 2017 growth projection of 79,223 housing units; at the Regional level, cumulative growth represents approximately 7.90% of SCAG's 2007 to 2017 growth projection of 301,821 housing units.

Employment. An increase in employment of 12,711 new permanent jobs due to cumulative growth is expected in the Local Area between 2007 and 2017. Compared with SCAG's projected employment growth of 18,920 jobs, cumulative growth constitutes 67.18% of the SCAG-projected Local Area employment growth. At the Subregional level, cumulative growth represents approximately 25.03% of SCAG's employment growth projections of 50,763; at the Regional level, cumulative growth represents approximately 5.12% of SCAG's 2007 to 2017 projected employment growth of 248,243.

At both the Regional and Subregional levels, cumulative growth projections are well below the 2007 to 2017 SCAG projections for population, housing, and employment growth. As such, the cumulative growth is well within SCAG's adopted Regional and Subregional projections that serve as a basis for policy implementation and future planning of services. However, Local Area population and household growth projections are not below SCAG projections. While projected population levels for 2017 could exceed SCAG's forecast for the Santa Clarita Valley Local Area, some of the residential projected listed may not be approved, may be substantially downsized, or may not be constructed and occupied by 2017. Further, local level data is advisory and useful for local planning purposes, while Subregional level data has been adopted by SCAG for planning of future services. Therefore, given that cumulative population, housing and employment growth would be within SCAG forecasts at the Subregional and Regional levels, and that cumulative population estimates are conservative and may be considered by local agencies in their decision-making, cumulative impacts related to growth would be less than significant.

#### *Consistency with Applicable Plans*

The cumulative development would contribute to meeting housing and employment needs that have been identified in needs assessments. This development would support the various plans policies, goals, and objectives that identify the provision of such development. In so doing, the cumulative development may address the housing needs of some segments of the

housing market more than others. However, provision of such housing would not have adverse effects on the future provision of additional housing to meet specialized needs pursuant to the plans. Therefore, the cumulative development would support many policies and would not substantially interfere with the attainment of other policies. The cumulative developments would be compatible with local and regional housing policies. Therefore, cumulative impacts would be less than significant.

**Finding:**

For the foregoing reasons, the Project would not have a significant cumulative impact on population, housing or employment.

## **SECTION 6: POTENTIAL CUMULATIVE IMPACTS THAT HAVE BEEN MITIGATED TO A LEVEL OF INSIGNIFICANCE**

### **6.1 HYDROLOGY AND WATER QUALITY**

Please refer to EIR Section 4.B for an analysis of impacts to hydrology and water quality, including cumulative impacts.

#### **Potential Cumulative Effects and Rationale Supporting Finding:**

##### *Water Quality*

There are a total of 48 related projects in the vicinity of the Project considered in the EIR's analysis of cumulative impacts. Table 3-1 of the Draft EIR lists each of the related projects reasonably expected to be in place by the Project's buildout time frame of 2017. These urban development projects could potentially contribute point and non-point source pollutants to the surface water resources, resulting in a cumulative impact to water quality. However, the related projects would be subject to State NPDES permit requirements for both construction and operation, including the development of Stormwater Quality Management Plans, Stormwater Pollution Prevention Plans, and Standard Urban Stormwater Mitigation Plans. Additionally, each project would be evaluated individually to determine appropriate best management practices and treatment measures to reduce impacts to surface and groundwater quality. Thus, cumulative impacts to water quality would be less than significant after compliance with regulatory requirements and project specific mitigation measures.

##### *Hydrology/Flood Plains*

In regards to hydrology, it is assumed that project-by-project review of drainage plans by the County or City will ensure that project features and/or mitigation measures are provided to their satisfaction such that impacts on hydrology and flooding are reduced to less than significant levels. With implementation of the mitigation measure listed in Section 3.6, the Project would not have a significant impact on flooding and reductions in offsite stormwater flows and debris volumes would be beneficial. Therefore, with related project and Project design features and implementation of mitigation measures, cumulative impacts on hydrology would be less than significant.

#### **Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

### **6.2 BIOLOGICAL RESOURCES—VEGETATION COMMUNITIES, PLANTS AND WILDLIFE**

Please refer to EIR Section 4.C for an analysis of impacts to biological resources, including cumulative impacts.

## **Potential Cumulative Effects and Rationale Supporting Finding:**

The cumulative impact analysis and discussion is to understand cumulative Project impacts in a regional context. A significant cumulative impact, for example, may occur when individual projects each have a small and insignificant effect on a resource, however, when viewed as a whole, the additive effects of multiple projects in a region can have a marked effect on the same resource. Examples regarding biological resources include effects on the distribution or population numbers of plants or animals, the extent of vegetation communities, or the movement of wildlife populations.

A 205,683 acre cumulative impact study area was defined as the region of biological relevance to resources within the Skyline Ranch study area, incorporating much of the Santa Clara Valley, which also forms much of the eastern Santa Clara River subbasin. The cumulative impact study area is defined by the upper elevational limit of coastal sage scrub, which is 3,000 feet, truncated to the south by the southern limit of the Santa Clara River subbasin and to the west by Interstate 5 and development associated with the City, which acts as a blockade to free movement of many wildlife species. The cumulative impact study area includes all or portions of 103 pending, approved, and recorded parcel and tract maps, totally approximately 18,136 acres. Approximately 43% of the cumulative impact study area is within the Angeles National Forest and is therefore expected to be preserved in the foreseeable future. Much of these protected lands are upslope from the developed areas along the Santa Clara River and would therefore be protected from indirect development effects such as regional changes in hydrologic function. Existing Significant Ecological Areas 19 (San Francisquito Canyon) and 23 (Santa Clara River) occur within the cumulative impact study area along the Santa Clara River. The proposed Santa Clara River SEA would include both of these existing SEAs. Although SEAs are not fully protected, proposed development impacts within them require a thorough review by the SEATAC and County. The proposed Cruzan Mesa SEA is predominantly located in the northern part of the Skyline Ranch study area and would not be impacted by the Project.

### *Vegetation Communities*

Impacts to vegetation communities in the study area that are also found on the Skyline Ranch study area were analyzed using a regional vegetation dataset created as part of the California Fire and Resource Assessment Program (FRAP), with a spatial resolution of 100 meters. This dataset is a high resolution statewide vegetation dataset that has withstood several ground-truthing studies.

Coastal sage scrub. Coastal scrub vegetation covers approximately 45,578 acres (22%) throughout the cumulative impact study area. Many coastal scrub subtypes are considered sensitive and declining habitats. Potential impacts to coastal scrub within the cumulative impact study area are approximately 7,785 acres (17%) of the existing vegetation, assuming 100% impact of vegetation within each project. This would be a significant cumulative adverse effect on this sensitive vegetation community. The Skyline Ranch Project contributes approximately 468 acres, or 6%, of the potential impact within the cumulative impact study area. Implementation of the mitigation measure associated with the Skyline Ranch Project and establishment of the Skyline Ranch Conservation (see Section 3.10) would provide for preservation of approximately 796 acres of coastal sage scrub and disturbed coastal sage scrub,

thus mitigating potential Project-specific impacts to a level that is less than significant and maintaining the viability of this vegetation community. Although the related projects within the cumulative impact study area may not preserve as large a portion of their onsite acreage as the Project (64%), preservation of coastal scrub habitat, especially if it is occupied by sensitive species, is generally considered a priority in development permitting, and it is expected that a large percentage of the acreage identified as potentially impacted by these projects would be avoided or otherwise mitigated. Additionally, 12,799 acres (or 28%) of the existing coastal scrub within the cumulative impact study area would be preserved as open space in the Angeles National Forest. It is expected that impacts to coastal sage scrub after Project and related project mitigation would not substantially diminish or threaten to eliminate the coastal scrub community on a regional basis; therefore, impacts to coastal scrub on a cumulative level are considered less than significant.

Valley foothill riparian. Valley foothill riparian, as mapped by FRAP, includes many different habitat types and comprises approximately 447 acres within the cumulative study area. The Skyline Ranch study area supports holly-leaved cherry scrub and sycamore riparian woodland. Assuming 100% impact of acreage located within the boundaries of related projects, total cumulative impacts would amount to 11 acres, or 2% of the total acreage of this community, 7 acres of which is attributable to the Skyline Ranch Project. It is expected, however, that a substantial portion of the potential cumulative impact area associated with the Project and related projects would either be avoided or mitigated through regulatory requirements for areas deemed under the jurisdiction of California Department of Fish and Game under Fish & Game Code § 1602. Enforcement of this statute effectively serves as a programmatic vehicle to keep cumulative impacts below a level of significance, with the Department typically requiring mitigation through preservation, restoration, or enhancement at a one-to-one or greater ratio. Therefore, the loss of what would be less than 2% of riparian communities within the cumulative study area would not substantially diminish or threaten to eliminate the community on a regional basis, and as a result, cumulative effects on riparian communities with incorporation of Project and related project mitigation measures would be less than significant. Additionally, the Skyline Ranch Project mitigates impacts to sycamore riparian woodland with the planting of sycamore within a 7.27 acre area of Plum Canyon that will be preserved within the Skyline Ranch Conservation Area (see Section 3.10).

### *Plants and Wildlife*

Much of the diversity in the Santa Clarita Valley is protected in perpetuity within the Angeles National Forest, which contains most of the vegetation communities (and therefore, plant and wildlife habitats) characteristic of the rest of the Valley.

Special Status Plant Species. The two agency-listed plant species (spreading navarretia and California Orcutt grass) associated with vernal pools onsite would not be impacted by the Project. For other sensitive plant species located within the study area, Project-specific impacts on special status plants would be adverse but less than significant. The results of sensitive plant surveys for proposed projects within the cumulative impact study area were not available; therefore, the EIR discussed impacts in the context of impacts to suitable habitat that could support each species (though a majority of suitable habitat is unlikely to be occupied by any of these species). Significant populations of the slender mariposa lily, Peirson's morning-glory,

and club-haired mariposa lily would be preserved or remain within the Skyline Ranch Conservation Area and Non-Development/Continuing Use Area and these species are also known to occur in the Angeles National Forest, where they are expected to be preserved. The club-haired mariposa lily and Palmer's grappling hook are known to occur and are expected to be preserved within the Angeles National Forest. Paso Robles navarretia is not known from the Angeles National Forest, but is known to occur within the cumulative impact study area. The majority of the populations of Paso Robles navarretia and club-haired mariposa lily within the Skyline Ranch study area would be preserved or remain within the Skyline Ranch Conservation Area and Non-Development/Continuing Use Area. It can be expected that, through mitigation measures to preserve significant populations of sensitive plants on individual projects, as well as the retention of open space on public lands such as those found in the Angeles National Forest, that potential adverse cumulative effects on these plant species would be less than significant.

Special Status Wildlife Species and Habitat. Coastal scrub provides habitat for coastal whiptail, coast horned lizard, golden eagle, prairie falcon, loggerhead shrike, southern California rufous-crowned sparrow, Bell's sage sparrow, and San Diego black-tailed jackrabbit. As previously discussed, potential impacts to coastal scrub within the cumulative study area (and outside of the Angeles National Forest) amount to approximately 7,785 acres (17 percent) of the existing vegetation, assuming 100 percent impact of vegetation within each project. It is expected, however, that impacts to coastal scrub after project and related project mitigation would not substantially diminish or threaten to eliminate the coastal scrub community on a regional basis, and would not represent a cumulatively significant impact to this community, and therefore, these wildlife species.

**Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

**6.3 CULTURAL AND PALEONTOLOGICAL RESOURCES: ARCHAEOLOGICAL AND NATIVE AMERICAN RESOURCES, PALEONTOLOGICAL RESOURCES**

Please refer to EIR Section 4.D for an analysis of impacts to cultural and paleontological resources, including archaeological and Native American resources and paleontological resources.

**Potential Cumulative Effects and Rationale Supporting Finding:**

*Archaeological and Native American Resources*

The number of archaeological sites previously recorded in the area suggests that there is a relatively low to moderate likelihood of discovering archaeological resources during construction related activities. This level of sensitivity, however, may not be true for other projects in the vicinity. Because much of the archaeological work in the area was conducted several years ago, there may be a number of historic period sites similar to that discovered within the Project area that were not recorded during earlier surveys. Related projects would contribute to the progressive cumulative loss of archaeological resources due to the disturbance or destruction of resources; however, projects would be required to avoid or mitigate impacts on significant archaeological resources where feasible. Most projects would also have mitigation in place for

construction monitoring and recovery of resources. Implementation of regulatory compliance and mitigation required on a project-by-project basis is expected to reduce most impacts on significant archaeological and Native American resources to a less than significant level. The Project's impacts on archaeological resources focus on the potential for encountering currently undiscovered resources, as recorded resources onsite are not considered significant. The potential impacts on undiscovered archaeological resources are considered reduced to a less than significant level through implementation of the mitigation measures listed in Section 3.15. With regulatory compliance and implementation of mitigation measures on a project-by-project basis, and with the measures provided to address the potential impacts of the Project, cumulative impacts on archaeological resources are considered less than significant.

### *Paleontological Resources*

Future development in the Project vicinity could contribute to the progressive loss of fossil remains, as yet unrecorded fossil sites, associated geologic and geographic site data, and fossil-bearing strata. However, the majority of such impacts, where significant, are expected to be addressed and reduced to a less than significant level through mitigation measures. The Project has the potential for a significant impact on paleontological resources; however, mitigation measures require a well-designed and implemented paleontological resource survey, and a salvage, monitoring, and mitigation plan that includes the recovery of and laboratory study of fossil resources recovered, as listed in Section 3.16. With this mitigation, Project impacts would be less than significant. With implementation of mitigation measures for the Project and related projects, and considering the associated recovery of fossil remains could help answer important questions regarding the geographic distribution, stratigraphic position, and age of fossiliferous sediments in the immediate Project area, cumulative impacts on paleontological resources after mitigation are considered less than significant.

### **Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

## **6.4 TRAFFIC AND ACCESS**

Please refer to EIR Section 4.F for an analysis of impacts to traffic and access, including cumulative impacts.

### **Potential Cumulative Effects and Rationale Supporting Finding:**

#### *County Intersections*

For intersections under County jurisdiction, the Project's traffic impacts are evaluated under the following scenarios: "Existing + Ambient + Project" conditions and "Existing + Ambient + Project + Cumulative" conditions, as presented in Table 4.F-15 of the EIR. This methodology is also used to determine cumulative traffic impacts on intersections within the County. The EIR contains an extensive traffic analysis prepared by Austin-Foust Associates which concludes that the Project would have a cumulatively significant impact on the County intersection of Golden Valley Road at Plum Canyon Road in the A.M. peak hour prior to implementation of the mitigation measure for this intersection presented in Section 3.17.

### *City Intersections*

For intersections within the City of Santa Clarita, the Project's traffic impacts are evaluated under the following scenarios: "Cumulative Conditions" and "Cumulative Conditions With Project," as presented in Table 4.F-6 of the EIR. Because related projects (*i.e.*, cumulative projects) have already been evaluated for City intersections, cumulative traffic impacts are the same as the Project's traffic impacts that have been identified (*i.e.*, Sierra Highway at Soledad Canyon Road). Implementation of the mitigation measure for this intersection presented in Section 3.17 would reduce this cumulative impact to a less than significant level.

#### **Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

### **6.5 FIRE SERVICES AND HAZARDS**

Please refer to EIR Section 4.M for an analysis of impacts to fire services and hazards, including cumulative impacts.

#### **Potential Cumulative Effects and Rationale Supporting Finding:**

Development associated with growth within the service boundaries of the Los Angeles County Fire Department (LACoFD), including the Project and the related projects described in Chapter 3 of the EIR, would combine to generate a demand for additional fire protection services. As with the Project, most of the related projects would be subject to discretionary review, including an evaluation of the adequacy of fire services and the need for mitigation measures. The Project and related projects would be required to fund their fair share to support increases in demand for services through the LACoFD Developer Fee Program. With payment of these fees and the provision of other project-by-project mitigation, the Project, in conjunction with other past, present, or reasonably foreseeable future projects, would not result in a significant cumulative impact related to the provision of fire protection services.

With implementation of Mitigation Measure 4.M-2 (presented in Section 3.21) and compliance with applicable fire requirements, the Project would not contribute to a cumulative increase in fire hazards for the Project area. Furthermore, it is expected that future projects would be subject to LACoFD review to ensure that appropriate fire hazard risks are reduced. Therefore, the Project would not result in a significant cumulative impact related to fire hazards.

#### **Finding:**

For the foregoing reasons, the Commission adopts Finding 1.

## **SECTION 7: CUMULATIVE IMPACTS THAT CANNOT BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL**

### **7.1 VISUAL QUALITIES**

Please refer to EIR Section 4.E for an analysis of impacts to visual qualities, including cumulative impacts.

#### **Potential Cumulative Effects and Rationale Supporting Finding:**

All related projects would be analyzed on a case-by-case basis to determine impacts on aesthetics, views, and light and glare. Such analyses would include the degree to which the introduction of new features or the loss of existing aesthetic elements would alter, degrade, or contrast with the existing valued visual character of the area. The analyses would also include the change in ambient illumination levels and lighting spillover as a result of Project sources. However, the Project in combination with related projects would have a significant unavoidable impact associated with visual quality due to the alteration of landform and development of rural hillside area to a developed condition. Similarly, as related projects in the Project vicinity are completed, built out hillsides would dominate views, particularly long-range views, over time. Therefore, this impact on visual quality is considered cumulatively significant and unavoidable.

#### **Finding:**

Implementation of the mitigation measures would reduce cumulative impacts to the greatest extent feasible. After mitigation, some impacts on visual qualities would remain cumulatively significant and unavoidable.

### **7.2 TRAFFIC/ACCESS—CUMULATIVE IMPACTS TO HIGHWAY 14**

Please refer to EIR Section 4.F for an analysis of impacts to traffic and access, including cumulative impacts to traffic on Highway 14.

#### **Potential Cumulative Effects and Rationale Supporting Finding:**

The Project would result in a significant cumulative impact on Highway 14 between Sand Canyon Road to the south of the Sierra Highway interchange. The Project's cumulative contribution to this impact (which is projected on this segment of Highway 14 both without and with the Project) would occur in the peak travel direction, which is southbound in the A.M. peak hour and northbound in the P.M. peak hour.

Due to the speculative nature of the timing of implementation and availability of funding to implement the planned improvements to Highway 14, the reduction of cumulative impacts on Highway 14 between Sand Canyon Road to the south of the Sierra Highway interchange to less than significant levels cannot be guaranteed and, as such, cumulative impacts to Highway 14 between Sand Canyon Road to south of the Sierra Highway interchange would remain significant and unavoidable.

### **Required Mitigation Measures:**

Cumulative traffic impacts would be reduced to the greatest extent feasible by implementation of the following measure:

- **4.F-3** In the event the State approves a Caltrans impact fee mitigation program prior to implementation of the proposed project, the applicant shall pay a fair share to fund programmed improvements to Highway 14 that would mitigate the project's contribution to cumulative impacts on the highway. Such improvements may include the addition of HOV lanes, truck lanes, and additional mixed flow lanes to the segments of Highway 14 between Sand Canyon Road to south of the Sierra Highway interchange, that have been identified in the Short Range Plan outlined in the North County Combined Highway Corridors Study.

### **Finding:**

Implementation of the mitigation measures would reduce cumulative impacts to the greatest extent feasible. After mitigation, some cumulative traffic impacts would remain cumulatively significant and unavoidable.

### **7.3 NOISE—CUMULATIVE NOISE IMPACTS : CRITERION 2 AND 3**

Please refer to EIR Section 4.G for an analysis of noise, including cumulative noise impacts.

### **Potential Cumulative Effects and Rationale Supporting Finding:**

Given the low level of point-source noise that would be generated by onsite uses, cumulative noise impacts would primarily occur as a result of increased traffic on local roadways due to the Project and other developments (related projects) in the Project study area as identified in EIR Sections 4.F (Traffic/Access) and 3 (Cumulative Impact Analysis Methodology). Cumulative noise impacts have been assessed based on the difference between noise generated by existing traffic volumes and projected future traffic volumes at Project buildout year (2017), which includes existing volumes plus ambient growth, related projects, and Project traffic. The predicted cumulative traffic noise levels are presented in the EIR in Table 4.G-9, Cumulative Roadway Noise Impacts at Noise Sensitive Locations, on page 4.G-40. Cumulative development would result in noise level increases of up to 3.6 dBA CNEL in the Project study area. The noise levels shown in Table 4.G-9 are calculated for 50 feet or as indicated from the roadway right-of-way. Operation of the proposed Skyline Ranch Road and other roadways proposed in the Project study area would result in a redistribution of traffic in the Project study area, as well as a decrease in traffic volumes and associated noise levels on Bouquet Canyon Road south of Plum Canyon Road, Soledad Canyon east of Rainbow Glen Drive, and Sierra Highway south of Soledad Canyon Road.

The State's Land Use Compatibility Guidelines for Noise for receptors within Los Angeles County and the City of Santa Clarita's Guidelines for Noise and Land Use Compatibility for receptors within the City assign acceptable noise levels for various land uses. There are three criteria by which noise level increases are analyzed based on community

responses to changes in noise levels and as described in DEIR, Section 4.G, page 4.G-43. Based on Criteria 2 and 3, the Project would result in significant and unavoidable cumulative noise impacts on off-site sensitive receptors from mobile noise levels along some roadway segments as presented below.

*Criterion 2.* Criterion 2 refers to an increase of 3 dBA or greater in noise level from cumulative-related activities which results in a change in land use compatibility classification under the State's or City's Guidelines. Although there would be a change in land use compatibility at some of the analyzed roadway segments due to traffic from the Project and related projects, only one roadway segment would have noise increase of more than 3 dBA. Sierra Highway just south of the new Skyline Ranch Road would increase noise level by 3.6 dBA due to cumulative increases in traffic volume and the proposed road widening. Therefore, cumulative impacts under Criterion 2 would be significant and unavoidable at one of the roadway segments.

*Criterion 3.* Criterion 3 refers to any increase in noise levels where existing noise levels are already considered unacceptable under the State or City Guidelines for receptors. Cumulative traffic noise contribution at the sensitive receptors and other similarly located receptors along the affected roadways would be 1.9 dBA or less and would not cause a perceptible noise increase at these locations. Nonetheless, because noise levels already exceed normally acceptable levels under the State and/or the City's Guidelines for some roadway segments, any noise increases as a result of cumulative projects (including the Project) would result in significant noise impacts at sensitive receptors along the following roadway segments under Criterion 3: (1) Whites Canyon Road north of Soledad Canyon Road; (2) Whites Canyon Road south of Soledad Canyon Road; and (3) Sierra Highway south of the proposed Skyline Ranch Road.

**Finding:**

As no mitigation measures to reduce offsite mobile noise levels are technically feasible and existing noise levels are considered unacceptable under the State's or City's Guidelines, cumulative noise impacts under Criteria 2 and 3 would remain significant and unavoidable.

**7.4 AIR QUALITY**

Please refer to EIR Section 4.H for an analysis of impacts to air quality, including cumulative impacts.

**Potential Cumulative Effects and Rationale Supporting Finding:**

*Construction*

Regional Emissions. With respect to construction-period air quality emissions and the Basin-wide cumulative air quality condition, the South Coast Air Quality Management District (SCAQMD) has developed strategies to reduce criteria pollutant emissions outlined in the Air Quality Management Plan (AQMP) pursuant to federal Clean Air Act requirements. The Project would comply with SCAQMD Rule 403 requirements and would implement mitigation measures. In addition, the Project would comply with adopted AQMP emissions control

measures and these same requirements would be imposed on related projects. However, the Project would contribute to a significant cumulative construction air quality impact given that the Basin is non-attainment for ozone, PM<sub>10</sub>, and PM<sub>2.5</sub>, and that the Project results in short-term regional construction impacts for ozone precursors (VOC and NO<sub>x</sub>), PM<sub>10</sub>, and PM<sub>2.5</sub>.

Local Emissions. Potential cumulative impacts from localized construction emissions are a function of construction intensity and the distance between the emissions source and the receptor. The Project would result in localized construction impacts for PM<sub>10</sub> and PM<sub>2.5</sub> and would implement all feasible mitigation measures to reduce these emissions. Project-related construction activity would likely be located far enough away from any related project that localized emissions from the Project and related-projects would not overlap. Regardless, emissions from the Project would exceed localized significance thresholds for PM<sub>10</sub> and PM<sub>2.5</sub> at nearby sensitive receptors. Therefore, Project-related localized construction emissions would contribute to a significant cumulative air quality impact.

### *Operation*

Regional Emissions. With respect to long-term Project operations, the SCAQMD's methodology to assess a Project's cumulative impact differs from the cumulative impacts methodology employed elsewhere in the EIR. The SCAQMD's approach for assessing cumulative impacts is based on the SCAQMD's AQMP forecasts of attainment of ambient air quality standards in accordance with the requirements of the Federal and State Clean Air Acts. This forecast also takes into account Southern California Association of Governments' (SCAG) forecasted future regional growth. As such, the analysis of cumulative impacts focuses on determining whether the Project is consistent with forecasted future regional growth. If a project is consistent with the regional population, housing and employment growth assumptions upon which SCAQMD's AQMP is based, then future development would not impede the attainment of ambient air quality standards and a significant cumulative air quality impact would not occur. The Project would be consistent with the underlying growth assumptions on which the AQMP is based and the long-term increase in emissions that would occur as a result of development of the Project site would not be cumulatively considerable. Nevertheless, implementation of the Project would result in an increase in emissions that exceed SCAQMD daily emission thresholds which would contribute to region-wide emissions on a cumulative basis and, thus, result in a cumulatively significant impact. In such cases, the SCAQMD recommends that all projects, to the extent possible, employ feasible mitigation measures, which has been done with regard to the Project.

### **Finding:**

Implementation of the mitigation measures would reduce cumulative impacts to the greatest extent feasible. After mitigation, air quality impacts associated with construction and operation would remain significant and unavoidable.

## **7.5 SOLID WASTE DISPOSAL**

Please refer to EIR Section 4.K for an analysis of impacts associated with solid waste disposal, including cumulative impacts.

## **Potential Cumulative Effects and Rationale Supporting Finding:**

### *Construction*

The Project would generate approximately 8,946 tons of construction debris; after accounting for recycling and reuse, approximately 3,131 tons (or 35%) would be disposed of at Unclassified landfills. Related projects in the area would also generate construction debris which would require disposal. As with the Project, those projects would be required to recycle or reuse 65% of their debris, pursuant to the Green Building Ordinance.

Unclassified landfills in the County have a total remaining capacity of 50.876 million tons. Assuming the County's 2008 disposal rate of approximately 0.174 million tons, there is disposal capacity for approximately 292 years. However, although the Project itself is not expected to have a significant impact on solid waste disposal, it is accepted that the uncertainties regarding future landfill capacity would result in a worst case scenario where shortages in landfill capacity could result. Thus, it is conservatively concluded that the Project together with projected growth in the County could result in a cumulatively significant impact on solid waste associated with construction debris.

### *Operation*

The significance threshold for cumulative impacts to solid waste facilities requires a comparison of the Project's solid waste needs relative to project growth in the County through 2022. The County estimates that there will be a cumulative solid waste disposal need of approximately 200 million tons through 2022. Based on the Project's estimated 1,704.78 tons of solid waste generated per year, the Project's contribution to cumulative disposal needs would be approximately 18,752.58 tons by 2022. Thus, the Project's disposal need would represent approximately 0.01% of the County's aggregate waste disposal through 2022, which is well below the 1% significance threshold for cumulative impacts to solid waste facilities.

The County has stated that without the successful permitting of proposed expansion at in-County facilities, the utilization of out-of-County facilities, increased waste diversion efforts, development of alternative technologies, and development of transfer stations/material recovery facilities, solid waste disposal needs through 2022 might not be met. It is expected that State, County and local solid waste planning authorities will continue efforts for siting new landfills, expanding landfills, extending permits for existing facilities, utilize out-of-County facilities, and develop alternative technologies in order to avoid a landfill capacity shortfall resulting from cumulative development. Policies to promote these efforts would be identified in the next Countywide Siting Element, which is scheduled to be completed in 2011. Therefore, although the Project itself is not expected to have a significant impact on solid waste disposal, it is accepted that the uncertainties regarding future landfill capacity could result in a worst case scenario where shortages in landfill capacity could result. Thus, it is conservatively concluded that the Project together with projected growth in the County could result in a cumulatively significant impact on solid waste disposal. If such shortages in landfill capacity occur, it is expected that changes in regulations and increases in mitigation requirements and new technologies would occur to address the impact; however, even with such efforts, impacts may remain cumulatively significant and unavoidable.

**Finding:**

Implementation of the mitigation measures would reduce cumulative impacts to the greatest extent feasible. After mitigation, impacts to solid waste disposal would remain significant and unavoidable.

**7.6 LAW ENFORCEMENT SERVICES**

Please refer to EIR Section 4.L for an analysis of impacts to law enforcement services, including cumulative impacts.

**Potential Cumulative Effects and Rationale Supporting Finding:**

*Los Angeles County Sheriff*

The cumulative Project impacts on law enforcement are analyzed within the geographical context of the Santa Clarita Valley. This Project, in conjunction with other related projects in the area, would contribute to population growth and would generate an increased demand for Sheriff's Department and CHP services. The payment of the Law Enforcement Facilities Fee as specified in Chapter 22.74 of the Los Angeles County Code for new residential, commercial, and office development in the Santa Clarita area would fully mitigate impacts on law enforcement facilities. Regarding impacts on staffing, based on the Southern California Association of Governments' 2020 population projections, the Sheriff's Department Santa Clarita Valley station area would need an additional 363 personnel to accommodate the forecasted population growth. The Sheriff's Department has indicated that for the Project, four new deputies would be required to maintain ideal staffing ratios. As with this Project, it is anticipated that most sizeable new development projects (either planned, committed, or proposed) in the area would be subject to discretionary review on a per-project basis, including evaluations of the adequacy of law enforcement services. The need for additional law enforcement personnel associated with cumulative growth would be addressed through such reviews and through the County's budgeting process overseen by the County Board of Supervisors. While project-by-project mitigation and general fund revenues have historically supported adequate levels of law enforcement services in the area, if sufficient funding for the Sheriff's services is not maintained by the County, Project and cumulative demand for law enforcement services would overextend existing personnel. If this occurred, the Project's contribution to impacts on the Sheriff's Department staffing would be cumulatively considerable and a significant and unavoidable cumulative impact could occur. Beyond feasible project-by-project mitigation and allocation of general fund revenues, no other mitigation measures have been identified that would address this potential cumulative impact on Department personnel.

*California Highway Patrol (CHP)*

CHP services are funded primarily from the state's motor vehicle registration fees through the State Motor Vehicle Fund. It is anticipated that future population growth will also lead to an increase in the motor vehicle funds, which would then be available for use by CHP. The future demand for Newhall CHP services would be determined by CHP headquarters, which would provide appropriate funding as feasible. However, should the CHP be unable to allocate

sufficient funds to the Newhall CHP station, the Project's impacts would be cumulatively considerable and a significant and unavoidable cumulative impact on CHP services could occur.

**Finding:**

Implementation of the mitigation measures would reduce cumulative impacts to the greatest extent feasible. After mitigation, cumulative impacts on law enforcement services would remain significant and unavoidable.

**7.7 GLOBAL CLIMATE CHANGE**

Please refer to EIR Section 4.S for an analysis of impacts to global climate change, including cumulative impacts.

**Potential Cumulative Effects and Rationale Supporting Finding:**

*Air Quality*

California's GHG emissions account for less than 7% of total GHG emissions in the US. However, GHGs have long atmospheric lifetimes, accumulate over time, and do not become concentrated around their point of emission. According to the Intergovernmental Panel on Climate Change, global climate change has resulted in eleven of the last twelve years ranking among the 12 warmest years on record. The impacts of global climate change can be witnessed in heat waves, rising average global oceanic temperatures, melting glaciers and ice caps, and changing precipitation patterns, among other things. Global climate change is projected to continue, with a 0.2 degree Celsius per decade warming trend in a business-as-usual scenario. Climate projections for California hold that on an annual-mean basis, surface air temperatures will increase by two to three degrees Celsius per year. This will have many implications for California, such as a decrease in snowpack leading to water shortages, a rise in global average sea levels, increased frequency of wildfires, and an increase in the number of days meteorologically conducive to pollution formation may rise along with global background ozone, among other things. Although there are complex physical, chemical, and atmospheric mechanisms involved in global climate change, and it is difficult to predict the specific consequences of "business as usual," there is growing consensus within the scientific community that GHG emissions and associated global warming is a high priority environmental issue that must be addressed. Accordingly, and even in light of new regulations and efforts underway to reduce GHG emissions, increases in such emissions associated with past, present, and future related projections in the region and beyond are considered cumulatively significant. Regarding the contribution of the Project's emissions to cumulative impacts, it is not possible to predict the specific impact to global climate change from one project's increase in emissions. Further, the Commission acknowledges that Project emissions, even at a statewide level represent a very small increment, 0.00747% of 2004 statewide total emissions, based on the very conservative analysis in the EIR that does not account for relevant Project features, mitigation measures, the fact that the large percentage of estimated emissions would not truly represent new emissions, or other reductions in GHG emissions from vehicles and other source that will occur pursuant to existing State regulation. Nonetheless, it is conservatively concluded that the Project's GHG

emissions would represent a cumulatively considerable incremental contribution to significant cumulative impacts associated with global climate change.

Furthermore, the Project incorporates several objectives and features that support the reduction of GHG emissions. Mitigation measures listed in Section 4.7 of these Findings will also further reduce such impacts.

### *Water Resources*

Due to the unpredictability of global climate change at a state or local level, the secondary effects that global climate change may have on water supplies for a given region is even more difficult to predict. Based on information provided in the Department of Water Resources Climate Change Report, EIR Table 4.S-4 provides a summary of the potential future effects of global climate change on California's water resources and the expected consequences of those effects. These potential consequences were considered in the 2005 and 2007 State Water Project (SWP) Delivery Reliability Reports, which incorporates the uncertainties of global warming with regard to planning and operation of the SWP and evaluates SWP water deliveries under four different future climate change scenarios. Castaic Lake Water Agency's (CLWA) 2005 Urban Water Management Plan also considers potential impacts of global warming, including changes in Sierra snowpack patterns (the source of SWP water supply in Lake Oroville), runoff patterns, sea level, rainfall intensity, and statewide water demand. Changes related to groundwater recharge and availability may also occur, but such changes are uncertain and dependent on overall water management in the region. CLWA and local water purveyors will continue to update their water supply planning to incorporate global climate change as needed. Finally, conservation and maintenance of a reliable water supply in the context of climate change is a priority of the Department of Water Resources, water planners, CLWA, and local purveyors. Additionally, mitigation measures related to water conservation including requiring appliances such as showerheads and faucets to comply with efficiency standards, requiring low flush toilets, using irrigation systems that prevent the waste of water, emphasizing drought-tolerant vegetation, and informing residential occupants of the benefits of low-water-using landscaping are required for the Project as presented in Section 2.15.

Although the significance of the Project's impacts on global climate change are too speculative to determine, it was conservatively concluded that even with implementation of Project features, GHG measures, and mitigation measures, the Project's GHG emissions would represent a cumulatively considerable incremental contribution to significant cumulative impacts associated with global climate change.

### **GHG Reduction Measures:**

Cumulative global climate change impacts would be reduced to the greatest extent feasible by implementation of the following measures, in addition to mitigation measures listed elsewhere in these Findings with respect to air quality and water resources:

- GHG Reduction Measure GCC-1: The builder shall strive to construct at least 10 percent of dwelling units in the proposed project with LIVINGSMART® features so as to achieve a minimum of 25 percent reduction in projected GHG emissions.

The builder commits to offer enhanced advertising, education, and, if needed, other incentives to encourage market acceptance of these various energy- and water-conserving options.

- GHG Reduction Measure GCC-2: The builder shall plant approximately 40 trees per landscaped acre as a means to capture (sequester) carbon dioxide emissions and to provide shade to the buildings, which can decrease the need for air conditioning.
- GHG Reduction Measure GCC-3: To facilitate the extension of existing bus service to include Skyline Ranch Road, the builder shall work with the Santa Clarita Transit District to design and provide bus turnouts and shelters along Skyline Ranch Road.
- GHG Reduction Measure GCC-4: In order to increase awareness of green building practices and to promote water and energy conservation, the builder will develop and implement a green educational program. The program will include but not necessarily be limited to a pamphlet that educates and promotes conservation practices that homeowners can implement, with specific guidance on landscaping with drought tolerant plants, use of efficient irrigation systems, compact florescent lighting, and other measures that help lower GHG emissions.
- Also, please see Mitigation Measures 4.H-2(a), 4.H-2(b), 4.I-1, 4.I-2, 4.I-3, 4.I-4 and 4.I-5 listed in Section 2.15 and 4.7.

**Finding:**

Implementation of project features, recommended GHG reduction measures, and mitigation measures required for other impact areas, and by complying with the County Green Building Ordinances, the Project would be consistent with the goals of AB 32 and the California Climate Action Team. No further feasible mitigation exist for decreasing the cumulative impact of climate change. Although these features and measures would meaningfully reduce project GHG emissions, it is conservatively concluded that the Project's contribution to global climate change is cumulatively considerable and would remain a significant and unavoidable cumulative impact.

## **SECTION 8: POTENTIAL ENVIRONMENTAL IMPACT THAT IS TOO SPECULATIVE TO DETERMINE SIGNIFICANCE**

### **8.1 GLOBAL CLIMATE CHANGE**

Please refer to EIR Section 4.S for an analysis of impacts associated with global climate change.

#### **Potential Effects and Rationale Supporting Finding:**

The South Coast Air Quality Management District (SCAQMD), the air pollution control agency for all of Orange County and the urban portions of Los Angeles, Riverside, and San Bernardino Counties, nor the County have not yet established significance thresholds for greenhouse gas (GHG) emissions. Additionally, the Governor's Office of Planning and Research has not established statewide thresholds of significance either under the existing CEQA Guidelines or revised Guidelines currently pending final approval by the Office of Administrative Law (OAL). Accordingly, at this time there is no formal guidance under CEQA and no available standards by which the approval of a real estate development project can be judged to support or hinder attainment of the State's goals relating to GHG abatement. Furthermore, it is difficult to predict the specific impact of one project's incremental contribution to the global effects of GHG emissions due to a variety of factors, including the complex and long term nature of such effects and the global scale of climate change.

The Project, with implementation of the LIVINGSMART® project features, greenhouse gas (GHG) reduction measures, and the mitigation measures required for other impacts described in EIR Section 4.S, and by complying with the County Green Building Ordinances, would be consistent with the goals of Assembly Bill 32 and the California Climate Action Team (CAT). EIR Table 4.S-5 illustrates the Project's consistency with those recommendations and strategies presented in the CAT report.

#### *Air Quality*

Construction. The DEIR includes calculations for GHG emissions for each year of Project construction, as listed in DEIR Table 4.S-1. The net increase in temporary GHG emissions from on-road mobile source emissions and onsite construction equipment relative to the 2004 statewide levels ranges from 0.00017% in 2010 to 0.00162% in 2009. This analysis was performed in accordance with existing non-GHG specific SCAQMD and California Air Resources Board guidance.

Operation. GHG emissions for existing and projected future uses with implementation of the Project, as listed in DEIR Table 4.S-2. As shown, the net increase in GHG emissions from vehicle, electrical, and natural gas usage associated with the Project is approximately 0.0073% of the 2004 emission level.

Concurrent construction and operational activity impacts. Emissions of GHGs were calculate for the projected concurrence of construction and operational emissions from the Project for the years 2011 through 2016, as presented in DEIR Table 4.S-3. The net increase in

GHG emissions from concurrent construction and operations associated with the Project ranges from 0.00248% in 2011 to 0.00760% in 2016 of the 2004 emission level.

### *Water Resources*

The Department of Water Resource's 2007 SWP Delivery Reliability Report includes estimates of the potential reductions in to SWP delivery reliability due to future climate changes. These estimates and the overall anticipated impacts of global climate change on water supply when considering the Project are discussed as part of the cumulative impact analysis.

Due to the complex physical, chemical, and atmospheric mechanisms involved in global climate change, it is not possible to predict the specific impact, if any, to global climate change from any one project's relatively small incremental increase in emissions. Thus, the significance of potential impacts from GHG emissions associated with this Project alone cannot be clearly defined or determined. There are no generally accepted significance thresholds or specific reduction targets. Additionally, there is currently no generally accepted methodology to determine the extent to which GHG emissions associated with a specific project represent new emissions or existing, displaced emissions.

### **Finding:**

For the foregoing reasons and pursuant to CEQA Guidelines Section 15145, it is considered too speculative to determine the significance of impacts on global climate change associated with the Project's GHG emissions alonw.

## **Section 9: GROWTH INDUCING IMPACTS OF THE PROJECT**

Section 15126.2(d) of the State CEQA Guidelines requires that an EIR “discuss the ways in which the Project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.” Please refer to EIR Section 6.C for an analysis of the potential growth-inducing impacts of the Project.

In general terms, a project may induce spatial, economic or population growth in a geographic area if it meets any one of the four criteria: (1) removal of an impediment to growth (*e.g.*, establishment of an essential public service or the provisions of new access to an area); (2) economic expansion or growth (*e.g.*, changes in revenue base, employment expansion, etc.); (3) establishment of a precedent setting action (*e.g.*, an innovation, a change in zoning or general plan amendment approval); or (4) development or encroachment in an isolated area or one adjacent to open space.

### **9.1 DIRECT GROWTH-INDUCING IMPACTS IN THE SURROUNDING ENVIRONMENT**

A project would directly induce growth if it would remove barriers to population growth such as a change to a jurisdiction’s General Plan and Zoning ordinance which allowed new residential development to occur. Although the Project includes a request for a general plan amendment to the Los Angeles County Master Plan of Highways to realign Whites Canyon Road to Skyline Ranch Road as a secondary highway to Sierra Highway, this improvement is consistent with plans shown on the County of Los Angeles Draft Highway Plan currently recommended by the County. As analyzed in Section 4.F, Traffic/Access of the Draft EIR, this proposed alignment would result in little to no change on the surrounding roadway network in compared to the existing roadway alignment shown in the current Highway Plan. The Project would also be developed through a Conditional Use Permit (CUP) in accordance with the County Zoning Ordinance. In addition, the density of the Project, which involves a density transfer from the northern portion of the site to the southern portion, would be consistent with the provisions of the General Plan and the Santa Clarita Valley Area Plan. This density transfer within the Project site would allow the northern 1,551 acres of the site to remain undeveloped, concentrating residential development to the south. The placement of housing in the southern portion of the site would provide residential uses, a public school, and a public park in areas adjacent to other residential neighborhoods, which lie immediately west and south of the Project site already served by fully-established utility services and infrastructure.

The significance of the population and housing increase associated with the Project was assessed by comparing the expected population increase during the 2007 to 2017 period with the population growth projected for the Local Area, the Subregion Area, and the Regional Area within which the Project is located during the same period. As discussed in EIR Section 4.R, the population and housing increase generated by the Project is within the growth forecasts for the area and represents a relatively small component of the expected growth projected by the Southern California Association of Governments (SCAG) for these three geographic areas. Therefore, the population and housing impacts of the Project would not cause population or housing unit growth or accelerate development in an undeveloped area such that adopted growth projections with Project occupancy/buildout would be exceeded.

The Project is forecast to result in a total employment increase of 62 new jobs from the development of the proposed school and parks. These employment opportunities generated by the Project represent a negligible percentage of the SCAG employment growth forecast for the three geographic areas. As a result, the employment impacts of the Project would not cause employment growth or accelerate development in an undeveloped area that exceeds projected/planned levels for the year of Project occupancy/buildout.

However, the Project would result in economic growth in the surrounding area as it would contribute to the overall economic success of adjacent residential communities (*i.e.*, increase property values) and commercial areas within the Project vicinity. In addition, the Project would generate annually-recurring revenue in the form of taxes and other fees (*e.g.*, sales tax, property taxes, utility fees, etc.) and expand the County's financial resources, which would be a beneficial impact.

**Finding:**

The County fully analyzed whether the Project would directly, or indirectly, induce population, housing or employment growth in the surrounding environment. The Commission hereby finds that development of the Project would not have a direct or indirect growth inducing impact on the surrounding environment.

**9.2 INDIRECT GROWTH-INDUCING IMPACTS IN THE SURROUNDING ENVIRONMENT**

A project would indirectly induce growth if it would increase the capacity of infrastructure in an area in which public services currently meet demand. Examples would be increasing the capacity of a sewer treatment plant, or a roadway beyond that needed to meet existing demand.

Onsite improvements to the existing water and wastewater distribution system, as well as storm drain systems, would be constructed to serve the Project and would be sized according to agency requirements and projected demands, including maximum daily demands and loads. Project infrastructure improvements are required to meet the proposed flow and distribution needs of the Project. However, certain infrastructure improvements may also serve needs that go beyond the Project, such as the extension of Whites Canyon Road and provision of a 24-inch sewer line in Sierra Highway. These improvements are not considered growth-inducing as such infrastructure is generally planned and anticipated and would not be constructed to support growth beyond what is anticipated with buildout of the area.

**Finding:**

The County fully analyzed whether the Project would directly, or indirectly, induce population, housing or employment growth in the surrounding environment. The Commission hereby finds that development of the Project would not have a direct or indirect growth inducing impact on the surrounding environment.

## **SECTION 10: FINDINGS REGARDING ALTERNATIVES**

Under State CEQA Guidelines Section 15126.6, a description of a range of reasonable alternatives to the Project or location of the Project, which would feasibly attain most of the objectives of the Project but would avoid or substantially lessen any of the significant effects of the Project, and evaluate the comparative merits of the alternatives, must be included in an EIR. A No Project alternative must be evaluated along with its impact.

In addition to specifying that the EIR evaluate “a range of reasonable alternatives” to the Project, Section 15126.6(c) requires that an EIR should also identify any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process.

The alternatives analyzed in the DEIR include the (1) No Project/No Development Alternative, (2) Reasonably Foreseeable Onsite Development Alternative (200 residential lots), (3) Reduced Project Alternative A (800 residential lots), and (4) Reduced Project Alternative B (935 residential lots). These alternatives were selected with the goal of reducing and avoiding the identified significant impacts of the Project and fostering informed decision-making while still attaining most of the basic objectives of the Project. The reduced project alternatives also respond to input received during the circulation period for the EIR Notice of Preparation, particularly a request for an alternative that would avoid impacts on an unnamed drainage onsite.

The following Project objectives are relevant to the analysis of alternatives as the selective alternatives are, pursuant to the State CEQA Guidelines, those that could feasibly attain most of the basic objectives of the Project while also avoiding and lessening its significant impact.

### *Land Use Planning Objectives*

- Develop in a location that is adjacent to existing and planned infrastructure, urban services, transportation corridors, and major employment centers.
- Cluster development within the site to preserve significant biotic resource areas and other natural open space while reducing landform alteration and avoiding a scenic ridgeline.
- Provide development and transitional land use patterns that are compatible with surrounding communities and land uses.
- Increase the supply of housing to serve existing demand and future needs associated with forecasted population growth in the Santa Clarita Valley.
- Provide sites for a public elementary school and a public park to serve residents of the Project and other nearby communities.
- Create a pedestrian friendly environment which encourages pedestrian access between neighborhoods, parks and a public elementary school

### *Mobility Objectives*

- Provide a major regional roadway improvement that will also serve the site, consistent with the alignment being proposed in the County's Draft Highway Plan.
- Provide a safe, walkable community, through the use of enhanced landscaped sidewalks and paseos segregated from vehicle traffic.
- Enhance pedestrian safety through the use of innovative traffic calming techniques, which may include roundabouts, designed to slow traffic while providing continual traffic flow.
- Provide bike lanes and an extension of existing bus service along Skyline Ranch Road to facilitate the use of alternative transportation.

### *Park and Recreation Objectives*

- Provide onsite recreational opportunities, including an improved public park, private passive neighborhoods and pocket parks, and hiking trails convenient and accessible to residents.
- Support extension of the County Trail System (Mint Canyon Trail) by dedicating an easement in the northern portion of the site to the County from Vasquez Canyon Road to the Plum Canyon Fire Road and southwesterly to a lookout point (approximately 2.5 miles).

### *Resource Conservation Objectives*

- Avoid development in regionally significant biotic resource areas located on Cruzan Mesa by designating a 166 acre portion of the site as a Non-Development/Continuing Use Area.
- Preserve other significant biotic resources in the northern portion of the site through establishment of one or more voluntary conservation easements, land dedications, or land set asides over a 1,355 acre area to be known as the Skyline Ranch Conservation Area.
- Promote water conservation through use of drought-tolerant, fire-retardant, and native plants.
- Promote energy reduction, sustainable building practices, health enhancement, and water conservation into housing design, construction, and operation to reduce greenhouse gas emissions, while also reducing the operating and maintenance costs of housing.

- Provide landscaping along the perimeter of the site with a mix of native, drought-tolerant, low-fuel, and non-invasive plant species to serve as a buffer between improved areas of the site and adjacent natural open space in order to protect sensitive biotic resources.

### **Alternatives Eliminated from Further Consideration:**

Under State CEQA Guidelines § 15126.6(f)(3), a lead agency is not required to consider alternatives that are remote or speculative, or the effects of which cannot be reasonably predicted. In accordance with CEQA Guidelines § 15126.6(c), alternatives may be eliminated from detailed consideration if they fail to meet most of the Project objectives, are infeasible, or do not avoid any significant environmental effects. The following alternatives were considered but failed to meet the basic Project objectives, or were deemed infeasible, and were thus eliminated from further consideration:

Alternative Locations. Alternative locations were investigated; however, they were not further evaluated due to the limited number of private properties of comparable size in the Santa Clarita Valley and the questionable feasibility of the applicant assembling a site of similar size within a reasonable time frame. Sites of similar size that do exist were not considered for further evaluation as they were either proposed for development or would involve conversion of raw undeveloped land such that they would not be expected to avoid or substantially reduce the significant impacts of the Project, particularly those related to grading (including air quality effects), and biotic resources.

Alternative Land Uses. Alternatives that would involve other land uses were investigated; however, such alternatives would not support the basic objective of the Project to provide residential housing.

Reduced Project (600 Residential Lot Development). A reduction in the size of the development by approximately 50% was considered to further address air quality, traffic, and noise impacts, but was rejected in favor of Reduced Project Alternative A, which was viewed as more in line with the size of the Project, and would similarly show proportional reductions in air quality, noise, traffic, and other impacts that are driven by the amount of residential development. Consideration of an alternative that would reduce development by 50% was not expected to demonstrate avoidance of significant impacts beyond those already avoided by the range of selected alternatives and would not support substantial attainment of the Project objectives.

Alternate Site Configurations. Other configurations for development on the site beyond those considered in detail in the EIR were considered, including large lot residential development of approximately 900 units located on approximately 470 acres in the central portion of the site that would be served by a Cruzan Mesa Road segment between Whites Canyon Road and Sierra Highway. This alternative was not pursued in part because this roadway segment was rejected in favor of the preferred alignment conditionally approved as Skyline Ranch Road by the Los Angeles County Department of Public Works on July 19, 2006, and is being supported by the County as part of the general plan update. Because the approval process for the general plan update process has been delayed, County staff requested that the Skyline Ranch project initiate

the General Plan Amendment to realign Whites Canyon Road/Skyline Ranch Road. This alternative would also require extensive grading and would impact a substantial portion of the site area being proposed by the County for designation as a Significant Ecological Area (SEA). Generally, for this and other site configurations, it was determined that the most feasible location for development, and the location that would avoid impacts on Cruzan Mesa-Plum Canyon biotic resources and the County's proposed SEA, is in the southern portion of the site. The alternatives analyzed further in the EIR involve alternative configurations and smaller development sites within this southern area.

## 10.1 NO PROJECT/NO DEVELOPMENT ALTERNATIVE

### *Impact Analysis*

- Geotechnical Resources. Under the No Project/No Development Alternative, the Project would not be developed and, as such, site preparation activities, including grading, excavation, and cut and fill operations, would not occur. As a result, there would be no significant impacts and no mitigation required to address the potential for erosion, slope stability, and landslides. Additionally, without the proposed residential development, there would be no potential for significant impacts on residences and structures due to strong ground shaking, liquefaction, dry seismic settlement, and landslides during seismic events.
- Hydrology and Water Quality. Under the No Project/No Development Alternative, hydrologic functions would not change. Watersheds A through E would remain intact, and the current level of flow rate/volumes and debris discharge would be unchanged. Therefore, there would be no impacts on storm drains, flooding, and water quality, and no need for associated mitigation. Similarly, without development, there would be no impacts associated with erosion, sedimentation, and construction and urban related pollution.
- Biological Resources. Under the No Project/No Development Alternative, the Project site would not be developed and no construction activities would occur. As such, there would be no Project-related development impacts to plant communities or wildlife species, wildlife movement, jurisdictional waters, oak trees, or other biological resources and no mitigation would be required. Filmmaking activities, an existing use of the property, would continue on Cruzan Mesa and may have some environmental impacts on wildlife or vegetation outside of the vernal pools; however, filmmaking crews are required to obtain any necessary local, state, or federal permits before any site disturbance occurs and filming activities would be monitored to ensure that there is no disturb the vernal pools. Biological mitigation may be required for filmmaking impacts.
- Cultural Resources. Under the No Project/No Development Alternative, the Project would not be developed; accordingly, the potential for uncovering unknown subsurface cultural materials and the disturbance of any historical sites and paleontological resources that may potentially exist on site would not occur.

Therefore, there would be no impact on cultural resources and no mitigation measures required.

- Visual Qualities. Under the No Project/No Development Alternative, the Project site would remain undeveloped and undisturbed. Therefore, there would be no impacts on visual qualities, and the Project's potentially significant and unavoidable impacts on visual qualities would be avoided.
- Traffic/Access. Under the No Project/No Development Alternative, the Project site would not be developed and, as such, traffic generated by the Project would be avoided. This Alternative would not exacerbate the deficient conditions of several City and County intersections and would not require contribution to the B&T District fees for infrastructure improvements planned to occur within the Santa Clarita Valley. However, the construction of Skyline Ranch Road, as proposed by the Project, would not occur and therefore this improvement, which has been conditionally approved by the County Department of Public Works and shown on the County Highway Plan, if it were to be implemented, would need to be funded overtime through B&T District fees and constructed in the future independent of the Project.
- Noise. Under the No Project/No Development Alternative, increased noise levels associated with Project construction would not result. Additionally, this Alternative would not generate traffic and thus significant and unavoidable traffic-related noise impacts, and the Project's potentially significant operational noise impacts from public school and park use would be avoided.
- Air Quality. Under the No Project/No Development Alternative, construction- and operation-related emissions would not occur because the Project would not be developed. This Alternative does not violate any air quality standards, contribute to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations. There would be no air quality impacts and the Project's potentially significant and unavoidable construction and operational impacts would be avoided.
- Water Resources. Under the No Project/No Development Alternative, there would be no increased water consumption and water demands would not increase beyond current levels, and there would be no impact on Castaic Lake Water Agency and Santa Clarita Water District services. Similarly, there would be no increase in impervious surfaces and this Alternative would not affect groundwater conditions or recharge.
- Wastewater. The No Project/No Development Alternative would not generate wastewater; therefore, no impacts on County Sanitation Districts' service, facilities, and system capacities would occur. There would be no impacts and therefore no need for infrastructure improvements.

- Solid Waste Disposal. The No Project/No Development Alternative would not result in solid waste generation and no impacts on County Sanitation Districts' services, solid waste collection capacity, and landfill system capacities would occur.
- Law Enforcement Services. Under the No Project/No Development Alternative, there would be no increased demand for law enforcement services; therefore no impacts would occur.
- Fire Services and Hazards. Under the No Project/No Development Alternative, there would be no increased demand for fire services; therefore, no impacts would occur.
- Education. Under the No Project/No Development Alternative, there would be no additional demand for educational facilities; therefore, no impacts would occur. Also under this Alternative, the new elementary school site proposed for Sulphur Springs School District would not be developed.
- Libraries. Under the No Project/No Development Alternative, there would be no increase in demand for library services; therefore, no impacts would occur.
- Parks. Under the No Project/No Development Alternative, there would be no increase in demand for parks and recreation services; therefore, no impacts would occur. However, under this Alternative a trail easement in the northern portion of the site that connects to the regional trail system would not be provided to the County nor would other recreational amenities, such as a fully improved park site, bike lanes, and hiking trails be developed.
- Land Use. Under the No Project/No Development Alternative, there would be no change in land use conditions within the Project site; therefore, no impacts would occur. At the same time, this Alternative would not contribute to the support of many regional and local policies regarding development of the Project site. This Alternative would not address the existing demand for housing in the Project area, which may encourage development in more outlying areas.
- Population, Housing and Employment. The No Project/No Development Alternative would not introduce a new residential development and, thus, would not result in any increase in population, demand for housing, or onsite employment; therefore, no impacts would occur.
- Global Climate Change. The No Project/No Development Alternative would not generate greenhouse gas emissions or additional water demand; therefore, no impacts on global climate change would occur and a significant and unavoidable cumulative impact identified for the Project would be avoided.

### *Relationship to Project Objectives*

This Alternative would not result in any environmental impacts; however, it would not attain any of the basic objectives of the Project and would not attain the applicant's underlying purpose of developing the Project site with a planned residential community.

## **10.2 REASONABLY FORESEEABLE ONSITE DEVELOPMENT ALTERNATIVES**

This Alternative involves development of Recorded Tract map 44967, a 200 lot subdivision on 360 acres in the northern portion of the site, accessible from Vasquez Canyon Road to Mystery Mesa Drive.

### *Impact Analysis*

- **Geotechnical Resources.** This Alternative requires disturbance of approximately 2.35 million cubic yards of earth on 189 acres, representing less grading impacts than the Project. Additionally, this Alternative's development footprint largely avoids areas identified as having a potential for liquefaction and landslides. Therefore, this Alternative would lessen the Project's potentially significant impacts related to liquefaction and landslides.
- **Hydrology and Water Quality.** Under this Alternative, mitigation measures and site design would potentially decrease water flow rates and debris volumes as compared to existing conditions. However, there would be an increase in impervious surfaces and potential increase in the flow volume from the site. There would be no development within a floodplain and a flood control system would reduce the risk of flooding. Similar to the Project, impacts on hydrology would be mitigated to a less than significant level. Additionally, this Alternative and its associated mitigation measures would lessen the Project's impact on water quality because there would be a considerable reduction in the number of residential units to be developed.
- **Biological Resources.** Under this Alternative, five of the six vernal pools onsite would be potentially impacted or eliminated. All of these vernal pool support two federally-listed plant species, one federally-listed invertebrate species, and one special status species. This Alternative would require preparation of a Habitat Conservation Plan, as well as additional state and federal permits. This Alternative avoids impacts to sensitive plant communities on the southern portion of the site.
- **Cultural Resources.** Under this Alternative, site preparation activities, including grading, excavation, and cut and fill operations, would occur on the northern portion of the Project site; accordingly, there is potential for uncovering unknown subsurface archaeological and paleontological resources. However, due to the reduction in area of disturbance compared to the Project (e.g., 360 acres versus 622 acres), impacts on cultural resources would be less under this Alternative.

- Visual Qualities. The development area under this Alternative would be visible from mostly undeveloped and rural areas to the east, north, and west. Views of the development area would be limited to these uses east along Sierra Highway and Vasquez Canyon Road and to motorists traveling on Vasquez Canyon Road. Nevertheless, these uses may potentially experience a change in views that may contrast with an existing vista, where short- and long-range views encompass undeveloped mesa and hillside, to views of rooftops or building façades, depending on the setbacks provided by the residential development. As such, this Alternative would have potentially significant and unavoidable impacts on those uses to the east with views of Cruzan Mesa. Overall, impacts on visual qualities under this Alternative would be somewhat similar to, but less than, the Project.
- Traffic/Access. Under this Alternative, development would generate approximately 15% of the Project's average daily trips. However, while this Alternative would reduce impacts to the study area roadway system as a whole, some new impacts would occur due to the single access point onto Vasquez Canyon Road. Based on the volume of peak hour traffic to be generated by this Alternative, no significant impacts to off-site intersections would be expected. Therefore, impacts on traffic would be less under this Alternative than the Project. This Alternative would not provide a major highway improvement connecting Whites Canyon Road to Sierra Highway; without this highway improvement as part of the Project, the County's ability to complete such a connection as proposed under its existing and Draft Highway Plans would be compromised.
- Noise. Under this Alternative, worst-case construction-period noise levels would remain similar to those for the Project. However, construction equipment would be further from sensitive receptors and the duration of construction activities would be considerably shorter. Sensitive receptors along the truck route accessing the site would experience temporary and instantaneous noise levels resulting in a significant impact. Finally, the increases in traffic noise levels at noise-sensitive uses along roadway segments affected by project traffic are already considered unacceptable and would also be considered significant under this Alternative. Therefore, although noise impacts would be less under this Alternative, the Project's potentially significant and unavoidable impact on noise-sensitive receptors along Sierra Highway would not be avoided but substantially lessened.
- Air Quality. Under this Alternative, worst-case construction emissions would remain similar to those identified for the Project, though the duration of construction would be considerably shorter. Construction-related and operation-related emissions, such as fugitive dust associated with site grading and excavation, construction equipment emissions, and project-related vehicle emissions would also occur. This Alternative would result in significant short-term regional air quality impacts during constructions and long-term regional VOC impact during Project operation in the wintertime. Although air quality impacts would be considerably less under this Alternative than the Project, potentially significant and unavoidable air quality impacts would not be avoided.

- Water Resources. This Alternative would result in an 84% reduction in development when compared with the Project; therefore, while demand for water would increase over current levels, the increased water use of approximately 160 acre feet per year would be considerably less than the Project. This Alternative would not exceed water supply capacity, would require the extension of an existing water line, and would be less than significant. Due to the considerable reduction in the number of residential units to be developed, impacts on water resources would be less under this Alternative than for the Project. This Alternative would require a greater extension of existing infrastructure, but this would not be considered a significant impact because this would occur within existing roadways and excavation would be limited. Finally, the overall increase in impervious surfaces associated with this Alternative would not result in a significant reduction in groundwater recharge; therefore, similar to the Project, this Alternative would not interfere substantially with groundwater recharge and impacts would be less than significant.
- Wastewater. This wastewater generated under this Alternative would be considerably less than the quantity estimated for the Project. While an existing trunk sewer would need to be extended, the trunk sewer and wastewater treatment system have adequate existing capacity to absorb the Project's estimated wastewater flows and flows under this Alternative. Therefore, impacts on wastewater disposal associated with this Alternative would be less than significant and less than impacts identified for the Project.
- Solid Waste Disposal. Under this Alternative, there would be substantially less construction waste generated due to the considerable reduction in the number of residential units to be developed. As with the Project, impacts on solid waste disposal associated with this Alternative would be less than significant, and less than impacts identified for the Project.
- Law Enforcement Services. Impacts to law enforcement services under this Alternative are similar to those under the Project and a potentially significant and unavoidable impact may occur if sufficient funding for law enforcement services is not maintained by the County. However, although the Project's potentially significant and unavoidable impacts would not be avoided, due to the considerable reduction in the number of residential units to be developed, impacts on law enforcement services and facilities would be less under this Alternative than those identified for the Project.
- Fire Services and Hazards. This Alternative would increase demand for Los Angeles County Fire Department services and would locate development in a Very High Fire Hazard Severity Zone. With the implementation of the same mitigation measures identified for the Project, impacts on fire protection services and fire hazards would be less than significant. Due to the considerable reduction in number of housing units developed, impacts under this Alternative would be less than with the Project.

- Education. This Alternative would result in 799 students fewer than generated under the Project. The payment of fees under the provisions of Gov. Code § 65995 *et seq.* would provide full and complete school facilities mitigation. The size of the development under this Alternative would not feasibly support the provision of an elementary school onsite; therefore, the benefits afforded by provision of a school site would not be realized and impacts to local elementary schools would be alleviated through payment of mitigation fees only.
- Libraries. This Alternative would generate demand for 1,815 library items and 330 square feet of library space. Due to the existing deficits, it is anticipated that the library demand generated under this Alternative would not be adequately accommodated and would contribute to the library falling below its service guidelines. However, with the payment of library impact fees pursuant to County Code requirements, impacts would be less than significant. Due to the considerable reduction in the number of residential units to be developed, impacts on libraries would be less under this Alternative than those identified for the Project.
- Parks. This Alternative would preclude the extension of an approved County Trail System within this area. Although this Alternative would not provide any park space or trail easement, impacts on parks would be less than significant with the payment of required park land dedication fees.
- Land Use. Development of the northern portion of the site has been approved and this Alternative would be consistent with existing entitlements. This Alternative would bring less development to the Project site, but it would occur in a somewhat isolated pocket, amidst open space areas, and non-contiguous with existing development. This Alternative would only minimally contribute to the support of many regional and local policies regarding development at the Project site, including policies relating to concentrated clustered development and preserving open space. While impacts under this Alternative would be less than significant, it would offer fewer opportunities than the Project to satisfy policies and land use patterns.
- Population, Housing and Employment. This Alternative would result in a projected onsite population increase of 660 residents. As with the Project, this growth is a relatively small component of the expected growth projected by the Southern California Association of Governments and, therefore, population and housing impacts of the Project under this Alternative would be less than significant because it would not cause population growth or accelerate development in an undeveloped area that exceeds projected/planned levels. This Alternative is not expected to provide onsite employment because it does not include development of a school or parks; therefore, no impacts associated with employment would occur.
- Global Climate Change. Cumulative impacts on global climate change would remain significant and unavoidable under this Alternative.

### *Relationship to Project Objectives*

The Reasonably Foreseeable Onsite Development Alternative would meet some of the underlying objectives of the Project, but would not realize the other objectives related to land use planning, mobility, parks and recreation, and resource conservation. Development on the northern portion of the site, as opposed to the southern portion under the Project, would not encourage pedestrian activities or the use of alternative modes of transportation. This Alternative would place development in regionally significant ecological areas while resulting in landform alteration. This Alternative would not include a public park nor support the extension of the County Trail System. Additionally, this Alternative would not include the major highway improvement involving the Whites Canyon Extension and, without this improvement, the County's ability to complete such a connection could be comprised and would not fulfill this mobility objective. Therefore, this Alternative would not meet several key project objectives and would not fulfill others to a degree approaching that of the Project.

### **10.3 REDUCED PROJECT A: 800 RESIDENTIAL LOT ALTERNATIVE**

The Reduced Project Alternative A would include development of both the recorded 200 lot tract map in the northern portion of the site and a reduced residential development in the southern portion of the site. The southern component would include a 600 lot single family residential development on approximately 300 acres. The total area of site disturbance is estimated to be 536 acres. Due to the reduction in the size of the southern development, no elementary school site or improved public park is proposed, and there would be no extension of Whites Canyon Road to Sierra Highway. Access would be provided through the construction of a roadway that would connect to Whites Canyon Road at the western boundary of the site and then run east and north, linking both residential developments before connecting with Vasquez Canyon Road at the northern boundary of the site.

- Geotechnical Resources. Development of this Alternative would include grading, excavation, and cut and fill operations which would disturb approximately 2.35 million cubic yards of earth on the northern 189 acres and approximately 8.55 million cubic yards of earth on the southern portion, which could result in soil erosion and modification of prominent topographic features that characterize the Project site. However, grading related impacts to geotechnical resources would be less under this Alternative than the Project. Under this Alternative, residential units would be exposed to strong seismic ground shaking, liquefaction, and landslides in the event of an earthquake, potentially exposing residents to these hazards. However, similar to the Project, compliance with the Uniform Building Code and County of Los Angeles standards, and implementation of the mitigation measures identified elsewhere in these Findings (see Sections 2.1, 3.1, 3.2, 3.3, 3.4, and 3.5), would reduce impacts associated with seismic ground shaking, liquefaction, landslides, slope stability, and soil erosion to a less than significant level.
- Hydrology and Water Quality. This Alternative includes construction of storm drain/flood control infrastructure similar to the Project. Under this Alternative, development within a floodplain would be avoided. Additionally, this Alternative would require preparation of an Erosion Control Plan and compliance with the

same permits, water quality plans, best management practices, and other mitigation plans which would ensure impacts are reduced to a less than significant level. Therefore, after mitigation, impacts on water quality would be less than significant. Because development within a flood plain would be avoided and due to the reduced number of residential units in this Alternative, impacts on flooding and water quality would be slightly less than under the Project.

- Biological Resources. Under this Alternative, a total of 189 acres of impacts would occur on the Cruzan Mesa portion of the site. Five of the six vernal pools onsite would be impacted, which support federally listed plant species, invertebrate species, and one special status species. Development on the southern portion of the site would impact waters regulated by the Army Corps. of Engineers and the Department of Fish and Game, requiring separate permits. A total of 347 acres of plant communities would be impacted on the southern portion of the site. The proposed road connecting the two development areas would further impact the Plum Canyon drainage system, sensitive plant communities, and a sensitive plant species. With impacts in the sensitive area of the Cruzan Mesa, along with the 347 acres on the southern portion of the site, this Alternative would have a greater impact than the Project.
- Cultural Resources. This Alternative requires site preparation activities such as grading, excavation, and cut and fill operations on both the northern and southern portions of the site. Accordingly, there is potential for uncovering unknown subsurface archaeological and paleontological resources. However, due to the reduction in the area of disturbance compared to the Project, impacts on cultural resources would be slightly less under this Alternative.
- Visual Qualities. The reduced development on the southern portion of the site would generally have similar impacts on visual quality as the Project. Impacts on visual quality during construction, while temporary, would be significant and unavoidable. However, potential visual effects of the project along Sierra Highway and from the neighborhoods to the southwest would be avoided. Neighborhoods to the west would experience the same impacts. Construction would require grading and development that would level the existing topography and eliminate or interrupt views of ridgelines. Similar to the Project, this change in views would contrast with an existing vista where long-range views encompass undeveloped rolling hills and ridgelines. As such, even with reduced development, this Alternative would substantially degrade a long-range scenic vista from areas along and north of Canyon Crest Road. This change in views would be a significant impact. Development of the northern portion of the site, on Cruzan Mesa, would create potentially significant and unavoidable impacts on uses to the east with views of Cruzan Mesa. Therefore, this Alternative would have a greater impact on visual qualities as compared with the Project.
- Traffic/Access. This Alternative would generate approximately 42% fewer average daily trips than the Project. Under this Alternative, impacts to Sierra Highway would be reduced while Whites Canyon Road and Plum Canyon Road would experience greater impacts. Overall, this Alternative would have fewer impacts on County and City intersections, but would not provide a major highway improvement connecting Whites Canyon to Sierra Highway. Without this

highway improvement as part of the project, the County's ability to complete such a connection as proposed under its existing and Draft Highway Plans could be compromised.

- Noise. Construction period noise levels would be similar under this Alternative, though there are fewer sensitive receptors around the northern portion of the site. Additionally, local topography would serve as barriers to sensitive receptors to lessen noise levels from construction of the northern portion of the site. Construction on the southern portion of the site would cause significant and unavoidable noise impacts on receptors to the west of the site. Sensitive receptors along the truck route would also experience temporary and instantaneous significant noise levels. While this Alternative would reduce traffic impacts, increases in noise levels at noise-sensitive uses along roadway segments affected by project traffic that are already considered unacceptable under City and State guidelines would also be considered significant under this Alternative. Though noise impacts would be less than under the Project, the Project's potentially significant and unavoidable impacts on noise-sensitive receptors along Sierra Highway would not be avoided.
- Air Quality. Under this alternative, worst-case construction emissions would remain similar to those identified for the Project, but construction would be of much shorter duration. Similar to the Project, construction and operation related impacts would occur and would result in significant regional and local air quality impacts. Although air quality impacts would be less under this Alternative than those identified for the Project, the Project's potentially significant and unavoidable air quality impacts would not be avoided.
- Water Resources. This Alternative would have a reduced demand on water supply and would not exceed Santa Clarita Water District's supply capacity. Water infrastructure improvements would be greater, but would not be significant because they would be constructed in existing roadways. The overall increase in impervious surfaces would not result in a significant reduction in groundwater recharge and impacts would be less than significant.
- Wastewater. The wastewater generated under this Alternative would be less than the quantity estimated for the Project and it anticipated that existing infrastructure have the capacity to absorb this wastewater flow. Therefore, impacts associated with wastewater would be less than significant and would be less under this Alternative than under the Project.
- Solid Waste Disposal. This Alternative would generate less construction waste than the Project and it is anticipated that such solid waste could be accommodated by existing landfills; therefore, impacts would be less than significant. Additionally due to the reduction in number of residential units, impacts on solid waste services and facilities would be less under this Alternative.
- Law Enforcement Services. Development of this Alternative would increase demand for law enforcement services. While general fund fees have historically supported adequate levels of law enforcement services, if sufficient funding for Sheriff's services is not maintained by the County, a potentially significant and unavoidable impact could occur. However, due to the reduction in number of residential units, these impacts would be less than those under the Project.

- Fire Services and Hazards. This Alternative would increase demand for Los Angeles County Fire Department services and would locate development in a Very High Fire Hazard Severity Zone. With the payment of development impact fees and implementation of the same mitigation measures identified for the Project, impacts on fire protection services and fire hazards would be less than significant. Due to the considerable reduction in number of housing units developed, impacts under this Alternative would be less than with the Project.
- Education. This Alternative would result in 334 students fewer than generated under the Project. The payment of fees under the provisions of Gov. Code § 65995 *et seq.* would provide full and complete school facilities mitigation. The size of individual developments and the distance between them is such that the provision of an elementary school is not expected; therefore, the benefits afforded by provision of a school site would not be realized and impacts to local elementary schools would be alleviated through payment of mitigation fees only.
- Libraries. This Alternative would generate demand for 7,260 library items and 1,320 square feet of library space. Due to the existing deficits, it is anticipated that the library demand generated under this Alternative would not be adequately accommodated and would contribute to the library falling below its service guidelines. However, with the payment of library impact fees pursuant to County Code requirements, impacts would be less than significant. Due to the reduction in the number of residential units to be developed, impacts on libraries would be slightly less under this Alternative than those identified for the Project.
- Parks. This Alternative would not include the extension of an approved County Trail System and would not provide any park space or trail easement. However, with the payment of in-lieu fees, impacts on parks would be less than significant.
- Land Use. This Alternative would bring less development to the site than the Project. Development would occur in a non-contiguous manner in a somewhat isolated pocket development, amidst a more open/rural area, and a component that would be contiguous with existing developments to the south. This Alternative would not include the public park, trail easement, school, or extension of Whites Canyon Road to Sierra Highway. This Alternative would support regional and local policies regarding development at the site, but to a less extent than the Project. Impacts would be less than significant, but this Alternative would offer less implementation than the Project of land use policies and patterns.
- Population, Housing and Employment. This Alternative would result in a projected onsite population increase of 2,640 residents. As with the Project, this growth is a relatively small component of the expected growth projected by the Southern California Association of Governments and, therefore, population and housing impacts of the Project under this Alternative would be less than significant because it would not cause population growth or accelerate development in an undeveloped area that exceeds projected/planned levels. This Alternative is not expected to provide onsite employment because it does not include development of a school or parks; therefore, no impacts associated with employment would occur.
- Global Climate Change. Cumulative impacts on global climate change would remain significant and unavoidable under this Alternative.

### *Relationship to Project Objectives*

Reduced Project Alternative A would attain some of the basic objectives of the Project, although not to the same extent of as the Project, while a number of project objectives would not be fulfilled, such as objectives relating to land use, mobility, and park and recreation.

#### **10.4 REDUCED PROJECT B: 935 RESIDENTIAL LOT ALTERNATIVE**

Reduced Project Alternative B is the environmentally superior alternative. This Alternative would involve a 935 lot single-family residential development on 397 acres in the southwestern portion of the site. This Alternative represents an approximately 26% reduction in residential development and area subject to grading. A 7.5 acre public park and a 7.5 acre public school site would be provided, proportionately reduced in size from the Project. Project access would be provided with a loop road that would connect to Whites Canyon Road at the western boundary of the site and by a connection to Bakerton Avenue in the existing residential neighborhood immediately west of the site. In contrast to the Project, this Alternative would not provide a highway connecting Whites Canyon Road to Sierra Highway. This change in site access would avoid impacts on the unnamed drainage on the southern portion of the site.

- Geotechnical Resources. Under this Alternative, a total of 397 acres would be disturbed to accommodate development on the southern portion of the site, requiring disturbance of approximately 10 million cubic yards of earth, which could result in major soil erosion and destruction or modification of distinct and prominent topographic features that characterize this portion of the site. However, grading impacts would be less under this Alternative due to the reduced development footprint. Additionally, impacts associated with liquefaction, landslides, slope stability, and soil erosion would be less than significant with implementation of mitigation measures.
- Hydrology and Water Quality. This Alternative represents a 26% reduction in the size of the Project area with a somewhat greater reduction in the area subject to disturbance and grading. This Alternative would reduce impacts related to runoff rates and volume through the installation of storm drain infrastructure. Potential flooding impacts would also be reduced under this Alternative as no development within a floodplain would occur. An erosion control plan, permits (including implementation of a SWPP, SQMP, and SUSMP), water quality plans, and best management practices would further reduce impacts associated with this Alternative to a less than significant level. While impacts under this Alternative or the Project would be less than significant after mitigation, the reduction in the number of residential units would mean impacts on water quality would be slightly less under this Alternative than under the Project.
- Biological Resources. Under this Alternative, a total of 397 acres of plant communities would be impacted in the southern portion of the site, though the unnamed drainage in that portion would be avoided. Additionally, no impacts would occur on Cruzan Mesa; therefore, no impacts would occur to the vernal pools, spreading navarretia, California Orcutt grass, vernal pool fairy shrimp, or

slender mariposa lily. Therefore, impacts on biological resources would be less under this Alternative than with the Project.

- Cultural Resources. Construction of this Alternative would require grading, excavation, and cut and fill activities on the southern portion of the site. Accordingly, there is potential for uncovering unknown subsurface archaeological and paleontological resources. However, due to the reduction in the area of disturbance resulting from this Alternative compared to the Project, impacts on cultural resources would be less under this Alternative.
- Visual Qualities. Development of this Alternative would cause changes in visual conditions on the site during construction and with completion of the project. Visual impacts during construction would be temporary, but significant and unavoidable. The elimination of a connector road to connect Whites Canyon Road to Sierra Highway would avoid some potential visual effects. However, residential neighborhoods to the west of the site would experience changes in views. Grading and development would level existing topography to accommodate residential homes; therefore, even with reduced development under this Alternative, development would substantially degrade a long-range scenic vista from areas along and north of Canyon Crest Road and impacts would be significant. Overall, though visual impacts would be less under this Alternative than the Project, it would still have significant and unavoidable impacts on short- and long-range views.
- Traffic/Access. This Alternative would generate a 26% reduction in offsite average daily trips as compared to the Project. This Alternative would not have direct access to Sierra Highway and, therefore, impacts to Sierra Highway would be considerably less. However, this Alternative would add approximately 40% more traffic to Whites Canyon Road compared to the Project, due to this road being the only point of access; therefore, impacts to Whites Canyon Road and Plum Canyon Road would be greater. Overall, although traffic volumes would be less under this Alternative, this Alternative would have a similar impact as the Project but would result in new traffic impacts to neighborhood residential streets within the City that would not occur with the Project. Additionally, without a major highway improvement connecting Whites Canyon Road to Sierra Highway, the County's ability to complete such a connection as proposed under its Draft Highway Plans could be compromised.
- Noise. Under this Alternative, worst-case construction noise levels would remain similar to those under the Project. Movement of construction equipment would expose sensitive receptors along the truck route to noise levels in excess of the City and County thresholds and such impacts would therefore be significant and unavoidable. Construction impacts on the residential development immediately west of the site would be similar to those under the Project. However, since no development would occur on the southeastern portion of the site, noise impacts on sensitive receptors located north of Beneda Lane would be avoided. Finally, this Alternative would generate a 26% reduction in traffic volumes compared to the Project; accordingly, noise level impacts along roadway segments associated with this Alternative would be less than under the Project. Because this Alternative would not have direct access to Sierra Highway, significant unavoidable noise

impacts at noise-sensitive uses along Sierra Highway associated with the Project may be avoided under this Alternative. Noise levels at sensitive receptors along Plum Canyon Road and Whites Canyon Road would be greater under this Alternative and could result in significant unavoidable impacts compared with the Project. Overall, this Alternative would have less noise impacts on sensitive receptors in the vicinity than the Project.

- Air Quality. Under this alternative, worst-case construction emissions would remain similar to those identified for the Project, but construction would be of much shorter duration. Similar to the Project, construction and operation related impacts would occur and would result in significant regional and local air quality impacts. Although air quality impacts would be less under this Alternative than those identified for the Project, this Alternative would similarly result in significant and unavoidable air quality impacts for both construction and operation.
- Water Resources. This Alternative would increase water demand beyond current levels although at a lower rate than the Project. As with the Project water demand would not exceed Santa Clarita Water District's supply capacity and infrastructure and would be less than significant. The overall increase in impervious surfaces would not result in a significant reduction in groundwater recharge; therefore, impacts would be less than significant.
- Wastewater. The wastewater generated under this Alternative would be less than the quantity estimated for the Project and it is anticipated that existing infrastructure have the capacity to absorb this wastewater flow. Payment of sewer connection fees and infrastructure improvements would reduce impacts to wastewater. Therefore, impacts associated with wastewater would be less than significant and would be less under this Alternative than under the Project.
- Solid Waste Disposal. This Alternative would generate less construction waste than the Project and it is anticipated that such solid waste could be accommodated by existing landfills; therefore, impacts would be less than significant. Additionally due to the reduction in number of residential units, impacts on solid waste services and facilities during operation would be less under this Alternative than the Project.
- Law Enforcement Services. While development of this Alternative would increase demand for law enforcement services, if sufficient funding for Sheriff's services is not maintained by the County, a potentially significant and unavoidable impact could occur; however, due to the reduction in number of residential units, these impacts would be less than those under the Project.
- Fire Services and Hazards. This Alternative would increase demand for Los Angeles County Fire Department services and would locate development in a Very High Fire Hazard Severity Zone. With the payment of development impact fees and implementation of the same mitigation measures identified for the Project, impacts on fire protection services and fire hazards would be less than significant. Due to the considerable reduction in number of housing units developed, impacts under this Alternative would be less than with the Project.
- Education. This Alternative would result in 197 students fewer than generated under the Project. The payment of fees under the provisions of Gov. Code §

65995 *et seq.* would provide full and complete school facilities mitigation. Due to the reduction in residential units, impacts on school enrollment and capacities would be slightly less under this Alternative than under the Project.

- Libraries. This Alternative would generate demand for 8,487 library items and 1,543 square feet of library space. Due to the existing deficits, it is anticipated that the library demand generated under this Alternative would not be adequately accommodated and would contribute to the library falling below its service guidelines. However, with the payment of library impact fees pursuant to County Code requirements, impacts would be less than significant. Due to the reduction in the number of residential units to be developed, impacts on libraries would be slightly less under this Alternative than those identified for the Project.
- Parks. This Alternative includes development of a 7.5 acre park, but no trail easement would be granted. However, compliance with County Code requirements for dedication of park land and/or payment of in-lieu fees would reduce impacts on parks to a less than significant level.
- Land Use. This Alternative would bring less development to the site than the Project, and would support policies related to concentrated clustered development, minimizing adverse environmental effects, and improving infrastructure but to a lesser extent than the Project. This Alternative would not be as supportive as the Project in accommodating growth and demand for housing. To the extent demand is unmet, future development could occur in more outlying areas. Although this Alternative would fulfill policies related to land use to a lesser extent than the Project, such impacts would still be considered less than significant.
- Population, Housing and Employment. This Alternative would result in a projected onsite population increase of 3,086 residents. As with the Project, this growth is a relatively small component of the expected growth projected by the Southern California Association of Governments and, therefore, population and housing impacts of the Project under this Alternative would be less than significant because it would not cause population growth or accelerate development in an undeveloped area that exceeds projected/planned levels. This Alternative is expected to result in a total employment increase of 41 jobs from the development of the school site and park. The employment impacts under this Alternative would not cause employment growth or accelerate development in an undeveloped area that exceeds projected/planned levels and, thus, would be less than significant.
- Global Climate Change. Cumulative impacts on global climate change would remain significant and unavoidable under this Alternative.

#### *Relationship to Project Objectives*

The Reduced Project Alternative B would attain most of the basic objectives of the project although not to the same extent as the Project. This Alternative would meet all of the land use planning and resource conservation objectives of the Project. Although this Alternative would provide a public park, it would not support the extension of the County Trails System, and therefore would only partially meet the park and recreation objectives of the Project. However,

this Alternative would not include the major highway improvement involving the Whites Canyon Road extension to Sierra Highway proposed by the Project and shown on the County's Draft Highway Plan and, as such, would not fulfill this particular mobility objective. Additionally, the reduced project size would not increase the supply of housing to serve existing and future needs in the Santa Clarita Valley to the same degree as the Project. Therefore, this Alternative would not meet some of the key mobility objectives or fulfill other objectives to the same degree as the Project.

## **SECTION 11: FINDINGS REGARDING MITIGATION MONITORING PROGRAM**

Section 21081.6 of the Public Resources Code requires that when a public agency is making the finding required by Section 21081(a)(1) of the Public Resources Code, the public agency shall adopt a reporting or monitoring program for the changes made to the Project or conditions of project approval adopted in order to mitigate or avoid significant effects on the environment.

The Commission hereby finds that the Mitigation Monitoring Program, which is presented as a separate document, meets the requirements of Section 21081.6 of the Public Resources Code by providing for the implementation and monitoring of Project conditions intended to mitigate potential environmental impacts.

## **SECTION 12: STATEMENT OF OVERRIDING CONSIDERATIONS**

Pursuant to State CEQA Guidelines § 15093, a lead agency is required to balance the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered acceptable.

The Commission hereby finds that the substantial benefits resulting from implementation of the Project outweigh the potential unavoidable adverse effects of the following environmental impact areas: visual qualities, traffic/access, noise, air quality, solid waste disposal, law enforcement services, and global climate change. The Commission has reviewed the substantial evidence before this decision-making body and concludes these potentially significant unavoidable impacts are acceptable based upon the overriding considerations set forth in these Findings. Any of these overriding considerations is sufficient to support the Commission's determinations herein:

- The pending County General Plan update and the draft "One Valley, One Vision" plan for the Santa Clarita Valley designate most of the northerly half of the Project site as the Cruzan Mesa Vernal Pools SEA. The Cruzan Mesa vernal pool complex and the Plum Canyon vernal pool are important regionally-unique biotic communities within the proposed SEA. The Project's assembly efforts involved approximately 36 different property owners and focused on the land within northerly portion of the site so that the County's proposed SEA could be perfected and protected as permanent open space as part of the Project. The Project's proposed density transfer will preserve the entirety of the on-site SEA.
- The Project concentrates development near existing urban development and services in the adjacent City of Santa Clarita, maximizes open space and avoids flood and geologic hazard areas. The development area is generally separate from and not visible from surrounding neighborhoods.
- The current County Highway Plan proposes to extend Whites Canyon Road from Plum Canyon Road northerly to Vasquez Canyon Road and to construct a new Cruzan Mesa Road from Whites Canyon Road easterly to Sierra Highway. Both road connections would require substantial grading and landform alteration within the proposed SEA and these roads are unsupported by federal and state resource agencies because of unacceptable environmental impacts. Accordingly, the County plans to eliminate these road connections. Important traffic circulation improvements are needed to replace Whites Canyon and Cruzan Mesa Roads. The Project will construct Skyline Ranch Road through the Project site, from Plum Canyon Road to Sierra Highway. The proposed road will provide a regional roadway connection between Plum Canyon Road and Sierra Highway, which is essential now that the County no longer plans to extend Whites Canyon Road or construct Cruzan Mesa Road.

- The proposed new Skyline Ranch Road is closer to urban development within the City of Santa Clarita. Unlike the Whites Canyon Road extension and Cruzan Mesa Road, the proposed Skyline Ranch Road avoids the SEA, minimizes disturbance of natural terrain, is not opposed by federal and state resource agencies, and does not invite leapfrog development. The proposed Skyline Ranch Road will service existing and planned development, and provides important connectivity to Sierra Highway and the Antelope Valley Freeway.
- Mystery Mesa is a landmark setting located within the northerly portion of the site. It has been an important resource for the entertainment industry and regional economy since filming began there in the early 1970s. A tract map has been recorded for 200 homes on Mystery Mesa. However, after the tract map was recorded, the County proposed to designate Mystery Mesa as part of an SEA. Although desirable view lots could be developed here, the area is not supported by nearby urban infrastructure and substantial grading would be needed to provide access to any development. The Project will transfer the 200 recorded lots on Mystery Mesa to the development site, which will move approved urban development from a remote site, next to sparse rural residential development, to areas of the site adjacent to urban development within the City and infrastructure and services.

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**Mitigation Measures and Global Warming Resources**  
**California Attorney General's Office**

**(1) Global Warming Mitigation Measures**

The following are some examples of the types mitigation that local agencies may consider under the California Environmental Quality Act (CEQA) to offset or reduce global warming impacts. The list, which is by no means exhaustive or obligatory, includes measures and policies that could be undertaken directly by the local agency, incorporated into the agency's own "Climate Action Plan,"<sup>1</sup> or funded by "fair share" mitigation fees; measures that could be incorporated as a condition of approval of an individual project; and measures that may be outside the jurisdiction of the local agency to impose or require but still appropriate for consideration in an agency's environmental document.

While the lead agency must determine which particular mitigation measures, or suite of measures, is appropriate and feasible for a particular project, proponents of individual private projects are encouraged to take an active role in developing and presenting to lead agencies new and innovative ways to address the impacts of global warming.

**Transportation**

- Coordinate controlled intersections so that traffic passes more efficiently through congested areas.
- Set specific limits on idling time for commercial vehicles, including delivery and construction vehicles.
- Promote ride sharing programs *e.g.*, by designating a certain percentage of parking spaces for high-occupancy vehicles, providing larger parking spaces to accommodate vans used for ride-sharing, designating adequate passenger loading and unloading and waiting areas, and providing electronic message board space for coordinating rides.
- Create car-sharing programs. Accommodations for such programs include providing parking spaces for the car-share vehicles at convenient locations accessible by public transportation.<sup>2</sup>
- Create and/or expand existing vehicle buy-back programs to include vehicles with high greenhouse gas emissions.
- Require clean alternative fuels and electric vehicles.
- Develop the necessary infrastructure to encourage the use of alternative fuel vehicles (*e.g.*, electric vehicle charging facilities and conveniently located alternative fueling stations).<sup>3</sup>
- Increase the cost of driving and parking private vehicles by imposing tolls, parking fees, and residential parking permit limits.

- Develop transportation policies that give funding preference to public transit.<sup>4</sup>
- Design transportation centers where various public transportation modes intersect.
- Encourage the use of public transit systems by enhancing safety and cleanliness on vehicles and in and around stations.
- Assess transportation impact fees on new development in order to facilitate and increase public transit service.<sup>5</sup>
- Provide shuttle service to public transit.
- Offer public transit incentives.
- Incorporate bicycle lanes into street systems in regional transportation plans, new subdivisions, and large developments.
- Create bicycle lanes and walking paths directed to the location of schools and other logical points of destination and provide adequate bicycle parking.<sup>6</sup> Ensure that non-motorized transportation systems are connected and not interrupted by impassable barriers, such as freeways.<sup>7</sup>
- Restore and/or expand school bus services. Where possible, use an alternative fuel school bus fleet.
- Require commercial projects to include facilities on-site to encourage employees to bicycle or walk to work.
- Provide public education and publicity about public transportation services.<sup>8</sup>
- Conduct a public information campaign on all options for individuals to reduce transportation emissions.
- Organize and lead a formal telecommute work program involving public agencies and private businesses. Provide information, training, and incentives to encourage participation. Provide incentives for equipment purchases to allow high-quality teleconferences

### **Energy Efficiency and Renewable Energy**

- Require energy efficient design for buildings.<sup>9</sup> This may include strengthening local building codes for new construction and renovation to require a higher level of energy efficiency.<sup>10</sup>
- Adopt a "Green Building Program" to promote green building standards.<sup>11</sup>
- Provide permitting incentives for energy efficient building projects, *e.g.*, by giving green projects priority in plan review, processing and field inspection services.<sup>12</sup>
- Fund and schedule energy efficiency audits of existing buildings by checking, repairing, and readjusting heating, ventilation, air conditioning, lighting, hot

water equipment, insulation and weatherization. (Facilitating or funding the improvement of energy efficiency in existing buildings could offset in part the global warming impacts of new development.) Offer financial incentives for adoption of identified efficiency measures.<sup>13</sup>

- Provide individualized energy management services for large energy users.
- Require the use of energy efficient heating and cooling systems, appliances and office equipment.<sup>14</sup>
- Fund incentives and technical assistance for lighting efficiency.<sup>15</sup>
- Require that projects use efficient lighting. (Fluorescent lighting uses approximately 75% less energy than incandescent lighting to deliver the same amount of light.)
- Require the use of Light Emitting Diode (LED) for traffic and street lighting.<sup>16</sup>
- Incorporate on-site renewable energy production (through, *e.g.*, participation in the California Energy Commission's New Solar Homes Partnership). Require project proponents to install solar panels, water reuse systems, and/or other systems to capture energy sources that would otherwise be wasted.<sup>17</sup>
- Streamline permitting and provide public information to facilitate accelerated construction of solar and wind power systems, solar and tankless hot water heaters, and energy-efficient heating, ventilation and air conditioning systems in existing buildings.<sup>18</sup>
- Provide innovative financing for energy efficiency and alternative energy projects. For example, allow property owners to pay for energy efficiency improvements and solar system installation through long-term assessments on individual property tax bills.<sup>19</sup>
- Fund incentives to encourage the use of energy efficient equipment and vehicles.
- Provide public education and publicity about energy efficiency and available programs and incentives.<sup>20</sup>

### **Land Use Measures**

- Encourage mixed-use, infill, and higher density development to reduce vehicle trips, promote alternatives to individual vehicle travel and promote efficient delivery of services and goods. Infill development generates fewer vehicle miles traveled (VMT) per capita and reduced emissions of greenhouse gases, and denser development is associated with increased public transit use.<sup>21</sup> For example, a city or county could promote "smart" development by reducing developer fees or granting property tax credits for qualifying projects.<sup>22</sup>
- Discourage development that will increase passenger vehicle VMT. Enact ordinances and programs to limit or prohibit sprawl – development that requires additional or longer passenger vehicle commutes between workplaces and residences.<sup>23</sup>
- Incorporate public transit into project design.<sup>24</sup>

- Require measures that take advantage of shade, prevailing winds, landscaping and sun screens to reduce energy use.
- Preserve and create open space and parks. Preserve existing trees and require the planting of replacement trees for those removed in construction.
- Impose measures to address this “urban heat island” effect by, *e.g.*, requiring light-colored and reflective roofing materials and paint; light-colored roads and parking lots; shade trees in parking lots; and shade trees on the south and west sides of new or renovated buildings.<sup>25</sup> Darker colored roofs, pavement, and lack of trees may cause temperatures in urban environments to increase by as much as 6-8 degrees Fahrenheit as compared to surrounding areas.<sup>26</sup>
- Facilitate “brownfield” development located near existing public transportation and jobs.
- Require pedestrian-only streets and plazas within developments, and destinations that may be reached conveniently by public transportation, walking, or bicycling.<sup>27</sup>

### **Water Conservation and Efficiency<sup>28</sup>**

- Design and implement a comprehensive water conservation strategy. The strategy may include many of the specific items that follow, plus other innovative measures that are appropriate for the location.
- Require water efficient landscapes.<sup>29</sup> Adopt a strong landscape ordinance with water budgets to assure efficient landscape design, installation, and maintenance in new construction.
- Encourage the use of reclaimed water for landscape irrigation in new developments and on public property. Provide necessary infrastructure to deliver and use reclaimed water.
- Require water efficient design for buildings. This may include strengthening local building codes for new construction and implementing a program to renovate existing buildings to require a higher level of water efficiency.
- Adopt a retrofit ordinance that will require installation of water-efficient fixtures upon the sale of homes.<sup>30</sup>
- Adopt and enforce restrictions on watering methods (*e.g.*, prohibiting systems that apply water to non-vegetated surfaces) and controls on runoff.
- Require water efficiency training and certification for irrigation designers, installers and managers.
- Provide individualized water audits for large water users to identify conservation opportunities. Offer financial incentives for adoption of identified efficiency measures.
- Provide water audits for large landscape accounts. Offer financial incentives for efficient irrigation controls and other efficiency measures.
- Fund incentives and technical assistance for water efficiency.
- Adopt standards that prescribe the maximum allowable effective impervious area

for all new development and redevelopment projects. Require preservation of the existing hydrologic character of developed sites to manage storm water and protect the environment. (Retaining storm water runoff onsite can drastically reduce the need for energy-intensive imported water at the site.)

- Adopt conservation pricing to encourage efficient water use.<sup>31</sup>

### **Solid Waste Measures**

- Require projects to reuse and recycle construction and demolition waste.
- Implement or expand city or county-wide recycling and composting programs for residents and businesses.
- Increase areas served by recycling programs
- Extend the types of recycling services offered (*e.g.*, to include food and green waste recycling).
- Establish methane recovery in local landfills, wastewater treatment and animal operations plants to generate electricity.<sup>32</sup>
- Provide public education and publicity about recycling services.

### **Carbon Offsets**

- In some instances, a lead agency may find that measures that will directly reduce a project's emissions are insufficient. A lead agency may consider whether carbon offsets would be appropriate. The project proponent could, for example, fund off-site projects (*e.g.*, alternative energy projects) that will reduce carbon emissions, or could purchase "credits" from another entity that will fund such projects. The lead agency should ensure that any mitigation taking the form of carbon offsets is specifically identified and that such mitigation will in fact occur.

### **(2) General Resources**

The following web sites and organizations provide general information about mitigating global warming impacts at the local level. These sites represent only a small fraction of the available resources. Local agencies are encouraged to conduct their own research in order to obtain the most current and relevant materials.

- The U.S. Conference of Mayors' Climate Protection Agreement contains valuable information for the many local agencies that are joining the fight against global warming. The Agreement is available here:  
[http://www.coolcities.us/resources/bestPracticeGuides/USM\\_ClimateActionHB.pdf](http://www.coolcities.us/resources/bestPracticeGuides/USM_ClimateActionHB.pdf).  
Nearly one hundred California cities have joined the "Cool Cities" campaign, which means they have signed the U.S. Mayor' Climate Protection Agreement and are taking concrete steps toward addressing global warming. These steps include preparing a city-wide greenhouse gas emissions inventory and creating and implementing a local Climate

Action Plan. Additional resources, including various cities' Climate Action Plans, are located at the Cool Cities website: <http://www.coolcities.us/resources.php>.

- In July 2007, Alameda County became one of twelve charter members of the "Cool Counties" initiative. Participating counties sign a Climate Stabilization Declaration, which is available at the website for King County (Washington State): <http://www.metrokc.gov/exec/news/2007/0716dec.aspx>. Participating counties agree to work with local, state, and federal governments and other leaders to reduce county geographical greenhouse gas emissions to 80% below current levels by 2050 by developing a greenhouse gas emissions inventory and regional reduction plan. Current member counties are recruiting new members and are committed to sharing information. Cool Counties contact information is available at: <http://www.kingcounty.gov/exec/coolcounties/Joinus.aspx>.
- Local Governments for Sustainability, a program of International Cities for Local Environmental Initiatives (ICLEI), has initiated a campaign called Cities for Climate Protection (CCP). The membership program is designed to empower local governments worldwide to take action on climate change. Many California cities have joined ICLEI. More information is available at the organization's website: <http://www.iclei.org/>.
- The Institute for Local Government, an affiliate of the California State Association of Counties and the League of California Cities, recently launched a program called the California Climate Action Network (CaliforniaCAN!). The program will provide information about the latest climate action resources, best practices, and case studies. More information is available at the CaliforniaCAN! website: <http://www.cacities.org/index.jsp?displaytype=&section=climate&zone=ilsg>.
- The Governor's Office of Planning and Research provides valuable resources for lead agencies related to CEQA and global warming at <http://opr.ca.gov/index.php?a=ceqa/index.html>. Among the materials available are a list of environmental documents addressing climate change and greenhouse gas emissions and a list of local plans and policies addressing climate change.

**(3) Notes**

1. For example, the County of Marin adopted a Greenhouse Gas Reduction Plan in October, 2006 that sets reduction targets for government operations and for the County as a whole. See [http://www.co.marin.ca.us/depts/CD/main/pdf/final\\_ghg\\_red\\_plan.pdf](http://www.co.marin.ca.us/depts/CD/main/pdf/final_ghg_red_plan.pdf).
2. There are a number of car sharing programs operating in California, including City CarShare <http://www.citycarshare.org/>, Zip Car <http://www.zipcar.com/> and Flexcar <http://www.flexcar.com/>.

3. See the City of Santa Monica's Green Building Program at <http://www.greenbuildings.santa-monica.org/transportation/parkingcharging.html>.
4. San Francisco's "Transit First" Policy is listed in its Climate Action Plan, available at <http://www.sfenvironment.org/downloads/library/climateactionplan.pdf>.
5. San Francisco assesses a Downtown Transportation Impact Fee on new office construction and commercial office space renovation within a designated district. The fee is discussed in the City's Climate Action plan. See Note 4.
6. See Marin County's Safe Routes to Schools program at <http://www.saferoutestoschools.org/>.
7. The City of La Mesa has a Sidewalk Master Plan and an associated map that the City uses to prioritize funding. As the City states, "The most important concept for sidewalks is connectivity. For people to want to use a sidewalk, it must conveniently connect them to their intended destination." See <http://www.ci.la-mesa.ca.us/index.asp?NID=699>.
8. The U.S. Conference of Mayors' Climate Action Handbook, cited above, lists education and outreach as key components to taking action against global warming.
9. Leadership in Energy and Environmental Design (LEED) administers a Green Building Ratings program that provides benchmarks for the design, construction, and operation of high-performance green buildings. More information about the LEED ratings system is available at <http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>. Build it Green is a non-profit, membership organization that promotes green building practices in California. The organization offers a point-based, green building rating system for various types of projects. See <http://www.builditgreen.org/guidelines-rating-systems>.
10. Public Resources Code Section 25402.1(h)2 and Section 10-106 of the Building Energy Efficiency Standards establish a process which allows local adoption of energy standards that are more stringent than the statewide Standards. More information is available at the California Energy Commission's website. See [http://www.energy.ca.gov/title24/2005standards/ordinances\\_exceeding\\_2005\\_building\\_standards.html](http://www.energy.ca.gov/title24/2005standards/ordinances_exceeding_2005_building_standards.html).
11. The City of Santa Monica, for example, has instituted a Green Building Program. See Note 4 and <http://www.greenbuildings.santa-monica.org/>. The City of Pasadena also has a green building ordinance that applies to public and private buildings. See <http://www.ci.pasadena.ca.us/permitcenter/greencity/building/gbprogram.asp> and [http://ordlink.com/codes/pasadena/index.htm?Search\\_Code=Begin+Searching+Municipal+Code](http://ordlink.com/codes/pasadena/index.htm?Search_Code=Begin+Searching+Municipal+Code). The City of San Francisco is considering adopting green building performance requirements that would apply to public and private buildings. See <http://www.sfenvironment.org/downloads/library/gbtfrrreleasev1.3.pdf>.

12. See "Green County San Bernardino," <http://www.greencountysb.com/> at p. 6.
13. Under Southern California Gas Company's Energy Efficiency Program for Commercial/Industrial Large Business Customers, participants are eligible to receive an incentive based upon 50% of the equipment cost, or \$0.50 per therm saved, whichever is lower, up to a maximum amount of \$1,000,000 per customer, per year. Eligible projects require an energy savings of at least 200,000 therms per year. See <http://www.socalgas.com/business/efficiency/grants/>.
14. Energy Star is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy that certifies energy efficient products and provides guidelines for energy efficient practices for homes and businesses. More information about Energy Star certified products is available at <http://www.energystar.gov/>. The Electronic Product Environmental Assessment Tool (EPEAT) is a system that ranks computer products based on their conformance to a set of environmental criteria, including energy efficiency. More information about EPEAT is available at <http://www.epeat.net/AboutEPEAT.aspx>.
15. As described in its Climate Action Plan, the City of San Francisco uses a combination of incentives and technical assistance to reduce lighting energy use in small businesses such as grocery stores, small retail outlets, and restaurants. The program offers free energy audits and coordinated lighting retrofit installation. In addition, the City offers residents the opportunity to turn in their incandescent lamps for coupons to buy fluorescent units. See Note 4.
16. For a discussion of the use of LED traffic lights, see the City of Berkeley's Resource Conservation and Global Warming Abatement Plan at <http://www.baaqmd.gov/pln/GlobalWarming/BerkeleyClimateActionPlan.pdf>.
17. At the direction of Governor Schwarzenegger, the California Public Utilities Commission (CPUC) approved the California Solar Initiative on January 12, 2006. The initiative creates a \$3.3 billion, ten-year program to install solar panels on one million roofs in the State. See <http://www.gosolarcalifornia.ca.gov/nshp/index.html>.
18. As part of its "Green County San Bernardino" program, the County is waiving permit fees for alternative energy systems and efficient heating and air conditioning systems. See <http://www.greencountysb.com/> at p. 3.
19. The City of Berkeley is in the process of instituting a "Sustainable Energy Financing District." See <http://www.cityofberkeley.info/Mayor/PR/pressrelease2007-1023.htm>.
20. See "Green County San Bernardino," <http://www.greencountysb.com/> at pp. 4-6.

21. See US EPA, *Our Built and Natural Environments, A Technical Review of the Interactions between Land Use, Transportation, and Environmental Quality* (Jan. 2001) at pp. 46-48 <http://www.epa.gov/dced/pdf/built.pdf>.
22. The City of Berkeley has endorsed this strategy in its Resource Conservation and Global Warming Abatement Plan. See Note 16.
23. Samples of local legislation to reduce sprawl are set forth in the U.S. Conference of Mayors' Climate Action Handbook, cited above.
24. The U.S. Conference of Mayors cites Sacramento's Transit Village Redevelopment as a model of transit-oriented development. More information about this project is available at <http://www.cityofsacramento.org/planning/projects/65th-street-village/>.
25. See the website for Lawrence Berkeley National Laboratory's Urban Heat Island Group at <http://eetd.lbl.gov/HeatIsland/LEARN/> and U.S. EPA's Heat Island website at [www.epa.gov/heatisland/](http://www.epa.gov/heatisland/). To learn about the effectiveness of various heat island mitigation strategies, see the Mitigation Impact Screening Tool, available at <http://www.epa.gov/heatisld/resources/tools.html>.
26. Some local agencies have implemented a cool surfaces programs in conjunction with measures to address storm water run off and water quality. See, for example, The City of Irvine's Sustainable Travelways/Green Streets program at [http://www.cityofirvine.org/depts/redevelopment/sustainable\\_travelways.asp](http://www.cityofirvine.org/depts/redevelopment/sustainable_travelways.asp); The City of Los Angeles's Green Streets LA program at <http://water.lgc.org/water-workshops/la-workshop/GreenStreetsDaniels.pdf/view>; see also The Chicago Green Alley Handbook at [http://egov.cityofchicago.org/webportal/COCWebPortal/COC\\_EDITORIAL/GreenAlleyHandbook\\_Jan.pdf](http://egov.cityofchicago.org/webportal/COCWebPortal/COC_EDITORIAL/GreenAlleyHandbook_Jan.pdf).
27. Palo Alto's Green Ribbon Task Force Report on Climate Protection recommends pedestrian streets under its proposed actions. See <http://www.city.palo-alto.ca.us/knowzone/agendas/grtf.asp>.
28. The California Energy Commission has found that the State's water-related energy use – which includes the conveyance, storage, treatment, distribution, wastewater collection, treatment, and discharge – consumes about 19 percent of the State's electricity, 30 percent of its natural gas, and 88 billion gallons of diesel fuel every year, and this demand is growing. See <http://www.energy.ca.gov/2007publications/CEC-999-2007-008/CEC-999-2007-008.PDF>. Accordingly, reducing water use and improving water efficiency can help reduce energy use and associated greenhouse gas emissions.

29. The Water Conservation in Landscaping Act of 2006 (AB 1881) requires the Department of Water Resources (DWR), not later than January 1, 2009, to update the Model Water Efficient Landscape Ordinance. The draft of the entire updated Model Water Efficient Landscape Ordinance will be made available to the public in December 2007. See <http://www.owue.water.ca.gov/landscape/ord/updatedOrd.cfm>.
30. See the City of San Diego's plumbing retrofit ordinance at <http://www.sandiego.gov/water/conservation/selling.shtml>.
31. The Irvine Ranch Water District in Southern California uses a five-tiered rate structure that rewards conservation. The water district has a baseline charge for necessary water use. Water use that exceeds the baseline amount costs incrementally more money. While "low volume" water use costs \$.082 per hundred cubic feet (ccf), "wasteful" water use costs \$7.84 per ccf. See [http://www.irwd.com/AboutIRWD/rates\\_residential.php](http://www.irwd.com/AboutIRWD/rates_residential.php).
32. San Diego's Metropolitan Wastewater Department installed eight "digesters" at one of its wastewater treatment plants. Digesters use heat and bacteria to break down the organic solids removed from the wastewater to create methane. See <http://www.sandiego.gov/mwwd/facilities/ptloma.shtml>.



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

March 18, 2010

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

FROM: Susan Tae, AICP, Supervising Regional Planner *SWT*  
Land Divisions Section

**SUBJECT: PROJECT NO. 04-075-(5) "Skyline Ranch"**  
**GENERAL PLAN AMENDMENT CASE NO. 200900009**  
**VESTING TENTATIVE TRACT MAP NO. 060922**  
**CONDITIONAL USE PERMIT CASE NO. 04-075**  
**CONDITIONAL USE PERMIT CASE NO. 200900121**  
**OAK TREE PERMIT CASE NO. 200700021**  
**HIGHWAY REALIGNMENT CASE NO. 200900001**

**MARCH 24, 2010; AGENDA ITEM NO. 8 a, b, c, d, e, f, g**  
**\*\* SUPPLEMENTAL PACKAGE \*\***

**PROJECT BACKGROUND**

The project, known as Skyline Ranch, proposes a clustered residential development of 1,260 single-family residential lots as well as a 12-acre public park, nine private parks, an 11.6-acre elementary school lot, 25 open space lots and additional public facility (debris basin and booster pump station) lots on 2,173 gross acres. The project includes Class II bike lanes within Skyline Ranch Road as well as network of privately-maintained paseos and trails, and one public trail.

The project was originally filed with a vesting tentative tract map for the subdivision along with a Conditional Use Permit ("CUP") for onsite project grading, urban and nonurban hillside management, density-controlled development and for a temporary materials processing facility proposed onsite during construction within the project site. The project also includes an oak tree permit for the removal of one oak tree (nonheritage), and a highway realignment to review the realignment of Whites Canyon Road as Skyline Ranch Road through the project site. A General Plan Amendment to address changes to the Master Plan of Highways has subsequently been filed along with a CUP for onsite project grading and solid fill project for the offsite construction of Skyline Ranch Road.

A Final Environmental Impact Report ("EIR") has been prepared, including Findings of Fact and Statement of Overriding Considerations, pursuant to California Environmental Quality Act (CEQA) reporting requirements. Impacts to Visual Quality, Cumulative Traffic, Noise, Air Quality, Solid Waste Disposal, Law Enforcement Services and Global Climate Change were identified as significant impacts that cannot be mitigated to less than significant with project mitigation measures. The Draft EIR was circulated, and the formal public comment period as noticed, ended on September 10, 2009.

### **PROJECT ISSUES**

#### **Open Space Maintenance**

As of time of writing, staff is continuing to determine appropriate additional language to address the funding mechanisms for the natural open space intended for Los Angeles County Department of Parks and Recreation ("Parks and Recreation"). Approximately 1,325 acres of natural open space (portion of open space Lot No. 1293) which includes the Cruzan Mesa area, will be dedicated to Parks and Recreation (see attached exhibit). In evaluating the necessary maintenance costs of this open space, Parks and Recreation has calculated an annual maintenance cost of \$50,000, which would include weed abatement, trash and litter removal, trail maintenance and potential minor habitat restoration.

A Landscaping and Lighting Act District ("LLAD") is proposed for this natural open space, which would establish a funding mechanism for maintenance. In the process to create an LLAD, an engineer's report is prepared which includes an analysis of the area to be maintained and how the area benefits those who will be paying the assessment as well as the per-parcel assessment. The process for creating a LLAD for the open space however, generally takes one to one-and-a-half years after approval of the project.

Film revenue is also anticipated to offset some of the maintenance costs of the natural open space. However, it is not known at this time what film revenue may be generated. Any additional information regarding potential film revenue may be available for further discussion during the March 24, 2010 hearing.

#### **Project Holds**

As previously indicated, all holds have been cleared for the project, and updated conditions along with updated draft findings and draft resolution are attached.

### **STAFF EVALUATION**

Since the March 3, 2010 continued public hearing, all holds have been cleared for the project. The project is consistent with the General Plan and adopted Santa Clarita Valley Area Plan, and through the General Plan Amendment will be promoting future

compatibility with a proposed SEA. The project is consistent with zoning, and through the density-controlled development CUP, will also be promoting a more sensitive design that clusters development closer to urban improvements and services. The project's infrastructure and community benefits balance against the project's requested density closer to the maximum density permitted by hillside management.

While staff believes that additional condition and mitigation language should be developed to clarify the funding mechanisms for the natural open space, staff feels that given the potential length of time to gather this additional information, the additional condition language should be drafted and proposed as the project is scheduled before the Los Angeles County Board of Supervisors for subsequent public hearings.

### **RECOMMENDATION**

Therefore, staff recommends that your Commission close the public hearing and certify the Final EIR and adopt the Findings of Fact and Statement of Overriding Considerations. Staff also recommends your Commission approve the vesting tentative tract map, CUPs, and oak tree permit; and recommend to the Board of Supervisors approval of the general plan amendment.

**Recommended Motion:** "I move that the Regional Planning Commission close the public hearing; and certify the Final EIR and adopt the Findings of Fact and Statement of Overriding Considerations."

**Recommended Motion:** "I move that the Regional Planning Commission approve Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case Nos. 04-075 and 200900121, and Oak Tree Permit Case No. 200700021; and recommend to the Board of Supervisors approval of General Plan Amendment Case No. 200900009."

SMT:st  
3/18/10

Attachments: Updated Draft Resolution  
Updated Draft Findings  
Updated Draft Conditions  
Open Space Transfer Exhibit

**A DRAFT RESOLUTION OF THE  
REGIONAL PLANNING COMMISSION  
OF THE COUNTY OF LOS ANGELES  
RELATING TO PROJECT NO. 04-075-(5)  
GENERAL PLAN AMENDMENT CASE NO. 200900009**

**WHEREAS**, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350) provides for adoption of amendments to county general plans; and

**WHEREAS**, the Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing regarding General Plan Amendment Case No. 200900009, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, Highway Realignment Case No. 200900001, and Vesting Tentative Tract Map No. 060922 on September 16, 2009, December 16, 2009, March 3, 2010, and March 24, 2010.

**WHEREAS**, the Commission finds as follows:

1. The applicant, Pardee Homes, LLC, proposes to create a clustered hillside residential development of 1,260 single-family homes and various open space parks on 2,173 gross acres. The project includes an 11.6-acre elementary school site, a 12-acre public park and a network of privately-maintained paseos and trails, and one public trail. A Class II bike lane is proposed within Skyline Ranch Road.
2. General Plan Amendment Case No. 200900009 is a request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited Secondary Highway), and realign Whites Canyon Road as Skyline Ranch Road (proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway.
3. Conditional Use Permit ("CUP") Case No. 04-075 is a related request to ensure compliance with the requirements for urban and nonurban hillside management, density-controlled development, and onsite project grading that exceeds 100,000 cubic yards; and to permit a temporary materials processing facility proposed during construction within the project site.
4. CUP Case No. 200900121 is a related request to authorize an onsite grading and solid fill project for the offsite grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road, with 535,000 cubic yards of cut and 37,000 cubic yards of fill.
5. Oak Tree Permit Case No. 200700021 is a related request to remove one oak tree (nonheritage oak).

**GENERAL PLAN AMENDMENT CASE NO. 200900009**

**Draft Resolution**

6. Highway Realignment Case No. 200900001 is a related request to review the realignment of Whites Canyon Road, a designated proposed Secondary Highway, as Skyline Ranch Road, through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway.
7. Vesting Tentative Tract Map No. 060922 is a related request to create 1,260 single family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres.
8. The subject site is located west of Sierra Highway and south of Vasquez Canyon Road, and north of the City of Santa Clarita ("City"), in the Sand Canyon Zoned District.
9. The irregularly-shaped property is approximately 2,173 gross acres in size in a mostly natural condition with level to steeply sloping topography. Approximately 774 acres are within 0 to 25 percent slopes, 644 acres within 25 to 50 percent slopes, and 755 acres have slopes 50 percent and greater.
10. The project site is currently zoned A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area), A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area), A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area), and A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area), which was established by Ordinance No. 7339, effective June 6, 1958. Surrounding zoning is A-1 and A-2-1 to the north; A-1, A-1-10,000, R-3 (Limited Multiple Residence), C-3 (Unlimited Commercial), M-1 (Light Industrial), and City to the east; and A-2-1 and City to the south and west.
11. The subject property consists of vacant land, including 200 single-family lots created under recorded Tract Map Nos. 49433, 49434 and 49467. Surrounding uses include vacant property with single-family residential to the east, south and west; industrial and commercial within the City to the east and south; and multi-family residential and a school within the City to the south.
12. Access to the proposed development will be provided by an extension of Whites Canyon Road as Skyline Ranch Road from the west, a proposed 84-foot to 94-foot wide Secondary Highway as proposed on the County Master Plan of Highways, realigned through the subject property to Sierra Highway, a 100-foot Major Highway.
13. The approved vesting tentative tract map and Exhibit "A", dated October 22, 2009, depicts 1,260 single-family lots clustered over approximately 622 acres in the southern portion of the project site. The single-family lots range in size from 6,048 to 23,950 square feet. A proposed 12-acre public park will be located at the northern portion of the developed area, with recreational amenities to include a basketball court, baseball field and children's play area. Additional parks will be privately maintained by a homeowners association ("HOA"), totaling approximately six acres. An 11.6-acre

elementary school site is depicted in the center of the developed area with a pedestrian bridge over Skyline Ranch Road, and 13 debris basin lots are depicted throughout the development. A public trail will be included within the project as well as privately-maintained trails and paseos, providing connectivity to private parks, cul-de-sac streets, and main thoroughfare Skyline Ranch Road. Grading will consist of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill (total 41.6 million cubic yards) to be balanced onsite. Offsite grading for the construction of Skyline Ranch Road will consist of 535,000 cubic yards of cut and 37,000 cubic yards of fill. Monument signs are proposed on and offsite within the unincorporated area and City, and a single oak tree onsite will be removed due to grading and construction.

14. Letters received and submitted to the Commission include from the City as well as the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA), Santa Clarita Organization for Preservation and the Environment ("SCOPE"), Santa Monica Mountains Conservancy ("SMMC"), and Sierra Club. The correspondence reflected comments on the Draft Environmental Impact Report ("EIR") as well as on the project design.
15. The project was advertised for the September 16, 2009 insit public hearing for Vesting Tentative Tract Map No. 060922, CUP Case No. 04-075, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.
16. During the September 16, 2009 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff recommended a continuance due to technical holds still outstanding for the project, including clearance through Los Angeles County Subdivision Committee ("Subdivision Committee") and required review by the Los Angeles County Interdepartmental Engineering Committee ("IEC"). Staff also indicated that a General Plan Amendment was required for the project for changes to the Master Plan of Highways, as the General Plan update, and the Plan update known as "One Valley One Vision" ("OVOV"), will likely update the Master Plan after the timeline proposed for this project. A CUP was also required to be filed for a solid fill grading project for the offsite construction of Skyline Ranch Road. Concern with existing filming activity near the Cruzan Mesa vernal pools within the large proposed open space lot was also raised by staff, warranting further research by staff.
17. Six persons testified at the September 16, 2009 public hearing: one neutral, and five with concerns or issues related to the development. The neutral testifier indicated that the applicant had an agreement in place with the Sulphur Springs School District regarding the elementary school site. Concerns expressed during the public hearing, including from the City, SCOPE and the SMMC/Mountains Recreation and Conservation Authority ("MRCA"), addressed need for offsite improvements at the intersection of Sierra Highway and Soledad Canyon Road; and included technical issues related to Skyline Ranch Road improvements (bike lane classification), improvements to Skyline Ranch Road west of the project site and offsite mitigation to

City utilities. Other concerns included need for re-noticing of project to include the General Plan Amendment, impacts to air quality, need for updated documents for the EIR, supremacy of Alternative No. 2 in the Draft EIR, and need for funding sources for maintenance of the open space. MRCA also indicated their experience in managing vernal pools, and made recommendations regarding signage and filming compatibility.

18. Issues raised during the September 16, 2009 public hearing included water availability and how this project may be affected by concurrent hearings on OVOV.
19. During the September 16, 2009 public hearing, the applicant's representative indicated that the project was favorable with City support and staff not requesting any design changes. The representative indicated their position regarding the additional CUP and General Plan Amendment filings requested by staff, and indicated that any issues regarding onsite filming activity had already been resolved. The representative supported the continuance recommendation, and indicated their understanding the testifiers' concerns.
20. During the September 16, 2009 public hearing, the Commission discussed the history of filming in southern California and questioned whether filming revenue could be used as a funding source for maintenance of the vernal pools, and how to achieve a balance between filming activity and resource protection. The Commission also also indicated that while staff is recommending a continuance, it was important to hold the public hearing and allow officials and interested persons to express their concerns. Given that OVOV was also scheduled for public hearing, the Commission indicated that this project's continuance should be to a date after the OVOV initial hearing. The Commission also indicated their desire to see a walkable community, and directed staff to return with technical issues addressed.
21. After testimony and discussion, on September 16, 2009 the Commission by vote of 4-0-1 (Valadez absent) continued the public hearing to December 16, 2009.
22. Subsequent to the September 16, 2009 public hearing, the applicant submitted a revision to the tentative map, dated October 22, 2009, to Subdivision Committee for review. After review, technical holds from Los Angeles County Department of Public Works ("Public Works") regarding offsite easements and water pump stations, continued to remain outstanding. The applicant also filed a General Plan Amendment application as well as an additional CUP for the offsite solid fill project. Concerns regarding the onsite filming activity were also resolved as there is an existing procedure in the County for issuance of filming permits that regulate frequency of temporary filming.
23. In addition to the entitlements previously advertised, the project was advertised for the December 16, 2009 insist public hearing with General Plan Amendment Case No. 200900009 and CUP Case No. 200900121.

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36. After testimony and discussion, on March 3, 2010 the Commission by vote of 5-0 continued the public hearing to March 24, 2010 for final documents to be prepared for approval.
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38. After hearing all testimony, the Commission closed the public hearing on March 24, 2010 and recommended approval of General Plan Amendment Case No. 200900009.
39. The proposed project is required to comply with the development standards of the A-1 zone pursuant to Section 22.24.110 of the County Code, and A-2 zone pursuant to Section 22.24.170 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 04-075.
40. The Plan Amendment is consistent with the goals and policies 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 urban development.
41. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Forester and Fire Warden, Parks and Recreation, Public Health and Regional Planning.
42. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures, except as otherwise modified and shown on the site plan and Vesting Tentative Tract Map No. 060922.
43. Compatibility with surrounding land uses will be ensured through the related subdivision, CUPs, oak tree permit, and environmental conditions.
44. There is no evidence that the proposed project will be materially detrimental to the use,

enjoyment, or valuation of property of other persons located in the vicinity of the project site.

45. The recommended general plan amendment will not place an undue burden upon the community's ability to provide necessary facilities and services, as outlined in the preceding findings of fact and environmental documentation.
46. Approval of the recommended general plan amendment is in the public interest, specifically in the interest of public health, safety, and general welfare, and is in conformity with good planning practices.
47. Approval of the recommended general plan amendment will enable implementation of the highway plan in the development of the subject property.
48. Adoption of the proposed general plan amendment will enable the development of the subject property as proposed.
49. The applicant in this case has satisfied the "Burden of Proof" for the requested General Plan Amendment which is needed and appropriate.
50. 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 July 2009, the Technical Appendices to the Draft EIR dated July 2009, the Final EIR including Responses to Comments dated February 2010, and the Addendum to the Final EIR dated March 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.
51. 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 visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions of the related vesting tentative map, CUPs and oak tree permit.
52. With respect to the adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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.

- 53.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.
54. 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.
55. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.

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

1. Hold a public hearing to consider the above recommended general plan amendment; and
2. Certify 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; and
3. Find that the Board has reviewed and considered the information contained in the Final EIR prior to approving the project; and
4. Approve and adopt the MMP for the proposed project, 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
5. Find that the significant adverse effects of the project have been reduced to an acceptable level as outlined in the attached Environmental Findings of Fact and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached; and
6. Find that the recommended general plan amendment is consistent with the goals, policies and programs of the General Plan; and
7. Adopt General Plan Amendment Case No. 200900009 amending the Master Plan of Highways of the General Plan as depicted on the Exhibit attached hereto and described hereinabove.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on March 24, 2010.

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

**REF**

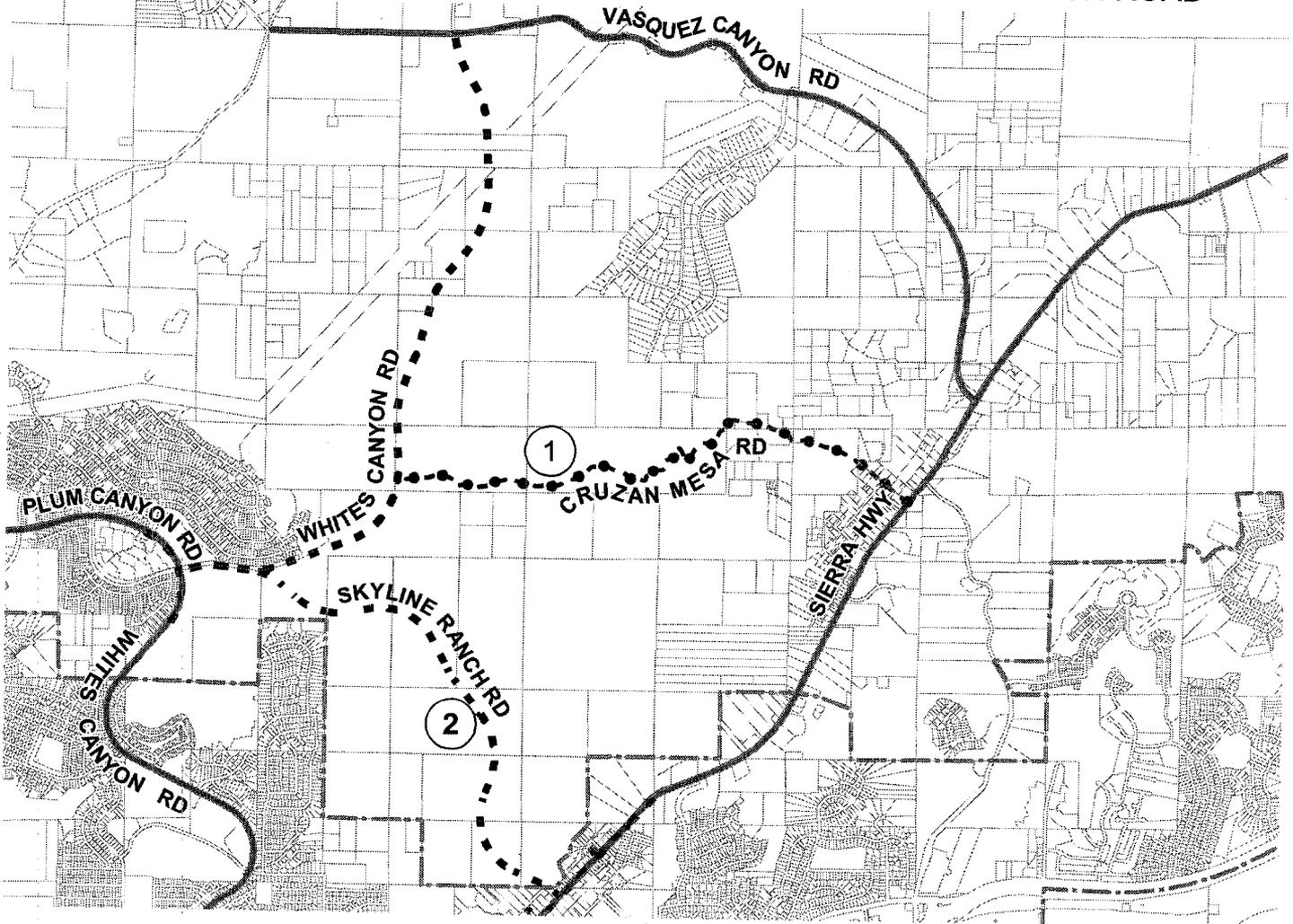
AMENDMENT TO COUNTYWIDE GENERAL PLAN  
**SANTA CLARITA VALLEY COMMUNITY**

**PLAN AMENDMENT: 200900009**

ON: \_\_\_\_\_

**CHANGE TO ADOPTED HIGHWAY PLAN**

DELETE PROPOSED CRUZAN MESA ROAD AND  
 REALIGN PROPOSED WHITES CANYON ROAD AS SKYLINE RANCH ROAD



**HIGHWAY PLAN AMENDMENTS:**

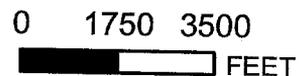
- ① DELETE PROPOSED LIMITED SECONDARY HIGHWAY CRUZAN MESA ROAD.
- ② — REALIGN PROPOSED SECONDARY HIGHWAY WHITES CANYON ROAD AS SKYLINE RANCH ROAD FROM PLUM CANYON ROAD TO SIERRA HIGHWAY.

**LEGEND:**

- MAJOR HIGHWAY - EXISTING
- - - - SECONDARY HIGHWAY - PROPOSED
- LIMITED SECONDARY HIGHWAY - PROPOSED
- PARCELS
- CITY BOUNDARY

DIGITAL DESCRIPTION: \ZCO\ZD\_SAND\_CANYON\

THE REGIONAL PLANNING COMMISSION  
 COUNTY OF LOS ANGELES  
 WAYNE REW, CHAIR  
 RICHARD J. BRUCKNER, PLANNING DIRECTOR



**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
FOR PROJECT NO. 04-075-(5)  
CONDITIONAL USE PERMIT CASE NO. 04-075**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Conditional Use Permit Case No. 04-075 on September 16, 2009, December 16, 2009, March 3, 2010, and March 24, 2010. Conditional Use Permit Case No. 04-075 was heard concurrently with General Plan Amendment Case No. 200900009 (December 16, 2009, March 3, 2010, and March 24, 2010 only), Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 200900121 (December 16, 2009, March 3, 2010 and March 24, 2010 only), Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.
2. The project proposes a clustered hillside residential development of 1,260 single-family homes and various open space and parks on 2,173 gross acres. The project includes an 11.6-acre elementary school site, a 12-acre public park and a network of privately-maintained paseos and trails, and one public trail. A Class II bike lane is proposed within Skyline Ranch Road. A temporary materials processing facility is proposed onsite for use during construction after the first phase of grading to prior to the end of the last phase of development (estimated 24 months), to process approximately 68,000 cubic yards of excavated soil to use as base material in concrete and asphalt within the project site.
3. A Conditional Use Permit ("CUP") is required to ensure compliance with urban and nonurban hillside management design review criteria, density-controlled development, and onsite project grading exceeding 100,000 cubic yards; and to permit an onsite temporary materials processing facility during construction, pursuant to Sections 22.24.100, 22.24.150, 22.56.205 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 CUP is required for the project since the 1,260 dwelling units proposed exceeds the low-density threshold of 402 dwelling units, and mid-point density threshold of 870 dwelling units, established for the site.
5. The subject site is located west of Sierra Highway and south of Vasquez Canyon Road, and north of the City of Santa Clarita ("City"), in the Sand Canyon Zoned District.
6. The project proposes 20.8 million cubic yards of cut and fill grading (total 41.6 million cubic yards) to be balanced onsite.

7. The irregularly-shaped property is approximately 2,173 gross acres in size in a mostly natural condition with level to steeply sloping topography. Approximately 774 acres are within 0 to 25 percent slopes, 644 acres within 25 to 50 percent slopes, and 755 acres have slopes 50 percent and greater.
8. Access to the proposed development will be provided by an extension of Whites Canyon Road as Skyline Ranch Road from the west, a proposed 84-foot to 94-foot wide Secondary Highway as proposed on the County Master Plan of Highways, realigned through the subject property to Sierra Highway, a 100-foot Major Highway.
9. The project site is currently zoned A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area), A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area), A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area), and A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area), which was established by Ordinance No. 7339, effective June 6, 1958. Surrounding zoning is A-1 and A-2-1 to the north; A-1, A-1-10,000, R-3 (Limited Multiple Residence), C-3 (Unlimited Commercial), M-1 (Light Industrial), and City to the east; and A-2-1 and City to the south and west.
10. The subject property consists of vacant land, including 200 single-family lots created under recorded Tract Map Nos. 49433, 49434 and 49467. Surrounding uses include vacant property with single-family residential to the east, south and west; industrial and commercial within the City to the east and south; and multi-family residential and a school within the City to the south.
11. The project is consistent with the A-2-1, A-1, A-1-10,000 and A-1-1 zoning classification. Single-family residences are permitted in the A-1 and A-2 zones pursuant to Sections 22.24.070 and 22.24.120 of the County Code. The proposed lot sizes of the project are less than the area requirements of the A-2-1, A-1-10,000 and A-1-1 zoning. However, the applicant has requested a 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”), Non-urban 2 (“N2”), Urban 1 (“U1”), Urban 2 (“U2”), Urban 3 (“U3”) 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 1,260 dwelling units is consistent with the maximum 1,302 dwelling units permitted by the land use categories for nonurban and urban hillside residential development.

13. The project provides an approximately 1,770 acres of open space (approximately 81 percent) within public park Lot No. 1262, private park Lot Nos. 1263 through 1271, and open space Lot Nos. 1272 through 1296. The project is consistent with the minimum 25 percent required for urban hillside projects, and 70 percent required for nonurban hillside projects. All open space provided is permanent open space as part of a density-controlled development.
14. General Plan Amendment Case No. 200900009 is a related request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited Secondary Highway), and realign Whites Canyon Road as Skyline Ranch Road (proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway.
15. CUP Case No. 200900121 is a related request to authorize an onsite grading and solid fill project for the offsite grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road, with 535,000 cubic yards of cut and 37,000 cubic yards of fill.
16. Oak Tree Permit Case No. 200700021 is a related request to remove one oak tree (nonheritage oak).
17. Highway Realignment Case No. 200900001 is a related request to review the realignment of Whites Canyon Road, a designated proposed Secondary Highway, as Skyline Ranch Road, through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway.
18. Vesting Tentative Tract Map No. 060922 is a related request to create 1,260 single family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres.
19. The approved Exhibit "A", dated October 22, 2009, depicts 1,260 single-family lots clustered over approximately 622 acres in the southern portion of the project site. The single-family lots range in size from 6,048 to 23,950 square feet. A proposed 12-acre public park will be located at the northern portion of the developed area, with recreational amenities to include a basketball court, baseball field and children's play area. Additional parks will be privately maintained by a homeowners association ("HOA"), totaling approximately six acres. An 11.6-acre elementary school site is depicted in the center of the developed area with a pedestrian bridge over Skyline Ranch Road, and 13 debris basin lots are depicted

throughout the development. A public trail will be included within the project as well as privately-maintained trails and paseos, providing connectivity to private parks, cul-de-sac streets, and main thoroughfare Skyline Ranch Road. Grading will consist of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill (total 41.6 million cubic yards) to be balanced onsite. Offsite grading for the construction of Skyline Ranch Road will consist of 535,000 cubic yards of cut and 37,000 cubic yards of fill. Monument signs are proposed on and offsite within the unincorporated area and City, and a single oak tree onsite will be removed due to grading and construction.

20. The project proposes a merger and resubdivision of underlying recorded Tract Map Nos. 49433, 49434 and 49467. The subdivision was approved as Tentative Tract Map No. 44967 to create 200 single-family lots on 360 acres within the Cruzan Mesa area. No homes have been constructed as part of these underlying lots. The subject project proposes to merge these lots and create open space Lot No. 1293 over this area.
21. Letters received and submitted to the Commission include from the City as well as the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA), Santa Clarita Organization for Preservation and the Environment ("SCOPE"), Santa Monica Mountains Conservancy ("SMMC"), and Sierra Club. The correspondence reflected comments on the Draft Environmental Impact Report ("EIR") as well as on the project design.
22. The project was advertised for the September 16, 2009 insist public hearing for Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.
23. During the September 16, 2009 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff recommended a continuance due to technical holds still outstanding for the project, including clearance through Los Angeles County Subdivision Committee ("Subdivision Committee") and required review by the Los Angeles County Interdepartmental Engineering Committee ("IEC"). Staff also indicated that a General Plan Amendment was required for the project for changes to the Master Plan of Highways, as the General Plan update, and the Plan update known as "One Valley One Vision" ("OVOV"), will likely update the Master Plan after the timeline proposed for this project. A CUP was also required to be filed for a solid fill grading project for the offsite construction of Skyline Ranch Road. Concern with existing filming activity near the Cruzan Mesa vernal pools within the large

proposed open space lot was also raised by staff, warranting further research by staff.

24. Six persons testified at the September 16, 2009 public hearing: one neutral, and five with concerns or issues related to the development. The neutral testifier indicated that the applicant had an agreement in place with the Sulphur Springs School District regarding the elementary school site. Concerns expressed during the public hearing, including from the City, SCOPE and the SMMC/Mountains Recreation and Conservation Authority ("MRCA"), addressed need for offsite improvements at the intersection of Sierra Highway and Soledad Canyon Road; and included technical issues related to Skyline Ranch Road improvements (bike lane classification), improvements to Skyline Ranch Road west of the project site and offsite mitigation to City utilities. Other concerns included need for re-noticing of project to include the General Plan Amendment, impacts to air quality, need for updated documents for the EIR, supremacy of Alternative No. 2 in the Draft EIR, and need for funding sources for maintenance of the open space. MRCA also indicated their experience in managing vernal pools, and made recommendations regarding signage and filming compatibility.
25. Issues raised during the September 16, 2009 public hearing included water availability and how this project may be affected by concurrent hearings on OVOV.
26. During the September 16, 2009 public hearing, the applicant's representative indicated that the project was favorable with City support and staff not requesting any design changes. The representative indicated their position regarding the additional CUP and General Plan Amendment filings requested by staff, and indicated that any issues regarding onsite filming activity had already been resolved. The representative supported the continuance recommendation, and indicated their understanding the testifiers' concerns.
27. During the September 16, 2009 public hearing, the Commission discussed the history of filming in southern California and questioned whether filming revenue could be used as a funding source for maintenance of the vernal pools, and how to achieve a balance between filming activity and resource protection. The Commission also also indicated that while staff is recommending a continuance, it was important to hold the public hearing and allow officials and interested persons to express their concerns. Given that OVOV was also scheduled for public hearing, the Commission indicated that this project's continuance should be to a date after the OVOV initial hearing. The Commission also indicated their desire to see a walkable community, and directed staff to return with technical issues addressed.

28. After testimony and discussion, on September 16, 2009 the Commission by vote of 4-0-1 (Valadez absent) continued the public hearing to December 16, 2009.
29. Subsequent to the September 16, 2009 public hearing, the applicant submitted a revision to the tentative map, dated October 22, 2009, to Subdivision Committee for review. After review, technical holds from Los Angeles County Department of Public Works ("Public Works") regarding offsite easements and water pump stations, continued to remain outstanding. The applicant also filed a General Plan Amendment application as well as an additional CUP for the offsite solid fill project. Concerns regarding the onsite filming activity were also resolved as there is an existing procedure in the County for issuance of filming permits that regulate frequency of temporary filming.
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45. After hearing all testimony, the Commission closed the public hearing on March 24, 2010 and approved Conditional Use Permit Case No. 04-075.
46. The Commission finds that the project's infrastructure and community benefits balance against the project's requested density closer to the maximum density permitted by hillside management.
47. The Commission finds that 1,770 acres of the property (approximately 82 percent) is set aside as permanent open space with the urban and nonurban hillside, density-controlled development of 1,260 single-family homes on the subject property. This open space is comprised of a public park lot, private park lots, trails and natural open space. The natural open space, and public park and trails are to be dedicated to the County of Los Angeles, and the private parks and trails to the HOA for ownership and maintenance, with landscaped medians and manufactured slopes for a Landscaping and Lighting Act District.
48. The Commission finds that the front yard setback to the habitable structure shall be a minimum of 18 feet as measured from back of sidewalk, and front yard setback to the garage shall be a minimum of 20 feet as measured from back of sidewalk. These setbacks will ensure compatibility with ADA requirements to ensure accessible sidewalks when cars are parked in individual driveways.
49. The Commission finds that the alternate cross-section is permitted for all local streets with direct access to single-family lots, as the use of the alternate cross-section would be in keeping with the design and improvement of adjoining streets. The project will create new streets within the developed area, and will be designed to visually create a hierarchy of streets as well as complement the proposed trail and paseo system.
50. The Commission finds that the four flag lots are justified by topographic conditions and the size and shape of the division of land, and as the design is not in conflict

with the pattern of neighborhood development. The proposed development will be creating new neighborhoods, and will not increase density by proposing homes adjacent to rear yards of existing homes.

51. The proposed project is required to comply with the development standards of the A-1 zone pursuant to Section 22.24.110 of the County Code, and A-2 zone pursuant to Section 22.24.170 of the County Code, except as otherwise modified by this grant.
52. 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 July 2009, the Technical Appendices to the Draft EIR dated July 2009, the Final EIR including Responses to Comments dated February 2010, and the Addendum to the Final EIR dated March 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.
53. 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 visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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 grant and the related CUP, oak tree permit and vesting tentative map.
54. With respect to the adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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.
55. 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.

56. 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.
57. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
58. Approval of this CUP 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. 060922, CUP Case No. 200900121 and Oak Tree Permit Case No. 2007000021.
59. 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.
60. 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 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; and
- 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.

**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 and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached.
2. Approves Conditional Use Permit Case No. 04-075 subject to the attached conditions.

**DEPARTMENT OF REGIONAL PLANNING  
PROJECT NO. 04-075-(5)  
CONDITIONAL USE PERMIT CASE NO. 04-075**

**Exhibit "A" Map Date: 10-22-09**

**DRAFT CONDITIONS:**

1. This grant authorizes the use of the subject property in an urban and non-urban hillside area for 1,260 single-family residential lots, density-controlled development to cluster the single-family lots on the southern portion of the project site with reduced lot size to 6,048 to 23,950 net square feet, and on-site grading over 100,000 cubic yards within the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area), A-1-10,000 (Light Agricultural - 10,000 Square Feet Minimum Required Lot Area), and A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area) zones as depicted on the approved exhibit map marked Exhibit "A" (dated October 22, 2009) or an approved revised Exhibit "A", subject to the following conditions of approval. This grant also authorizes a temporary materials processing facility during construction within the project site.
2. 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 the required fees have been paid pursuant to Condition Nos. 7 and 59. Condition Nos. 2, 7, 9, 10 and 11 shall be effective immediately upon final approval of this grant by the County.
3. 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 and shall include successor in interest.
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 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. Within three 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 for Project No. 04-075-(5), General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001. The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$2,867.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
8. If 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 inspections and for any enforcement of 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 \$200.00 per inspection).
9. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and 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 fully cooperate in the defense.
10. 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 from which actual costs shall be billed and deducted for the purposes 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 on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

11. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 060922 ("TR 060922"). In the event that TR 060922 should expire without the recordation of the final map or all final maps if phased, this grant shall terminate upon the expiration of the vesting tentative map. Entitlement to the use of the property, or unrecorded portion thereof, thereafter shall be subject to the regulations then in effect.
12. The subject property shall be graded, developed and maintained in substantial compliance with the approved vesting tentative tract map. An amended tentative tract map approved for TR 060922 may, at the discretion of the Director of Regional Planning ("Director"), constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
13. 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.
14. 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.
15. The permittee shall provide a current and valid water availability letter to the satisfaction of the Director and Director of Los Angeles County Department of Public Works ("Public Works") prior to recordation of the final map (or each final map if the project is phased), the issuance of grading permits, and the issuance of building permits for the approved development.

16. The permittee shall submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") and maintenance agreements and covenants to Regional Planning for review and approval. The CC&Rs shall include all of the project conditions, and include language that those conditions required to be in the CC&Rs may not be amended or eliminated by the homeowners association without prior approval from the Director.
17. The development of the subject property shall comply with all requirements and conditions approved for TR 060922, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021.
18. No additional grading or development, including expansion of pad areas with any walls greater than five feet in height or other materials, shall be permitted beyond that depicted on the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
19. The permittee shall provide a minimum of 2,151.65 acres or 82.9 percent open space, which includes natural undisturbed areas; graded slopes; public and private parks (1.2 acres of the public park will be covered by structures); and trails.
20. The permittee shall provide for the ownership and maintenance of private park Lot Nos. 1263 through 1271 by a homeowners association to the satisfaction of Regional Planning.
21. The permittee shall dedicate to the County of Los Angeles the right to prohibit construction of any residential structures on the school site depicted on the Exhibit "A" as Lot No. 1261, and on the open space areas depicted on the approved Exhibit "A" as public park Lot No. 1262 and private park Lot Nos. 1263 through 1271.
22. The permittee shall dedicate open space Lot Nos. 1272 through 1296 to the County of Los Angeles or other public agency to the satisfaction of Regional Planning. The dedication shall contain language requiring that access for emergency purposes shall not be prohibited over said open space lots.
23. The permittee shall dedicate to the County of Los Angeles the right to prohibit development, including construction of any structures and grading, on the open space areas as depicted on the Exhibit "A" as open space Lot Nos. 1272 through 1296.
24. This project is approved as density-controlled development, as shown on the approved vesting tentative map and Exhibit "A", 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, A-1-1 and A-1-10,000 in accordance with Section 22.56.205 of the County Code.

25. All commonly owned areas within the density-controlled development, shall be permanently reserved as open space. Such reservation shall be by establishment of a homeowners association, maintenance district or other appropriate means or methods to ensure the permanent reservation and continued perpetual maintenance of required commonly owned areas.
26. 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 areas.
27. All dwelling units within the density-controlled development shall be single-family residences.
28. 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 TR 060922, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021.
29. Prior to the issuance of any grading and/or building permit, site plans covering the development shall be submitted to and approved by the Director as a revised Exhibit "A", indicating substantial conformance with the approved Exhibit "A" where proposed grading and/or construction:
  - a. complies with the conditions of this grant and the standards of the zone;
  - b. is compatible with hillside; and
  - c. complies with the Los Angeles County Green Building, Low Impact Development, and Drought-Tolerant Landscaping Ordinances prior to building permit issuance.
30. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas. Prior to any issuance of any building permit, a site plan including exterior elevations and floorplans shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance.
31. The development is approved with a minimum front yard setback of 20 feet from the garage exterior to back of sidewalk, and 18 feet from any habitable area to

back of sidewalk. Prior to issuance of any building permit, a site plan that includes delineation of the sidewalk in measuring front yard setbacks, shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance.

32. A minimum of two covered automobile parking spaces for each single-family residential lot shall be provided and continuously maintained and developed to the specifications listed in Section 22.52.1060 of the County Code. The required parking spaces shall be continuously available for vehicle parking only and shall not be used for storage, automobile repair, or any other unauthorized use.
33. All single-family homes shall have roll-up doors for any garages facing the street, in order to maintain minimum driveway length clearance of 20 feet. Prior to issuance of any building permit, a site plan with floorplans and elevations shall be submitted to and approved by the Director, as a revised Exhibit "A", to ensure compliance.
34. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.
35. Prior to commencement of the temporary materials processing facility proposed during construction, the applicant shall submit a revised Exhibit "A" depicting the facility location and operation details. Such facility shall only be permitted for onsite use, and may not process materials from locations beyond the project boundary identified within this grant or associated Conditional Use Permit Case No. 200900121.
36. All structures shall comply with the requirements of the Division of Building and Safety of Public Works.
37. 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.
38. All grading and construction activities on the subject property and appurtenant activities, including engine warm-up, within 300 feet of an occupied single- or multi-family residential lot, shall be restricted to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. Construction work shall be prohibited on Sundays or holidays, including New Year's Day, Independence Day, Thanksgiving Day, Christmas Day, Memorial Day, and Labor Day. 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.

39. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of Public Works.
40. 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.
41. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
42. No construction equipment or vehicles, including construction crew's personal vehicles, shall be parked or stored on any existing public or private streets.
43. 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.
44. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
45. 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.
46. 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. Paint utilized in covering such markings shall be of a color that matches, as closely as possible the color of the adjacent surfaces.
47. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the ordinances and County Building and Plumbing Codes.

48. 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.
49. 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.
50. 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.
51. 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.
52. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
53. During construction, all large-size truck trips shall be limited to off-peak commute periods.
54. 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.
55. All graded slopes (cut and fill) shall be revegetated in compliance with the Grading Ordinance and Drought-Tolerant Landscape Ordinance. Prior to the issuance of any grading or building 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 for any proposed landscaping. 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, and shall use reclaimed water. The irrigation system shall, to the satisfaction of the Director of Public Works and Director, include dual piping to allow for future connection and use of reclaimed water within landscaped slopes.

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"). 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 75 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 the Director may determine that a lower percentage of such planting shall be required. In those areas where the Director approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 50 percent. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by the Director and the Forester. 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.

56. All slope improvements, including terrace drains, shall use colored concrete to blend with surrounding vegetation. Prior to any grading permit issuance, the permittee shall submit sample materials, including color palette, with a landscape plan, as a revised Exhibit "A". Prior to building permit issuance, the permittee shall submit evidence of colored concrete installation.
57. Within 30 days of approval of this grant, the permittee shall record a covenant and agreement with the County of Los Angeles agreeing to comply with the required environmental mitigation measures imposed in the Final Environmental Impact Report ("EIR") Mitigation Monitoring Program ("MMP"), and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the permittee shall submit a copy of the draft covenant to the Director for review and approval.
58. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final EIR for the project are incorporated herein by reference and attached and made conditions of this grant. The permittee shall comply with all such mitigation measures in accordance with the attached MMP. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director for approval as frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed.

The reports shall describe the status of the permittee's compliance with the required mitigation measures.

59. Within 30 days of approval of this grant, deposit the sum of **\$3,000.00** with Regional Planning in order to defray the cost of reviewing the permittee's reports and verifying compliance with the information contained in the reports required by the MMP.

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**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
FOR PROJECT NO. 04-075-(5)  
CONDITIONAL USE PERMIT CASE NO. 200900121**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Conditional Use Permit Case No. 200900121 on December 16, 2009, March 3, 2010, and March 24, 2010. Conditional Use Permit Case No. 200900121 was heard concurrently with General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922 (also considered September 16, 2009), Conditional Use Permit Case No. 04-075 (also considered September 16, 2009), Oak Tree Permit Case No. 200700021 (also considered September 16, 2009), and Highway Realignment Case No. 200900001 (also considered September 16, 2009).
2. The project proposes a clustered hillside residential development of 1,260 single family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres. The project includes an 11.6-acre elementary school site, a 12-acre public park and a network of privately-maintained paseos and trails, and one public trail. A Class II bike lane is proposed within Skyline Ranch Road.
3. A Conditional Use Permit ("CUP") is required to authorize an onsite grading and solid fill project for the offsite grading and construction of Skyline Ranch Road from the subdivision western project boundary to Whites Canyon Road/Plum Canyon Road pursuant to Sections 22.20.460 and 22.24.150 of the Los Angeles County Code ("County Code").
4. The subject site is located west of Sierra Highway and south of Vasquez Canyon Road, and north of the City of Santa Clarita ("City"), in the Sand Canyon Zoned District.
5. The project proposes offsite grading for the construction of Skyline Ranch Road, from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to the western subdivision project boundary, consisting of 535,000 cubic yards of cut and 37,000 cubic yards of fill.
6. Access to the proposed development will be provided by an extension of Whites Canyon Road as Skyline Ranch Road from the west, a proposed 84-foot to 94-foot wide Secondary Highway as proposed on the County Master Plan of Highways, realigned through the subject property to Sierra Highway, a 100-foot Major Highway.

7. The subject site is currently zoned A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) and RPD-5,000-20U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – 20 Dwelling Units per Net Acre), which were both established by Ordinance No. 880169Z, adopted October 11, 1988. Surrounding zoning is RPD-6,000-5.9U (Residential Planned Development – 6,000 Square Feet Minimum Required Lot Area – 5.9 Dwelling Units per Net Acre) to the north; A-2-2 and A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) to the east; A-2-1, RPD-6,000-7.5U (Residential Planned Development – 6,000 Square Feet Minimum Required Lot Area – 7.5 Dwelling Units per Net Acre) and City to the south; and A-2-1, R-1-4,000 (Single-Family Residence – 4,000 Square Feet Minimum Required Lot Area), RPD-5,000-5U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – 5 Dwelling Units per Net Acre), RPD-5,000-6.2U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – 6.2 Dwelling Units per Net Acre), and RPD-5,000-20U to the west.
8. The subject property consists of vacant land previously entitled under Vesting Tentative Tract Map No. 46018 (known as Shapell Plum Canyon). Surrounding uses include vacant property with single-family residential to the north, east, west and south with the City to the south.
9. The project is consistent with the RPD and A-2-2 zoning classifications. Solid fill projects are in the RPD and A-2 zones with a CUP pursuant to Sections 22.20.460 and 22.24.150 of the County Code.
10. The project site is depicted in the Hillside Management (“HM”), Urban 1 (“U1”), and Urban 3 (“U3”) land use categories of the Santa Clarita Valley Area Plan (“Plan”), a component of the Los Angeles Countywide General Plan (“General Plan”). A solid fill project for construction of a secondary highway is consistent with the residential designations.
11. General Plan Amendment Case No. 200900009 is a related request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited Secondary Highway), and realign Whites Canyon Road as Skyline Ranch Road (proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway.
12. CUP Case No. 04-075 is a related request to ensure compliance with the requirements for urban and nonurban hillside management, density-controlled development, and onsite project grading that exceeds 100,000 cubic yards; and to permit a temporary materials processing facility proposed during construction within the project site.

13. Oak Tree Permit Case No. 200700021 is a related request to remove one oak tree (nonheritage oak).
14. Highway Realignment Case No. 200900001 is a related request to review the realignment of Whites Canyon Road, a designated proposed Secondary Highway, as Skyline Ranch Road, through the project site from approximately 1,400 feet east Whites Canyon Road/Plum Canyon Road to Sierra Highway.
15. Vesting Tentative Tract Map No. 060922 is a related request to create 1,260 single family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres.
16. The approved Exhibit "A", dated October 22, 2009, depicts 1,260 single-family lots clustered over approximately 622 acres in the southern portion of the project site. The single-family lots range in size from 6,048 to 23,950 square feet. A proposed 12-acre public park will be located at the northern portion of the developed area, with recreational amenities to include a basketball court, baseball field and children's play area. Additional parks will be privately maintained by a homeowners association ("HOA"), totaling approximately six acres. An 11.6-acre elementary school site is depicted in the center of the developed area with a pedestrian bridge over Skyline Ranch Road, and 13 debris basin lots are depicted throughout the development. A public trail will be included within the project as well as privately-maintained trails and paseos, providing connectivity to private parks, cul-de-sac streets, and main thoroughfare Skyline Ranch Road. Grading will consist of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill (total 41.6 million cubic yards) to be balanced onsite. Offsite grading for the construction of Skyline Ranch Road will consist of 535,000 cubic yards of cut and 37,000 cubic yards of fill. Monument signs are proposed on and offsite within the unincorporated area and City, and a single oak tree onsite will be removed due to grading and construction.
17. Letters received and submitted to the Commission include from the City as well as the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA), Santa Clarita Organization for Preservation and the Environment ("SCOPE"), Santa Monica Mountains Conservancy ("SMMC"), and Sierra Club. The correspondence reflected comments on the Draft Environmental Impact Report ("EIR") as well as on the project design.
18. The project was advertised for the September 16, 2009 insist public hearing for Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-

075, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.

19. During the September 16, 2009 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff recommended a continuance due to technical holds still outstanding for the project, including clearance through Los Angeles County Subdivision Committee ("Subdivision Committee") and required review by the Los Angeles County Interdepartmental Engineering Committee ("IEC"). Staff also indicated that a General Plan Amendment was required for the project for changes to the Master Plan of Highways, as the General Plan update, and the Plan update known as "One Valley One Vision" ("OVOV"), will likely update the Master Plan after the timeline proposed for this project. A CUP was also required to be filed for a solid fill grading project for the offsite construction of Skyline Ranch Road. Concern with existing filming activity near the Cruzan Mesa vernal pools within the large proposed open space lot was also raised by staff, warranting further research by staff.
20. Six persons testified at the September 16, 2009 public hearing: one neutral, and five with concerns or issues related to the development. The neutral testifier indicated that the applicant had an agreement in place with the Sulphur Springs School District regarding the elementary school site. Concerns expressed during the public hearing, including from the City, SCOPE and the SMMC/Mountains Recreation and Conservation Authority ("MRCA"), addressed need for offsite improvements at the intersection of Sierra Highway and Soledad Canyon Road; and included technical issues related to Skyline Ranch Road improvements (bike lane classification), improvements to Skyline Ranch Road west of the project site and offsite mitigation to City utilities. Other concerns included need for re-noticing of project to include the General Plan Amendment, impacts to air quality, need for updated documents for the EIR, supremacy of Alternative No. 2 in the Draft EIR, and need for funding sources for maintenance of the open space. MRCA also indicated their experience in managing vernal pools, and made recommendations regarding signage and filming compatibility.
21. Issues raised during the September 16, 2009 public hearing included water availability and how this project may be affected by concurrent hearings on OVOV.
22. During the September 16, 2009 public hearing, the applicant's representative indicated that the project was favorable with City support and staff not requesting any design changes. The representative indicated their position regarding the additional CUP and General Plan Amendment filings requested by staff, and indicated that any issues regarding onsite filming activity had already been

- resolved. The representative supported the continuance recommendation, and indicated their understanding the testifiers' concerns.
23. During the September 16, 2009 public hearing, the Commission discussed the history of filming in southern California and questioned whether filming revenue could be used as a funding source for maintenance of the vernal pools, and how to achieve a balance between filming activity and resource protection. The Commission also indicated that while staff is recommending a continuance, it was important to hold the public hearing and allow officials and interested persons to express their concerns. Given that OVOV was also scheduled for public hearing, the Commission indicated that this project's continuance should be to a date after the OVOV initial hearing. The Commission also indicated their desire to see a walkable community, and directed staff to return with technical issues addressed.
  24. After testimony and discussion, on September 16, 2009 the Commission by vote of 4-0-1 (Valadez absent) continued the public hearing to December 16, 2009.
  25. Subsequent to the September 16, 2009 public hearing, the applicant submitted a revision to the tentative map, dated October 22, 2009, to Subdivision Committee for review. After review, technical holds from Los Angeles County Department of Public Works ("Public Works") regarding offsite easements and water pump stations, continued to remain outstanding. The applicant also filed a General Plan Amendment application as well as an additional CUP for the offsite solid fill project. Concerns regarding the onsite filming activity were also resolved as there is an existing procedure in the County for issuance of filming permits that regulate frequency of temporary filming.
  26. In addition to the entitlements previously advertised, the project was advertised for the December 16, 2009 insist public hearing with General Plan Amendment Case No. 200900009 and CUP Case No. 200900121.
  27. During the December 16, 2009 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that most of the previously-identified project issues had been resolved, and described the remaining issues, including ongoing discussions with the City and County for street designs to Skyline Ranch Road. Staff also described the project's request for the alternate cross-section for local streets providing direct access to the single-family lots, and its potential impacts with increased paving and limited clearance to meet American with Disabilities Act ("ADA") requirements. The project also proposes four flag lots within the developed area.

28. During the December 16, 2009 public hearing, the applicant presented their project, which through a clustered design respects the proposed Significant Ecological Area ("SEA") boundary by protecting the vernal pools and mesa resources. The applicant indicated that while Master Plan of Highway deletions are proposed, through future development any necessary access would still be required by Public Works. The project's Draft EIR also provided the most up-to-date information regarding water supply, and Castaic Lake Water Agency ("CLWA") which did raise comments on the OVOV's EIR, made no comments regarding this project's EIR.
29. Three persons testified during the December 16, 2009 public hearing: one representing the City, and two from the applicant's project team to answer any questions. The City indicated that two issues remained regarding traffic, including proposed mitigation at Soledad Canyon Road, and cross-sections for Skyline Ranch Road. The City indicated that they were continuing to work with the County and applicant on agreed-upon cross-sections for Skyline Ranch Road, with hope for resolution when the project returns for final action.
30. During the December 16, 2009 public hearing, the Commission discussed whether roll-up garage doors could be incorporated to address any reductions in sidewalk clearance by cars parking in individual driveways, and looked forward to the project returning with hopeful resolution between the County and the City. The Commission also discussed that while the subject project was well designed and has shown to have an adequate water supply, there is a general concern regarding water supply and large subdivisions. The Commission also directed staff to consider additional project conditions regarding piping for future reclaimed water use within landscaped slopes, and potential for individual cisterns for greywater use.
31. After testimony and discussion, on December 16, 2009 the Commission by vote of 5-0 continued the public hearing to March 3, 2010.
32. Subsequent to the December 16, 2009 public hearing, IEC conducted a duly-noticed meeting to discuss the highway realignment. After a brief presentation by staff and the applicant, and comments from one neighbor and the City, IEC indicated their recommendation for approval of the highway realignment.
33. Subsequent to the December 16, 2009 public hearing, County and City staff met with the applicant to discuss the proposed street improvements to Skyline Ranch Road. A general consensus was reached regarding a modified cross-section for proposed Secondary Highway Skyline Ranch Road, including two travel lanes

(one in each direction), a 14-foot wide landscaped median, and Class II bike lane in each direction.

34. During the March 3, 2010 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that IEC recommends approval of the highway realignment; and that the City, County and applicant have reached agreement on proposed improvements to Skyline Ranch Road. Staff also presented that at the time of the supplemental package, only one project hold remained regarding offsite easements. However, since then Public Works was recommending an alternate condition to require proof of easements prior to the public hearing by the Los Angeles County Board of Supervisors ("Board"), which Public Works formally read into the record. Staff also briefly summarized the additional correspondence received from the Sierra Club, where they indicated that their previous concerns regarding a number of potential impact areas, including infrastructure, biology, traffic, air quality, and water resources, was inadequately addressed or mitigated in the Final EIR.
35. During the March 3, 2010 public hearing, the applicant indicated their agreement with, and appreciation for, the recommended condition from Public Works.
36. One person testified during the March 3, 2010 public hearing representing the City. The City thanked County staff for working with them on the proposed Skyline Ranch Road cross-sections. The City also testified regarding the project's open space, and their encouragement that additional condition language be developed to clarify and specify initial and ongoing funding mechanisms for maintenance of the large natural open space. The City also responded to a question by the Commission regarding paseos where the City believed that while they has different paseo widths than what is proposed, paseos with a bike lane would still be beneficial.
37. During the March 3, 2010 public hearing, the Commission discussed the history of filming activity near the vernal pools, and their desire to not see the large open space fall under an HOA's responsibility. The Commission also questioned the type of fencing in place around the vernal pools as well as whether utilities will be provided to the elementary school lot.
38. During the March 3, 2010 public hearing, the applicant responded to the Commission, indicating that the large natural open space was intended all along to go to a public agency and Los Angeles County Department of Parks and Recreation ("Parks and Recreation") has indicated their intent to accept this open space. They believed that film revenue would be sufficient to maintain this open

- space, and the vernal pools will remain protected from filming activity with chain-link fences. If any filming does request that these fences be temporarily removed, a licensed biologist is required to be onsite at all times the fence during this time. The applicant also responded that if the Commission felt other types of fencing would be more appropriate with community character, including split-rail, that they would not object as long as other affected jurisdictions and agencies also agreed. The applicant indicated that not only will utilities be provided at the elementary school lot, the applicant will be providing full funding for the construction of the school site.
39. After testimony and discussion, on March 3, 2010 the Commission by vote of 5-0 continued the public hearing to March 24, 2010 for final documents to be prepared for approval.
  40. During the March 24, 2010 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented a summary of the updated conditions, including those included to address the Commission's comments and concerns regarding roll-up garage doors and reclaimed water piping. Staff also briefed the Commission regarding discussions with Parks and Recreation regarding the funding mechanism for the approximate 1,325 acres of open space, and staff recommendation that the condition/mitigation language be further developed prior to scheduling of the Board public hearing. Staff also responded to the letters received from the Sierra Club and SCOPE regarding the Final EIR.
  41. After hearing all testimony, the Commission closed the public hearing on March 24, 2010 and approved Conditional Use Permit Case No. 200900121.
  42. The proposed project is required to comply with the development standards of the RPD zone pursuant to Section 22.20.460 of the County Code, and A-2 zone pursuant to Section 22.24.170 of the County Code, except as otherwise modified by this grant.
  43. 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 July 2009, the Technical Appendices to the Draft EIR dated July 2009, the Final EIR including Responses to Comments dated February 2010, and the Addendum to the Final EIR dated March 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.

44. 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 visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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 grant and the related CUP, oak tree permit and vesting tentative map.
45. With respect to the adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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.
46. 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.
47. 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.
48. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
49. Approval of this CUP 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. 060922, CUP Case No. 04-075 and Oak Tree Permit Case No. 2007000021.
50. 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.

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.

**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 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; and
- 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.

**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 and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached.

2. Approves Conditional Use Permit Case No. 200900121 subject to the attached conditions.

**REF**

**DEPARTMENT OF REGIONAL PLANNING  
PROJECT NO. 04-075-(5)  
CONDITIONAL USE PERMIT CASE NO. 200900121**

**Exhibit "A" Map Date: 10-22-09**

**DRAFT CONDITIONS:**

1. This grant authorizes the use of the subject property for an onsite grading and solid fill project, consisting of approximately 535,000 cubic yards of cut and 37,000 cubic yards of fill, associated with the construction of Skyline Ranch Road, within the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) and RPD-6,000-7.5 U (Residential Planned Development – 6,000 Square Feet Minimum Required Lot Area – 7.5 Dwelling Units per Acre) zones as depicted on the approved exhibit map marked Exhibit "A" (dated October 22, 2009) or an approved revised Exhibit "A", subject to the following conditions of approval.
2. 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 the required fees have been paid pursuant to Condition Nos. 7 and 38. Condition Nos. 2, 7, 9, 10 and 11 shall be effective immediately upon final approval of this grant by the County.
3. 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 and shall include successor in interest.
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 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. Within three 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 for Project No. 04-075-(5), General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001. The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$2,867.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
8. If 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 inspections and for any enforcement of 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 \$200.00 per inspection).
9. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and 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 fully cooperate in the defense.
10. 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 from which actual costs shall be billed and deducted for the purposes 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 on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There

is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

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

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

11. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 060922 ("TR 060922"). In the event that TR 060922 should expire without the recordation of the final map or all final maps if phased, this grant shall terminate upon the expiration of the vesting tentative map. Entitlement to the use of the property, or unrecorded portoin thereof, thereafter shall be subject to the regulations then in effect.
12. The subject property shall be graded, developed and maintained in substantial compliance with the approved vesting tentative tract map. An amended tentative tract map approved for TR 060922 may, at the discretion of the Director of Regional Planning ("Director"), constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
13. 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.
14. 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.
15. The development of the subject property shall comply with all requirements and conditions approved for TR 060922, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, and Oak Tree Permit Case No. 200700021.
16. 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 TR 060922, Conditional Use Permit Case No. 04-075 and Oak Tree Permit Case No. 200700021.

17. Prior to the issuance of any grading and/or building permit, site plans covering the development shall be submitted to and approved by the Director as a revised Exhibit "A", indicating substantial conformance with the approved Exhibit "A" where the proposed grading and/or construction:
  - a. complies with the conditions of this grant and the standards of the zone;
  - b. is compatible with hillside resources; and
  - c. complies with the Los Angeles County Green Building, Low Impact Development and Drought-Tolerant Landscaping Ordinances prior to building permit issuance.
18. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.
19. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
20. 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.
21. All grading and construction activities on the subject property and appurtenant activities, including engine warm-up, within 300 feet of an occupied single- or multi-family residential lot, shall be restricted to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. Construction work shall be prohibited on Sundays or holidays, including New Year's Day, Independence Day, Thanksgiving Day, Christmas Day, Memorial Day, and Labor Day. 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.
22. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of Public Works.
23. 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.

24. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
25. No construction equipment or vehicles, including construction crew's personal vehicles, shall be parked or stored on any existing public or private streets.
26. 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.
27. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
28. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the ordinances and County Building and Plumbing Codes.
29. 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 Los Angeles County Department of Public Health ("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.
30. 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.
31. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
32. During construction, all large-size truck trips shall be limited to off-peak commute periods.
33. 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.

34. All graded slopes (cut and fill) shall be revegetated in compliance with the Grading Ordinance and Drought-Tolerant Landscape Ordinance. Prior to the issuance of any grading or building 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 for any proposed landscaping. 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, and shall use reclaimed water. The irrigation system shall, to the satisfaction of the Director of Public Works and Director, include dual piping to allow for future connection and use of reclaimed water within landscaped slopes.

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"). 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 75 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 the Director may determine that a lower percentage of such planting shall be required. In those areas where the Director of Planning approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 50 percent. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by the Director and the Forester. 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.

35. All slope improvements, including terrace drains, shall use colored concrete to blend with surrounding vegetation. Prior to any grading permit issuance, the permittee shall submit sample materials, including color palette, with landscape plan, as a revised Exhibit "A." Prior to building permit issuance, the permittee shall submit evidence of colored concrete installation.

36. Within 30 days of approval of this grant, the permittee shall record a covenant and agreement with the County of Los Angeles agreeing to comply with the required environmental mitigation measures imposed in the Final Environmental Impact Report ("EIR") Mitigation Monitoring Program ("MMP"), and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the permittee shall submit a copy of the draft covenant to the Director for review and approval.
37. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final EIR for the project are incorporated herein by reference and attached and made conditions of this grant. The permittee shall comply with all such mitigation measures in accordance with the attached MMP. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director for approval as frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed. The reports shall describe the status of the permittee's compliance with the required mitigation measures
38. Within 30 days of approval of this grant, deposit the sum of **\$3,000.00** with Regional Planning in order to defray the cost of reviewing the permittee's reports and verifying compliance with the information contained in the reports required by the MMP.

**R**

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
FOR PROJECT NO. 04-075-(5)  
OAK TREE PERMIT CASE NO. 200700021**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Oak Tree Permit Case No. 200700021 on September 16, 2009, December 16, 2009, March 3, 2010, and March 24, 2010. Oak Tree Permit Case No. 200700021 was heard concurrently with General Plan Amendment Case No. 200900009 (December 16, 2009, March 3, 2010, and March 24, 2010 only), Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 (December 16, 2009, March 3, 2010 and March 24, 2010 only), Highway Realignment Case No. 200900001, and Vesting Tentative Tract Map No. 060922.
2. The subject site is located west of Sierra Highway and south of Vasquez Canyon Road, and north of the City of Santa Clarita, in the Sand Canyon Zoned District.
3. The irregularly-shaped property is approximately 2,173 gross acres in size in a mostly natural condition with level to steeply sloping topography. Approximately 774 acres are within 0 to 25 percent slopes, 644 acres within 25 to 50 percent slopes, and 755 acres have slopes 50 percent and greater.
4. Oak Tree Permit Case No. 200700021 is a request to authorize the removal of one oak tree (non heritage).
5. The applicant submitted an Oak Tree Report prepared by Natural Resources Consultants (arborist: Thomas Juhasz), the consulting arborist, dated April 10, 2007 and updated July 7, 2009, that identifies and evaluates one oak tree on the subject property. There are no heritage oaks onsite.
6. The applicant proposes to remove one oak tree (non heritage). The proposed removal is due to impacts from construction and the development of the proposed project.
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 removal, subject to recommended conditions of approval, including replacement of oak tree removals at a rate of 10:1 for a total of 10 mitigation trees.
8. General Plan Amendment Case No. 200900009 is a related request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited

- Secondary Highway), and realign Whites Canyon Road as Skyline Ranch Road (proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway.
9. Conditional Use Permit ("CUP") Case No. 04-075 is a related request to ensure compliance with the requirements for urban and nonurban hillside management, density-controlled development, and onsite project grading that exceeds 100,000 cubic yards; and to permit a temporary materials processing facility proposed during construction within the project site.
  10. CUP Case No. 200900121 is a related request to authorize an onsite grading and solid fill project for the offsite grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road, with 535,000 cubic yards of cut and 37,000 cubic yards of fill.
  11. Highway Realignment Case No. 200900001 is a related request to review the realignment of Whites Canyon Road, a designated proposed Secondary Highway, as Skyline Ranch Road, through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway.
  12. Vesting Tentative Tract Map No. 060922 is a related request to create 1,260 single family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres.
  13. Access to the proposed development will be provided by an extension of Whites Canyon Road as Skyline Ranch Road from the west, a proposed 84-foot to 94-foot wide Secondary Highway as proposed on the County Master Plan of Highways, realigned through the subject property to Sierra Highway, a 100-foot Major Highway.
  14. Letters received and submitted to the Commission include from the City as well as the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA), Santa Clarita Organization for Preservation and the Environment ("SCOPE"), Santa Monica Mountains Conservancy ("SMMC"), and Sierra Club. The correspondence reflected comments on the Draft Environmental Impact Report ("EIR") as well as on the project design.
  15. The project was advertised for the September 16, 2009 insist public hearing for Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-

075, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.

16. During the September 16, 2009 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff recommended a continuance due to technical holds still outstanding for the project, including clearance through Los Angeles County Subdivision Committee ("Subdivision Committee") and required review by the Los Angeles County Interdepartmental Engineering Committee ("IEC"). Staff also indicated that a General Plan Amendment was required for the project for changes to the Master Plan of Highways, as the General Plan update, and the Plan update known as "One Valley One Vision" ("OVOV"), will likely update the Master Plan after the timeline proposed for this project. A CUP was also required to be filed for a solid fill grading project for the offsite construction of Skyline Ranch Road. Concern with existing filming activity near the Cruzan Mesa vernal pools within the large proposed open space lot was also raised by staff, warranting further research by staff.
17. Six persons testified at the September 16, 2009 public hearing: one neutral, and five with concerns or issues related to the development. The neutral testifier indicated that the applicant had an agreement in place with the Sulphur Springs School District regarding the elementary school site. Concerns expressed during the public hearing, including from the City, SCOPE and the SMMC/Mountains Recreation and Conservation Authority ("MRCA"), addressed need for offsite improvements at the intersection of Sierra Highway and Soledad Canyon Road; and included technical issues related to Skyline Ranch Road improvements (bike lane classification), improvements to Skyline Ranch Road west of the project site and offsite mitigation to City utilities. Other concerns included need for re-noticing of project to include the General Plan Amendment, impacts to air quality, need for updated documents for the EIR, supremacy of Alternative No. 2 in the Draft EIR, and need for funding sources for maintenance of the open space. MRCA also indicated their experience in managing vernal pools, and made recommendations regarding signage and filming compatibility.
18. Issues raised during the September 16, 2009 public hearing included water availability and how this project may be affected by concurrent hearings on OVOV.
19. During the September 16, 2009 public hearing, the applicant's representative indicated that the project was favorable with City support and staff not requesting any design changes. The representative indicated their position regarding the additional CUP and General Plan Amendment filings requested by staff, and indicated that any issues regarding onsite filming activity had already been

- resolved. The representative supported the continuance recommendation, and indicated their understanding the testifiers' concerns.
20. During the September 16, 2009 public hearing, the Commission discussed the history of filming in southern California and questioned whether filming revenue could be used as a funding source for maintenance of the vernal pools, and how to achieve a balance between filming activity and resource protection. The Commission also also indicated that while staff is recommending a continuance, it was important to hold the public hearing and allow officials and interested persons to express their concerns. Given that OVOV was also scheduled for public hearing, the Commission indicated that this project's continuance should be to a date after the OVOV initial hearing. The Commission also indicated their desire to see a walkable community, and directed staff to return with technical issues addressed.
  21. After testimony and discussion, on September 16, 2009 the Commission by vote of 4-0-1 (Valadez absent) continued the public hearing to December 16, 2009.
  22. Subsequent to the September 16, 2009 public hearing, the applicant submitted a revision to the tentative map, dated October 22, 2009, to Subdivision Committee for review. After review, technical holds from Los Angeles County Department of Public Works ("Public Works") regarding offsite easements and water pump stations, continued to remain outstanding. The applicant also filed a General Plan Amendment application as well as an additional CUP for the offsite solid fill project. Concerns regarding the onsite filming activity were also resolved as there is an existing procedure in the County for issuance of filming permits that regulate frequency of temporary filming.
  23. In addition the entitlements previously advertised, the project was advertised for the December 16, 2009 insist public hearing with General Plan Amendment Case No. 200900009 and CUP Case No. 200900121.
  24. During the December 16, 2009 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that most of the previously-identified project issues had been resolved, and described the remaining issues, including ongoing discussions with the City and County for street designs to Skyline Ranch Road. Staff also described the project's request for the alternate cross-section for local streets providing direct access to the single-family lots, and its potential impacts with increased paving and limited clearance to meet American with Disabilities Act ("ADA") requirements. The project also proposes four flag lots within the developed area.

25. During the December 16, 2009 public hearing, the applicant presented their project, which through a clustered design respects the proposed Significant Ecological Area ("SEA") boundary by protecting the vernal pools and mesa resources. The applicant indicated that while Master Plan of Highway deletions are proposed, through future development any necessary access would still be required by Public Works. The project's Draft EIR also provided the most up-to-date information regarding water supply, and Castaic Lake Water Agency ("CLWA") which did raise comments on the OVOV's EIR, made no comments regarding this project's EIR.
26. Three persons testified during the December 16, 2009 public hearing: one representing the City, and two from the applicant's project team to answer any questions. The City indicated that two issues remained regarding traffic, including proposed mitigation at Soledad Canyon Road, and cross-sections for Skyline Ranch Road. The City indicated that they were continuing to work with the County and applicant on agreed-upon cross-sections for Skyline Ranch Road, with hope for resolution when the project returns for final action.
27. During the December 16, 2009 public hearing, the Commission discussed whether roll-up garage doors could be incorporated to address any reductions in sidewalk clearance by cars parking in individual driveways, and looked forward to the project returning with hopeful resolution between the County and the City. The Commission also discussed that while the subject project was well designed and has shown to have an adequate water supply, there is a general concern regarding water supply and large subdivisions. The Commission also directed staff to consider additional project conditions regarding piping for future reclaimed water use within landscaped slopes, and potential for individual cisterns for greywater use.
28. After testimony and discussion, on December 16, 2009 the Commission by vote of 5-0 continued the public hearing to March 3, 2010.
29. Subsequent to the December 16, 2009 public hearing, IEC conducted a duly-noticed meeting to discuss the highway realignment. After a brief presentation by staff and the applicant, and comments from one neighbor and the City, IEC indicated their recommendation for approval of the highway realignment.
30. Subsequent to the December 16, 2009 public hearing, County and City staff met with the applicant to discuss the proposed street improvements to Skyline Ranch Road. A general consensus was reached regarding a modified cross-section for proposed Secondary Highway Skyline Ranch Road, including two travel lanes

(one in each direction), a 14-foot wide landscaped median, and Class II bike lane in each direction.

31. During the March 3, 2010 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that IEC recommends approval of the highway realignment; and that the City, County and applicant have reached agreement on proposed improvements to Skyline Ranch Road. Staff also presented that at the time of the supplemental package, only one project hold remained regarding offsite easements. However, since then Public Works was recommending an alternate condition to require proof of easements prior to the public hearing by the Los Angeles County Board of Supervisors ("Board"), which Public Works formally read into the record. Staff also briefly summarized the additional correspondence received from the Sierra Club, where they indicated that their previous concerns regarding a number of potential impact areas, including infrastructure, biology, traffic, air quality, and water resources, was inadequately addressed or mitigated in the Final EIR.
32. During the March 3, 2010 public hearing, the applicant indicated their agreement with, and appreciation for, the recommended condition from Public Works.
33. One person testified during the March 3, 2010 public hearing representing the City. The City thanked County staff for working with them on the proposed Skyline Ranch Road cross-sections. The City also testified regarding the project's open space, and their encouragement that additional condition language be developed to clarify and specify initial and ongoing funding mechanisms for maintenance of the large natural open space. The City also responded to a question by the Commission regarding paseos where the City believed that while they have different paseo widths than what is proposed, paseos with a bike lane would still be beneficial.
34. During the March 3, 2010 public hearing, the Commission discussed the history of filming activity near the vernal pools, and their desire to not see the large open space fall under an HOA's responsibility. The Commission also questioned the type of fencing in place around the vernal pools as well as whether utilities will be provided to the elementary school lot.
35. During the March 3, 2010 public hearing, the applicant responded to the Commission, indicating that the large natural open space was intended all along to go to a public agency and Los Angeles County Department of Parks and Recreation ("Parks and Recreation") has indicated their intent to accept this open space. They believed that film revenue would be sufficient to maintain this open

- space, and the vernal pools will remain protected from filming activity with chain-link fences. If any filming does request that these fences be removed temporarily, a licensed biologist is required to be onsite at all times the fence is removed. The applicant also responded that if the Commission felt other types of fencing would be more appropriate with community character, including split-rail, that they would not object as long as other affected jurisdictions and agencies also agreed. The applicant indicated that not only will utilities be provided of the elementary school lot, the applicant will be providing full funding for the construction of the school site.
36. After testimony and discussion, on March 3, 2010 the Commission by vote of 5-0 continued the public hearing to March 24, 2010 for final documents to be prepared for approval.
  37. During the March 24, 2010 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented a summary of the updated conditions, including those included to address the Commission's comments and concerns regarding roll-up garage doors and reclaimed water piping. Staff also briefed the Commission regarding discussions with Parks and Recreation regarding the funding mechanism for the approximate 1,325 acres of open space, and staff recommendation that the condition/mitigation language be further developed prior to scheduling of the Board public hearing. Staff also responded to the letters received from the Sierra Club and SCOPE regarding the Final EIR.
  38. After hearing all testimony, the Commission closed the public hearing on March 24, 2010 and approved Oak Tree Permit Case No. 200700021.
  39. The necessary drainage improvements for soil erosion control will be designed in accordance with the standards of the Public Works as a condition of approval of the associated vesting tentative tract map.
  40. The proposed project is required to comply with the development standards of the A-1 zone pursuant to Section 22.24.110 of the Los Angeles County Code ("County Code"), and A-2 zone pursuant to Section 22.24.170 of the County Code, except as otherwise modified by CUP Case No. 04-075.
  41. 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 July 2009, the Technical Appendices to the Draft EIR dated July 2009, the Final EIR including

Responses to Comments dated February 2010, and the Addendum to the Final EIR dated March 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.

42. 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 visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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 oak tree map and related CUPs and vesting tentative map.
43. With respect to the adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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.
44. 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.
45. 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.
46. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
47. 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. 060922, CUP Case No. 04-075, and CUP Case No. 200900121.
48. 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 County Code;
- B. That the proposed removal of the oak tree will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated;
- C. That in addition to the above facts, that the removal of one oak tree is necessary for development reasons as continued existence of the trees at the present location frustrates the planned improvements and proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive; and placement of such tree precludes the reasonable and efficient use of such property for a use otherwise authorized; and
- D. That the proposed removal of the oak tree 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 County Code.

**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 and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached.

2. Approves Oak Tree Permit Case No. 200700021 subject to the attached conditions.

**DRAFT**

**DEPARTMENT OF REGIONAL PLANNING  
PROJECT NO. 04-075-(5)  
OAK TREE PERMIT CASE NO. 200700021**

**DRAFT CONDITIONS**

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

1. This grant authorizes the removal of one tree of the Oak genus *Quercus agrifolia* identified on the applicant's site plan and Oak Tree Report dated April 10, 2007, and updated July 7, 2009 as Tree Number 1, 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 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 Los Angeles County Department of Regional Planning ("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 Nos. 9, 10 and 43. Condition Nos. 3, 36, 37 and 44 shall be effective immediately upon final approval of this grant by the County.
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 three days of the approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. 04-075-(5), which includes General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001. The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$2,867.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
10. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Los Angeles County Fire Department ("Fire Department") a sum of **\$500.00**. Such fee shall be used to compensate the 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 prior to the commencement of construction and four subsequent annual inspections until the conditions of approval have been met. The Director of Regional Planning ("Director") and the Forester shall retain the right to make regular and unannounced site inspections.
11. The term "Oak Tree Report" refers to the reports on file by Natural Resource Consultants, the consulting arborists, dated April 10, 2007 and updated report dated July 7, 2009.
12. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director and the Forester 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 and Forester any failure to fully comply with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
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 Forester for the life of the Oak Tree Permit or Vesting Tentative Tract Map No. 060922.
14. 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

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**Mitigation Measures and Global Warming Resources**  
**California Attorney General's Office**

**(1) Global Warming Mitigation Measures**

The following are some examples of the types mitigation that local agencies may consider under the California Environmental Quality Act (CEQA) to offset or reduce global warming impacts. The list, which is by no means exhaustive or obligatory, includes measures and policies that could be undertaken directly by the local agency, incorporated into the agency's own "Climate Action Plan,"<sup>1</sup> or funded by "fair share" mitigation fees; measures that could be incorporated as a condition of approval of an individual project; and measures that may be outside the jurisdiction of the local agency to impose or require but still appropriate for consideration in an agency's environmental document.

While the lead agency must determine which particular mitigation measures, or suite of measures, is appropriate and feasible for a particular project, proponents of individual private projects are encouraged to take an active role in developing and presenting to lead agencies new and innovative ways to address the impacts of global warming.

**Transportation**

- Coordinate controlled intersections so that traffic passes more efficiently through congested areas.
- Set specific limits on idling time for commercial vehicles, including delivery and construction vehicles.
- Promote ride sharing programs *e.g.*, by designating a certain percentage of parking spaces for high-occupancy vehicles, providing larger parking spaces to accommodate vans used for ride-sharing, designating adequate passenger loading and unloading and waiting areas, and providing electronic message board space for coordinating rides.
- Create car-sharing programs. Accommodations for such programs include providing parking spaces for the car-share vehicles at convenient locations accessible by public transportation.<sup>2</sup>
- Create and/or expand existing vehicle buy-back programs to include vehicles with high greenhouse gas emissions.
- Require clean alternative fuels and electric vehicles.
- Develop the necessary infrastructure to encourage the use of alternative fuel vehicles (*e.g.*, electric vehicle charging facilities and conveniently located alternative fueling stations).<sup>3</sup>
- Increase the cost of driving and parking private vehicles by imposing tolls, parking fees, and residential parking permit limits.

- Develop transportation policies that give funding preference to public transit.<sup>4</sup>
- Design transportation centers where various public transportation modes intersect.
- Encourage the use of public transit systems by enhancing safety and cleanliness on vehicles and in and around stations.
- Assess transportation impact fees on new development in order to facilitate and increase public transit service.<sup>5</sup>
- Provide shuttle service to public transit.
- Offer public transit incentives.
- Incorporate bicycle lanes into street systems in regional transportation plans, new subdivisions, and large developments.
- Create bicycle lanes and walking paths directed to the location of schools and other logical points of destination and provide adequate bicycle parking.<sup>6</sup> Ensure that non-motorized transportation systems are connected and not interrupted by impassable barriers, such as freeways.<sup>7</sup>
- Restore and/or expand school bus services. Where possible, use an alternative fuel school bus fleet.
- Require commercial projects to include facilities on-site to encourage employees to bicycle or walk to work.
- Provide public education and publicity about public transportation services.<sup>8</sup>
- Conduct a public information campaign on all options for individuals to reduce transportation emissions.
- Organize and lead a formal telecommute work program involving public agencies and private businesses. Provide information, training, and incentives to encourage participation. Provide incentives for equipment purchases to allow high-quality teleconferences

### **Energy Efficiency and Renewable Energy**

- Require energy efficient design for buildings.<sup>9</sup> This may include strengthening local building codes for new construction and renovation to require a higher level of energy efficiency.<sup>10</sup>
- Adopt a "Green Building Program" to promote green building standards.<sup>11</sup>
- Provide permitting incentives for energy efficient building projects, *e.g.*, by giving green projects priority in plan review, processing and field inspection services.<sup>12</sup>
- Fund and schedule energy efficiency audits of existing buildings by checking, repairing, and readjusting heating, ventilation, air conditioning, lighting, hot

water equipment, insulation and weatherization. (Facilitating or funding the improvement of energy efficiency in existing buildings could offset in part the global warming impacts of new development.) Offer financial incentives for adoption of identified efficiency measures.<sup>13</sup>

- Provide individualized energy management services for large energy users.
- Require the use of energy efficient heating and cooling systems, appliances and office equipment.<sup>14</sup>
- Fund incentives and technical assistance for lighting efficiency.<sup>15</sup>
- Require that projects use efficient lighting. (Fluorescent lighting uses approximately 75% less energy than incandescent lighting to deliver the same amount of light.)
- Require the use of Light Emitting Diode (LED) for traffic and street lighting.<sup>16</sup>
- Incorporate on-site renewable energy production (through, *e.g.*, participation in the California Energy Commission's New Solar Homes Partnership). Require project proponents to install solar panels, water reuse systems, and/or other systems to capture energy sources that would otherwise be wasted.<sup>17</sup>
- Streamline permitting and provide public information to facilitate accelerated construction of solar and wind power systems, solar and tankless hot water heaters, and energy-efficient heating, ventilation and air conditioning systems in existing buildings.<sup>18</sup>
- Provide innovative financing for energy efficiency and alternative energy projects. For example, allow property owners to pay for energy efficiency improvements and solar system installation through long-term assessments on individual property tax bills.<sup>19</sup>
- Fund incentives to encourage the use of energy efficient equipment and vehicles.
- Provide public education and publicity about energy efficiency and available programs and incentives.<sup>20</sup>

### **Land Use Measures**

- Encourage mixed-use, infill, and higher density development to reduce vehicle trips, promote alternatives to individual vehicle travel and promote efficient delivery of services and goods. Infill development generates fewer vehicle miles traveled (VMT) per capita and reduced emissions of greenhouse gases, and denser development is associated with increased public transit use.<sup>21</sup> For example, a city or county could promote "smart" development by reducing developer fees or granting property tax credits for qualifying projects.<sup>22</sup>
- Discourage development that will increase passenger vehicle VMT. Enact ordinances and programs to limit or prohibit sprawl – development that requires additional or longer passenger vehicle commutes between workplaces and residences.<sup>23</sup>
- Incorporate public transit into project design.<sup>24</sup>

- Require measures that take advantage of shade, prevailing winds, landscaping and sun screens to reduce energy use.
- Preserve and create open space and parks. Preserve existing trees and require the planting of replacement trees for those removed in construction.
- Impose measures to address this “urban heat island” effect by, *e.g.*, requiring light-colored and reflective roofing materials and paint; light-colored roads and parking lots; shade trees in parking lots; and shade trees on the south and west sides of new or renovated buildings.<sup>25</sup> Darker colored roofs, pavement, and lack of trees may cause temperatures in urban environments to increase by as much as 6-8 degrees Fahrenheit as compared to surrounding areas.<sup>26</sup>
- Facilitate “brownfield” development located near existing public transportation and jobs.
- Require pedestrian-only streets and plazas within developments, and destinations that may be reached conveniently by public transportation, walking, or bicycling.<sup>27</sup>

### **Water Conservation and Efficiency<sup>28</sup>**

- Design and implement a comprehensive water conservation strategy. The strategy may include many of the specific items that follow, plus other innovative measures that are appropriate for the location.
- Require water efficient landscapes.<sup>29</sup> Adopt a strong landscape ordinance with water budgets to assure efficient landscape design, installation, and maintenance in new construction.
- Encourage the use of reclaimed water for landscape irrigation in new developments and on public property. Provide necessary infrastructure to deliver and use reclaimed water.
- Require water efficient design for buildings. This may include strengthening local building codes for new construction and implementing a program to renovate existing buildings to require a higher level of water efficiency.
- Adopt a retrofit ordinance that will require installation of water-efficient fixtures upon the sale of homes.<sup>30</sup>
- Adopt and enforce restrictions on watering methods (*e.g.*, prohibiting systems that apply water to non-vegetated surfaces) and controls on runoff.
- Require water efficiency training and certification for irrigation designers, installers and managers.
- Provide individualized water audits for large water users to identify conservation opportunities. Offer financial incentives for adoption of identified efficiency measures.
- Provide water audits for large landscape accounts. Offer financial incentives for efficient irrigation controls and other efficiency measures.
- Fund incentives and technical assistance for water efficiency.
- Adopt standards that prescribe the maximum allowable effective impervious area

for all new development and redevelopment projects. Require preservation of the existing hydrologic character of developed sites to manage storm water and protect the environment. (Retaining storm water runoff onsite can drastically reduce the need for energy-intensive imported water at the site.)

- Adopt conservation pricing to encourage efficient water use.<sup>31</sup>

### **Solid Waste Measures**

- Require projects to reuse and recycle construction and demolition waste.
- Implement or expand city or county-wide recycling and composting programs for residents and businesses.
- Increase areas served by recycling programs
- Extend the types of recycling services offered (e.g., to include food and green waste recycling).
- Establish methane recovery in local landfills, wastewater treatment and animal operations plants to generate electricity.<sup>32</sup>
- Provide public education and publicity about recycling services.

### **Carbon Offsets**

- In some instances, a lead agency may find that measures that will directly reduce a project's emissions are insufficient. A lead agency may consider whether carbon offsets would be appropriate. The project proponent could, for example, fund off-site projects (e.g., alternative energy projects) that will reduce carbon emissions, or could purchase "credits" from another entity that will fund such projects. The lead agency should ensure that any mitigation taking the form of carbon offsets is specifically identified and that such mitigation will in fact occur.

### **(2) General Resources**

The following web sites and organizations provide general information about mitigating global warming impacts at the local level. These sites represent only a small fraction of the available resources. Local agencies are encouraged to conduct their own research in order to obtain the most current and relevant materials.

- The U.S. Conference of Mayors' Climate Protection Agreement contains valuable information for the many local agencies that are joining the fight against global warming. The Agreement is available here:  
[http://www.coolcities.us/resources/bestPracticeGuides/USM\\_ClimateActionHB.pdf](http://www.coolcities.us/resources/bestPracticeGuides/USM_ClimateActionHB.pdf)  
Nearly one hundred California cities have joined the "Cool Cities" campaign, which means they have signed the U.S. Mayor' Climate Protection Agreement and are taking concrete steps toward addressing global warming. These steps include preparing a city-wide greenhouse gas emissions inventory and creating and implementing a local Climate

Action Plan. Additional resources, including various cities' Climate Action Plans, are located at the Cool Cities website: <http://www.coolcities.us/resources.php>.

- In July 2007, Alameda County became one of twelve charter members of the "Cool Counties" initiative. Participating counties sign a Climate Stabilization Declaration, which is available at the website for King County (Washington State): <http://www.metrokc.gov/exec/news/2007/0716dec.aspx>. Participating counties agree to work with local, state, and federal governments and other leaders to reduce county geographical greenhouse gas emissions to 80% below current levels by 2050 by developing a greenhouse gas emissions inventory and regional reduction plan. Current member counties are recruiting new members and are committed to sharing information. Cool Counties contact information is available at: <http://www.kingcounty.gov/exec/coolcounties/Joinus.aspx>.
- Local Governments for Sustainability, a program of International Cities for Local Environmental Initiatives (ICLEI), has initiated a campaign called Cities for Climate Protection (CCP). The membership program is designed to empower local governments worldwide to take action on climate change. Many California cities have joined ICLEI. More information is available at the organization's website: <http://www.iclei.org/>.
- The Institute for Local Government, an affiliate of the California State Association of Counties and the League of California Cities, recently launched a program called the California Climate Action Network (CaliforniaCAN!). The program will provide information about the latest climate action resources, best practices, and case studies. More information is available at the CaliforniaCAN! website: <http://www.cacities.org/index.jsp?displaytype=&section=climate&zone=ilsg>.
- The Governor's Office of Planning and Research provides valuable resources for lead agencies related to CEQA and global warming at <http://opr.ca.gov/index.php?a=ceqa/index.html>. Among the materials available are a list of environmental documents addressing climate change and greenhouse gas emissions and a list of local plans and policies addressing climate change.

**(3) Notes**

1. For example, the County of Marin adopted a Greenhouse Gas Reduction Plan in October, 2006 that sets reduction targets for government operations and for the County as a whole. See [http://www.co.marin.ca.us/depts/CD/main/pdf/final\\_ghg\\_red\\_plan.pdf](http://www.co.marin.ca.us/depts/CD/main/pdf/final_ghg_red_plan.pdf).
2. There are a number of car sharing programs operating in California, including City CarShare <http://www.citycarshare.org/>, Zip Car <http://www.zipcar.com/> and Flexcar <http://www.flexcar.com/>.

for all new development and redevelopment projects. Require preservation of the existing hydrologic character of developed sites to manage storm water and protect the environment. (Retaining storm water runoff onsite can drastically reduce the need for energy-intensive imported water at the site.)

- Adopt conservation pricing to encourage efficient water use.<sup>31</sup>

### **Solid Waste Measures**

- Require projects to reuse and recycle construction and demolition waste.
- Implement or expand city or county-wide recycling and composting programs for residents and businesses.
- Increase areas served by recycling programs
- Extend the types of recycling services offered (*e.g.*, to include food and green waste recycling).
- Establish methane recovery in local landfills, wastewater treatment and animal operations plants to generate electricity.<sup>32</sup>
- Provide public education and publicity about recycling services.

### **Carbon Offsets**

- In some instances, a lead agency may find that measures that will directly reduce a project's emissions are insufficient. A lead agency may consider whether carbon offsets would be appropriate. The project proponent could, for example, fund off-site projects (*e.g.*, alternative energy projects) that will reduce carbon emissions, or could purchase "credits" from another entity that will fund such projects. The lead agency should ensure that any mitigation taking the form of carbon offsets is specifically identified and that such mitigation will in fact occur.

## **(2) General Resources**

The following web sites and organizations provide general information about mitigating global warming impacts at the local level. These sites represent only a small fraction of the available resources. Local agencies are encouraged to conduct their own research in order to obtain the most current and relevant materials.

- The U.S. Conference of Mayors' Climate Protection Agreement contains valuable information for the many local agencies that are joining the fight against global warming. The Agreement is available here:  
[http://www.coolcities.us/resources/bestPracticeGuides/USM\\_ClimateActionHB.pdf](http://www.coolcities.us/resources/bestPracticeGuides/USM_ClimateActionHB.pdf)  
Nearly one hundred California cities have joined the "Cool Cities" campaign, which means they have signed the U.S. Mayor' Climate Protection Agreement and are taking concrete steps toward addressing global warming. These steps include preparing a city-wide greenhouse gas emissions inventory and creating and implementing a local Climate

3. See the City of Santa Monica's Green Building Program at <http://www.greenbuildings.santa-monica.org/transportation/parkingcharging.html>.
4. San Francisco's "Transit First" Policy is listed in its Climate Action Plan, available at <http://www.sfenvironment.org/downloads/library/climateactionplan.pdf>.
5. San Francisco assesses a Downtown Transportation Impact Fee on new office construction and commercial office space renovation within a designated district. The fee is discussed in the City's Climate Action plan. See Note 4.
6. See Marin County's Safe Routes to Schools program at <http://www.saferoutestoschools.org/>.
7. The City of La Mesa has a Sidewalk Master Plan and an associated map that the City uses to prioritize funding. As the City states, "The most important concept for sidewalks is connectivity. For people to want to use a sidewalk, it must conveniently connect them to their intended destination." See <http://www.ci.la-mesa.ca.us/index.asp?NID=699>.
8. The U.S. Conference of Mayors' Climate Action Handbook, cited above, lists education and outreach as key components to taking action against global warming.
9. Leadership in Energy and Environmental Design (LEED) administers a Green Building Ratings program that provides benchmarks for the design, construction, and operation of high-performance green buildings. More information about the LEED ratings system is available at <http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>. Build it Green is a non-profit, membership organization that promotes green building practices in California. The organization offers a point-based, green building rating system for various types of projects. See <http://www.builditgreen.org/guidelines-rating-systems>.
10. Public Resources Code Section 25402.1(h)2 and Section 10-106 of the Building Energy Efficiency Standards establish a process which allows local adoption of energy standards that are more stringent than the statewide Standards. More information is available at the California Energy Commission's website. See [http://www.energy.ca.gov/title24/2005standards/ordinances\\_exceeding\\_2005\\_building\\_standards.html](http://www.energy.ca.gov/title24/2005standards/ordinances_exceeding_2005_building_standards.html).
11. The City of Santa Monica, for example, has instituted a Green Building Program. See Note 4 and <http://www.greenbuildings.santa-monica.org/>. The City of Pasadena also has a green building ordinance that applies to public and private buildings. See <http://www.ci.pasadena.ca.us/permitcenter/greencity/building/gbprogram.asp> and [http://ordlink.com/codes/pasadena/index.htm?Search\\_Code=Begin+Searching+Municipal+Code](http://ordlink.com/codes/pasadena/index.htm?Search_Code=Begin+Searching+Municipal+Code). The City of San Francisco is considering adopting green building performance requirements that would apply to public and private buildings. See <http://www.sfenvironment.org/downloads/library/gbtfrrreleasev1.3.pdf>.

12. See "Green County San Bernardino," <http://www.greencountysb.com/> at p. 6.
13. Under Southern California Gas Company's Energy Efficiency Program for Commercial/Industrial Large Business Customers, participants are eligible to receive an incentive based upon 50% of the equipment cost, or \$0.50 per therm saved, whichever is lower, up to a maximum amount of \$1,000,000 per customer, per year. Eligible projects require an energy savings of at least 200,000 therms per year. See <http://www.socalgas.com/business/efficiency/grants/>.
14. Energy Star is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy that certifies energy efficient products and provides guidelines for energy efficient practices for homes and businesses. More information about Energy Star certified products is available at <http://www.energystar.gov/>. The Electronic Product Environmental Assessment Tool (EPEAT) is a system that ranks computer products based on their conformance to a set of environmental criteria, including energy efficiency. More information about EPEAT is available at <http://www.epeat.net/AboutEPEAT.aspx>.
15. As described in its Climate Action Plan, the City of San Francisco uses a combination of incentives and technical assistance to reduce lighting energy use in small businesses such as grocery stores, small retail outlets, and restaurants. The program offers free energy audits and coordinated lighting retrofit installation. In addition, the City offers residents the opportunity to turn in their incandescent lamps for coupons to buy fluorescent units. See Note 4.
16. For a discussion of the use of LED traffic lights, see the City of Berkeley's Resource Conservation and Global Warming Abatement Plan at <http://www.baaqmd.gov/pln/GlobalWarming/BerkeleyClimateActionPlan.pdf>.
17. At the direction of Governor Schwarzenegger, the California Public Utilities Commission (CPUC) approved the California Solar Initiative on January 12, 2006. The initiative creates a \$3.3 billion, ten-year program to install solar panels on one million roofs in the State. See <http://www.gosolarcalifornia.ca.gov/nshp/index.html>.
18. As part of its "Green County San Bernardino" program, the County is waiving permit fees for alternative energy systems and efficient heating and air conditioning systems. See <http://www.greencountysb.com/> at p. 3.
19. The City of Berkeley is in the process of instituting a "Sustainable Energy Financing District." See <http://www.cityofberkeley.info/Mayor/PR/pressrelease2007-1023.htm>.
20. See "Green County San Bernardino," <http://www.greencountysb.com/> at pp. 4-6.

3. See the City of Santa Monica's Green Building Program at <http://www.greenbuildings.santa-monica.org/transportation/parkingcharging.html>.
4. San Francisco's "Transit First" Policy is listed in its Climate Action Plan, available at <http://www.sfenvironment.org/downloads/library/climateactionplan.pdf>.
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10. Public Resources Code Section 25402.1(h)2 and Section 10-106 of the Building Energy Efficiency Standards establish a process which allows local adoption of energy standards that are more stringent than the statewide Standards. More information is available at the California Energy Commission's website. See [http://www.energy.ca.gov/title24/2005standards/ordinances\\_exceeding\\_2005\\_building\\_standards.html](http://www.energy.ca.gov/title24/2005standards/ordinances_exceeding_2005_building_standards.html).
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21. See US EPA, Our Built and Natural Environments, A Technical Review of the Interactions between Land Use, Transportation, and Environmental Quality (Jan. 2001) at pp. 46-48 <http://www.epa.gov/dced/pdf/built.pdf>.
22. The City of Berkeley has endorsed this strategy in its Resource Conservation and Global Warming Abatement Plan. See Note 16.
23. Samples of local legislation to reduce sprawl are set forth in the U.S. Conference of Mayors' Climate Action Handbook, cited above.
24. The U.S. Conference of Mayors cites Sacramento's Transit Village Redevelopment as a model of transit-oriented development. More information about this project is available at <http://www.cityofsacramento.org/planning/projects/65th-street-village/>.
25. See the website for Lawrence Berkeley National Laboratory's Urban Heat Island Group at <http://eetd.lbl.gov/HeatIsland/LEARN/> and U.S. EPA's Heat Island website at [www.epa.gov/heatisland/](http://www.epa.gov/heatisland/). To learn about the effectiveness of various heat island mitigation strategies, see the Mitigation Impact Screening Tool, available at <http://www.epa.gov/heatisd/resources/tools.html>.
26. Some local agencies have implemented a cool surfaces programs in conjunction with measures to address storm water run off and water quality. See, for example, The City of Irvine's Sustainable Travelways/Green Streets program at [http://www.cityofirvine.org/depts/redevelopment/sustainable\\_travelways.asp](http://www.cityofirvine.org/depts/redevelopment/sustainable_travelways.asp); The City of Los Angeles's Green Streets LA program at <http://water.lgc.org/water-workshops/la-workshop/GreenStreetsDaniels.pdf/view>; see also The Chicago Green Alley Handbook at [http://egov.cityofchicago.org/webportal/COCWebPortal/COC\\_EDITORIAL/GreenAlleyHandbookJan.pdf](http://egov.cityofchicago.org/webportal/COCWebPortal/COC_EDITORIAL/GreenAlleyHandbookJan.pdf).
27. Palo Alto's Green Ribbon Task Force Report on Climate Protection recommends pedestrian streets under its proposed actions. See <http://www.city.palo-alto.ca.us/knowzone/agendas/grtf.asp>.
28. The California Energy Commission has found that the State's water-related energy use – which includes the conveyance, storage, treatment, distribution, wastewater collection, treatment, and discharge – consumes about 19 percent of the State's electricity, 30 percent of its natural gas, and 88 billion gallons of diesel fuel every year, and this demand is growing. See <http://www.energy.ca.gov/2007publications/CEC-999-2007-008/CEC-999-2007-008.PDF>. Accordingly, reducing water use and improving water efficiency can help reduce energy use and associated greenhouse gas emissions.

29. The Water Conservation in Landscaping Act of 2006 (AB 1881) requires the Department of Water Resources (DWR), not later than January 1, 2009, to update the Model Water Efficient Landscape Ordinance. The draft of the entire updated Model Water Efficient Landscape Ordinance will be made available to the public in December 2007. See <http://www.owue.water.ca.gov/landscape/ord/updatedOrd.cfm>.
30. See the City of San Diego's plumbing retrofit ordinance at <http://www.sandiego.gov/water/conservation/selling.shtml>.
31. The Irvine Ranch Water District in Southern California uses a five-tiered rate structure that rewards conservation. The water district has a baseline charge for necessary water use. Water use that exceeds the baseline amount costs incrementally more money. While "low volume" water use costs \$.082 per hundred cubic feet (ccf), "wasteful" water use costs \$7.84 per ccf. See [http://www.irwd.com/AboutIRWD/rates\\_residential.php](http://www.irwd.com/AboutIRWD/rates_residential.php).
32. San Diego's Metropolitan Wastewater Department installed eight "digesters" at one of its wastewater treatment plants. Digesters use heat and bacteria to break down the organic solids removed from the wastewater to create methane. See <http://www.sandiego.gov/mwwd/facilities/ptloma.shtml>.

an active project, the Forester shall give an immediate "Stop Work Order." This shall be administered both verbally and in writing. The "Stop Work Order" shall 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.

15. 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 Fire Department, a copy of which is enclosed with these conditions.

MITIGATION TREES:

16. The permittee shall provide a total of 10 mitigation trees of the Oak genus *Quercus agrifolia* for the one tree proposed to be removed.
17. Each 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.
18. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* grown from a local seed source and of high-quality.
19. 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.
20. All mitigation trees shall be planted on native undisturbed soil. The first two irrigations or watering of planted trees shall incorporate the addition of a mycorrhizae product (i.e. "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting trees.
21. All required mitigation trees shall be planted within one year of the permitted oak tree removal. 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 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 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 Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal".

22. 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 four-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Planning and the Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive four years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
23. 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 Forester, including any loss of trees.
24. 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.
25. 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 Forester and Director.
26. All work on or within the protected zone of an oak tree shall be performed by or under the supervision of the consulting arborist.
27. 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.
28. 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 10 feet of any oak tree in order to limit damage caused by such types of construction.
29. 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.
30. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.
31. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.

32. 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.
33. 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.
34. 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 Fire Department for all enforcement efforts necessary to bring the subject property into compliance. The Director and the Forester shall retain the right to make regular and unannounced site inspections.
35. 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 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.
36. 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 fully cooperate in the defense.
37. 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 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, 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.
  - 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.

41. The permittee shall record a covenant and agreement with the County of Los Angeles agreeing to comply with the required environmental mitigation measures imposed in the Final Environmental Impact Report ("EIR") Mitigation Monitoring Program ("MMP"), and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the permittee shall submit a copy of the draft covenant to the Director for review and approval.
42. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final EIR for the project are incorporated herein by reference and made conditions of this grant. The permittee shall comply with all such mitigation measures in accordance with the attached MMP. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director for approval as frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed. The reports shall describe the status of the permittee's compliance with the required mitigation measures. Additional reports shall be submitted as required by the Director.
43. Within 30 days of approval of this grant, the permittee shall deposit the sum of **\$3,000.00** with Regional Planning in order to defray the cost of reviewing the permittee's reports and verifying compliance with the information contained in the reports required by the MMP.
44. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 060922. In the event that Vesting Tentative Tract Map No. 060922 should expire without the recordation of the final map or all final maps if phased, this grant shall terminate upon the expiration of the vesting tentative map. Entitlement to the use of the property, or unrecorded portion thereof, thereafter shall be subject to the regulations then in effect.
45. 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 Forester and Director.

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
FOR PROJECT NO. 04-075-(5)  
VESTING TENTATIVE TRACT MAP NO. 060922**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Vesting Tentative Tract Map No. 060922 on September 16, 2009, December 16, 2009, March 3, 2010, and March 24, 2010. Vesting Tentative Tract Map No. 060922 was heard concurrently with General Plan Amendment Case No. 200900009 (December 16, 2009, March 3, 2010, and March 24, 2010 only), Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 (December 16, 2009, March 3, 2010 and March 24, 2010 only), Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.
2. Vesting Tentative Tract Map No. 060922 proposes a clustered hillside residential development to create 1,260 single-family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres. The project includes an 11.6-acre elementary school site, a 12-acre public park, and a network of privately-maintained paseos and trails and one public trail. A Class II bike lane is proposed within Skyline Ranch Road.
3. The subject site is located west of Sierra Highway and south of Vasquez Canyon Road, and north of the City of Santa Clarita ("City"), in the Sand Canyon Zoned District.
4. The irregularly-shaped property is approximately 2,173 gross acres in size in a mostly natural condition with level to steeply sloping topography. Approximately 774 acres are within 0 to 25 percent slopes, 644 acres within 25 to 50 percent slopes, and 755 acres have slopes 50 percent and greater.
5. Access to the proposed development will be provided by an extension of Whites Canyon Road as Skyline Ranch Road from the west, a proposed 84-foot to 94-foot wide Secondary Highway as proposed on the County Master Plan of Highways, realigned through the subject property to Sierra Highway, a 100-foot Major Highway.
6. The project site is currently zoned A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area), A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area), A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area), and A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area), which was established by Ordinance No. 7339, effective June 6, 1958. Surrounding zoning is A-1 and A-2-1 to the north; A-1, A-1-10,000, R-3 (Limited

- Multiple Residence), C-3 (Unlimited Commercial), M-1 (Light Industrial), and City to the east; and A-2-1 and City to the south and west.
7. The subject property consists of vacant land, including 200 single-family lots created under recorded Tract Map Nos. 49433, 49434 and 49467. Surrounding uses include vacant property with single-family residential to the east, south and west; industrial and commercial within the City to the east and south; and multi-family residential and a school within the City to the south.
  8. The project is consistent with the A-2-1, A-1, A-1-10,000 and A-1-1 zoning classification. Single-family residences are permitted in the A-1 and A-2 zones pursuant to Sections 22.24.070 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, A-1-10,000 and A-1-1 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"), Non-urban 2 ("N2"), Urban 1 ("U1"), Urban 2 ("U2"), Urban 3 ("U3") 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 1,260 dwelling units is consistent with the maximum 1,302 dwelling units permitted by the land use categories for nonurban and urban hillside residential development.
  10. This is a hillside project since the subject property exhibits natural slopes of 25 percent or greater. A conditional use permit ("CUP") is required for the project since the 1,260 dwelling units proposed exceeds the low-density threshold of 402 dwelling units, and mid-point density threshold of 870 dwelling units, established for the site.
  11. General Plan Amendment Case No. 200900009 is a related request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited Secondary Highway), and realign Whites Canyon Road as Skyline Ranch Road (proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway.
  12. CUP Case No. 04-075 is a related request to ensure compliance with the requirements for urban and nonurban hillside management, density-controlled development, and onsite project grading that exceeds 100,000 cubic yards; and to

- permit a temporary materials processing facility proposed during construction within the project site.
13. CUP Case No. 200900121 is a related request to authorize an onsite grading and solid fill project for the offsite grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road, with 535,000 cubic yards of cut and 37,000 cubic yards of fill.
  14. Oak Tree Permit Case No. 200700021 is a related request to remove one oak tree (nonheritage oak).
  15. Highway Realignment Case No. 200900001 is a related request to review the realignment of Whites Canyon Road, a designated proposed Secondary Highway, as Skyline Ranch Road, through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway.
  16. The approved vesting tentative tract map, dated October 22, 2009, depicts 1,260 single-family lots clustered over approximately 622 acres in the southern portion of the project site. The single-family lots range in size from 6,048 to 23,950 square feet. A proposed 12-acre public park will be located at the northern portion of the developed area, with recreational amenities to include a basketball court, baseball field and children's play area. Additional parks will be privately maintained by a homeowners association ("HOA"), totaling approximately six acres. An 11.6-acre elementary school site is depicted in the center of the developed area with a pedestrian bridge over Skyline Ranch Road, and 13 debris basin lots are depicted throughout the development. A public trail will be included within the project as well as privately-maintained trails and paseos, providing connectivity to private parks, cul-de-sac streets, and main thoroughfare Skyline Ranch Road. Grading will consist of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill (total 41.6 million cubic yards) to be balanced onsite. Offsite grading for the construction of Skyline Ranch Road will consist of 535,000 cubic yards of cut and 37,000 cubic yards of fill. Monument signs are proposed on and offsite within the unincorporated area and City, and a single oak tree onsite will be removed due to grading and construction.
  17. The project proposes a merger and resubdivision of underlying recorded Tract Map Nos. 49433, 49434 and 49467. The subdivision was approved as Tentative Tract Map No. 44967 to create 200 single-family lots on 360 acres within the Cruzan Mesa area. No homes have been constructed as part of these underlying lots. The subject project proposes to merge these lots and create open space Lot No. 1293 over this area.

- lane classification), improvements to Skyline Ranch Road west of the project site and offsite mitigation to City utilities. Other concerns included need for re-noticing of project to include the General Plan Amendment, impacts to air quality, need for updated documents for the EIR, supremacy of Alternative No. 2 in the Draft EIR, and need for funding sources for maintenance of the open space. MRCA also indicated their experience in managing vernal pools, and made recommendations regarding signage and filming compatibility.
23. Issues raised during the September 16, 2009 public hearing included water availability and how this project may be affected by concurrent hearings on OVOV.
  24. During the September 16, 2009 public hearing, the applicant's representative indicated that the project was favorable with City support and staff not requesting any design changes. The representative indicated their position regarding the additional CUP and General Plan Amendment filings requested by staff, and indicated that any issues regarding onsite filming activity had already been resolved. The representative supported the continuance recommendation, and indicated their understanding the testifiers' concerns.
  25. During the September 16, 2009 public hearing, the Commission discussed the history of filming in southern California and questioned whether filming revenue could be used as a funding source for maintenance of the vernal pools, and how to achieve a balance between filming activity and resource protection. The Commission also indicated that while staff is recommending a continuance, it was important to hold the public hearing and allow officials and interested persons to express their concerns. Given that OVOV was also scheduled for public hearing, the Commission indicated that this project's continuance should be to a date after the OVOV initial hearing. The Commission also indicated their desire to see a walkable community, and directed staff to return with technical issues addressed.
  26. After testimony and discussion, on September 16, 2009 the Commission by vote of 4-0-1 (Valadez absent) continued the public hearing to December 16, 2009.
  27. Subsequent to the September 16, 2009 public hearing, the applicant submitted a revision to the tentative map, dated October 22, 2009, to Subdivision Committee for review. After review, technical holds from Los Angeles County Department of Public Works ("Public Works") regarding offsite easements and water pump stations, continued to remain outstanding. The applicant also filed a General Plan Amendment application as well as an additional CUP for the offsite solid fill project. Concerns regarding the onsite filming activity were also resolved as there

- is an existing procedure in the County for issuance of filming permits that regulate frequency of temporary filming.
28. In addition to the entitlements previously advertised, the project was advertised for the December 16, 2009 insist public hearing with General Plan Amendment Case No. 200900009 and CUP Case No. 200900121.
  29. During the December 16, 2009 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that most of the previously-identified project issues had been resolved, and described the remaining issues, including ongoing discussions with the City and County for street designs to Skyline Ranch Road. Staff also described the project's request for the alternate cross-section for local streets providing direct access to the single-family lots, and its potential impacts with increased paving and limited clearance to meet American with Disabilities Act ("ADA") requirements. The project also proposes four flag lots within the developed area.
  30. During the December 16, 2009 public hearing, the applicant presented their project, which through a clustered design respects the proposed Significant Ecological Area ("SEA") boundary by protecting the vernal pools and mesa resources. The applicant indicated that while Master Plan of Highway deletions are proposed, through future development any necessary access would still be required by Public Works. The project's Draft EIR also provided the most up-to-date information regarding water supply, and Castaic Lake Water Agency ("CLWA") which did raise comments on the OVOV's EIR, made no comments regarding this project's EIR.
  31. Three persons testified during the December 16, 2009 public hearing: one representing the City, and two from the applicant's project team to answer any questions. The City indicated that two issues remained regarding traffic, including proposed mitigation at Soledad Canyon Road, and cross-sections for Skyline Ranch Road. The City indicated that they were continuing to work with the County and applicant on agreed-upon cross-sections for Skyline Ranch Road, with hope for resolution when the project returns for final action.
  32. During the December 16, 2009 public hearing, the Commission discussed whether roll-up garage doors could be incorporated to address any reductions in sidewalk clearance by cars parking in individual driveways, and looked forward to the project returning with hopeful resolution between the County and the City. The Commission also discussed that while the subject project was well designed and has shown to have an adequate water supply, there is a general concern

- regarding water supply and large subdivisions. The Commission also directed staff to consider additional project conditions regarding piping for future reclaimed water use within landscaped slopes, and potential for individual cisterns for greywater use.
33. After testimony and discussion, on December 16, 2009 the Commission by vote of 5-0 continued the public hearing to March 3, 2010.
  34. Subsequent to the December 16, 2009 public hearing, IEC conducted a duly-noticed meeting to discuss the highway realignment. After a brief presentation by staff and the applicant, and comments from one neighbor and the City, IEC indicated their recommendation for approval of the highway realignment.
  35. Subsequent to the December 16, 2009 public hearing, County and City staff met with the applicant to discuss the proposed street improvements to Skyline Ranch Road. A general consensus was reached regarding a modified cross-section for proposed Secondary Highway Skyline Ranch Road, including two travel lanes (one in each direction), a 14-foot wide landscaped median, and Class II bike lane in each direction.
  36. During the March 3, 2010 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that IEC recommends approval of the highway realignment; and that the City, County and applicant have reached agreement on proposed improvements to Skyline Ranch Road. Staff also presented that at the time of the supplemental package, only one project hold remained regarding offsite easements. However, since then Public Works was recommending an alternate condition to require proof of easements prior to the public hearing by the Los Angeles County Board of Supervisors ("Board"), which Public Works formally read into the record. Staff also briefly summarized the additional correspondence received from the Sierra Club, where they indicated that their previous concerns regarding a number of potential impact areas, including infrastructure, biology, traffic, air quality, and water resources, was inadequately addressed or mitigated in the Final EIR.
  37. During the March 3, 2010 public hearing, the applicant indicated their agreement with, and appreciation for, the recommended condition from Public Works.
  38. One person testified during the March 3, 2010 public hearing representing the City. The City thanked County staff for working with them on the proposed Skyline Ranch Road cross-sections. The City also testified regarding the project's open space, and their encouragement that additional condition language be developed

to clarify and specify initial and ongoing funding mechanisms for maintenance of the large natural open space. The City also responded to a question by the Commission regarding paseos where the City believed that while they have different paseo widths than what is proposed, paseos with a bike lane would still be beneficial.

39. During the March 3, 2010 public hearing, the Commission discussed the history of filming activity near the vernal pools, and their desire to not see the large open space fall under an HOA's responsibility. The Commission also questioned the type of fencing in place around the vernal pools as well as whether utilities will be provided to the elementary school lot.
40. During the March 3, 2010 public hearing, the applicant responded to the Commission, indicating that the large natural open space was intended all along to go to a public agency, and Los Angeles County Department of Parks and Recreation ("Parks and Recreation") has indicated their intent to accept this open space. They believed that film revenue would be sufficient to maintain this open space, and the vernal pools will remain protected from filming activity with chain-link fences. If any filming requests these fences be removed temporarily, a licensed biologist is required to be onsite at all times the fence is removed. The applicant also responded that if the Commission felt other types of fencing would be more appropriate with community character, including split-rail, that they would not object as long as other affected jurisdictions and agencies also agreed. The applicant indicated that not only will utilities be provided at the elementary school lot, the applicant will be providing full funding for the construction of the school site.
41. After testimony and discussion, on March 3, 2010 the Commission by vote of 5-0 continued the public hearing to March 24, 2010 for final documents to be prepared for approval.
42. During the March 24, 2010 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented a summary of the updated conditions, including those included to address the Commission's comments and concerns regarding roll-up garage doors and reclaimed water piping. Staff also briefed the Commission regarding discussions with Parks and Recreation regarding the funding mechanism for the approximate 1,325 acres of open space, and staff recommendation that the condition/mitigation language be further developed prior to scheduling of the Board public hearing. Staff also responded to the letters received from the Sierra Club and SCOPE regarding the Final EIR.

**PROJECT NO. 04-075-(5)**  
**VESTING TENTATIVE TRACT MAP NO. 060922**  
**Draft Findings**

43. After hearing all testimony, the Commission closed the public hearing on March 24, 2010 and approved Vesting Tentative Tract Map No. 060922.
44. The Commission finds that the project's infrastructure and community benefits balance against the project's requested density closer to the maximum density permitted by hillside management.
45. The Commission finds that 1,770 acres of the property (approximately 82 percent) is set aside as permanent open space with the urban and nonurban hillside, density-controlled development of 1,260 single-family homes on the subject property. This open space is comprised of a public park lot, private park lots, trails and natural open space. The natural open space, and public park and trails are to be dedicated to the County of Los Angeles, and the private parks and trails to the HOA for ownership and maintenance, with landscaped medians and manufactured slopes for a Landscaping and Lighting Act District.
46. The Commission finds that the front yard setback to the habitable structure shall be a minimum of 18 feet as measured from back of sidewalk, and the front yard setback to the garage shall be a minimum of 20 feet as measured from back of sidewalk. These setbacks will ensure compatibility with ADA requirements to ensure accessible sidewalks when cars are parked in individual driveways.
47. The Commission finds that the alternate cross-section is permitted for all local streets with direct access to single-family lots, as the use of the alternate cross-section would be in keeping with the design and improvement of adjoining streets. The project will create new streets within the developed area, and will be designed to visually create a hierarchy of streets as well as complement the proposed trail and paseo system.
48. The Commission finds that the four flag lots are justified by topographic conditions and the size and shape of the division of land, and as the design is not in conflict with the pattern of neighborhood development. The proposed development will be creating new neighborhoods, and will not increase density by proposing homes adjacent to rear yards of existing homes.
49. The proposed project is required to comply with the development standards of the A-1 zone pursuant to Section 22.24.110 of the County Code, and A-2 zone pursuant to Section 22.24.170 of the County Code, and except as otherwise modified by CUP Case No. 04-075.
50. The proposed subdivision and the provisions for its design and improvements 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 resource areas.

51. The site is physically suitable for the type of development and density being proposed, since the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geologic hazards mitigated in accordance with the requirements of Public Works.
52. 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.
53. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located within an adopted SEA and will not affect any stream courses or high value riparian habitat.
54. The design of the subdivision provides for future passive or natural heating or cooling opportunities as feasible therein.
55. 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 vesting tentative tract map, provide adequate protection for any such easements.
56. 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.
57. 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.
58. 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.

59. 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.
60. 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 July 2009, the Technical Appendices to the Draft EIR dated July 2009, the Final EIR including Responses to Comments dated February 2010, and the Addendum to the Final EIR dated March 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.
61. 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 visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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 CUPs and oak tree permit.
62. With respect to the adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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.
63. 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.
64. 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.

65. This project does not have “no effect” on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
66. 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 CUP Case No. 04-075, CUP Case No. 200900121, and Oak Tree Permit Case No. 200700021.
67. 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 and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached.
2. Approves Vesting Tentative Tract Map No. 060922 subject to the attached conditions and recommendations of the Subdivision Committee.

**DEPARTMENT OF REGIONAL PLANNING  
PROJECT NO. 04-075-(5)  
VESTING TENTATIVE TRACT MAP NO. 060922**

**Map Date: 10-22-09**

**DRAFT CONDITIONS:**

1. The subdivider shall 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. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, Highway Realignment Case No. 200900001 and the Mitigation Monitoring Program.
2. All future development must comply with the Los Angeles County Green Building, Low Impact Development, and Drought-Tolerant Landscaping Ordinances prior to building permit issuance.
3. Recordation of the final map is contingent upon approval of General Plan Amendment Case No. 200900009 by the Los Angeles County Board of Supervisors.
4. Except as otherwise specified in Condition No. 5 and by Conditional Use Permit Case No. 04-075, conform to the applicable requirements of the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), A-1 (Light Agricultural - 5,000 Square Feet Minimum Lot Size), A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area), and A-1-10,000 (Light Agricultural - 10,000 Square Feet Minimum Required Lot Area) zones.
5. In accordance with Conditional Use Permit Case No. 04-075, this land division is approved as a density-controlled development in a nonurban and urban hillside management area, 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, A-1-1 and A-1-10,000 zone, as shown on the approved tentative map. If multiple final maps are recorded, the average area of all lots shown on each final unit map and all previously recorded final unit maps shall comply with the minimum lot area requirements of the A-2-1, A-1-1 and A-1-10,000 zones as applicable.
6. The subdivider or successor in interest shall submit a copy of the project Conditions, Covenants and Restrictions ("CC&Rs") and any covenants or maintenance agreements as proposed, to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval. The CC&Rs shall include all of the project conditions, and include language that those conditions required to be in the CC&Rs may not be amended or eliminated by the homeowners association without prior approval from the Director of Regional Planning ("Director").

7. The subdivider or successor in interest shall submit evidence that the conditions of associated Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021 have been recorded.
8. The subdivider or successor in interest shall provide a current and valid water availability letter to the satisfaction of the Director and Director of Los Angeles County Department of Public Works ("Public Works") prior to recordation of the final map (or each final map if the project records in phases), the issuance of grading permits, and the issuance of building permits for the approved development.
9. Permission is granted to adjust lot lines to the satisfaction of Regional Planning.
10. The subdivision shall 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, including for Lot No. 73 and all other lots, except for flag Lot Nos. 20, 499, 502 and 539. The subdivision shall provide approximately radial lot lines for each lot.
11. The subdivider or successor in interest shall construct or bond with Public Works for driveway paving on flag Lot Nos. 20, 499, 502 and 539 with a minimum width of:
  - a. 15 feet in width where the driveway is less than 150 feet in length and serves 1 lot; and
  - b. 20 feet in width where the driveway for any single lot exceeds 150 feet in length, and for dual access strips, and
  - c. 20 feet where the common driveway serves two lots.
12. The subdivider or successor in interest shall show all streets within the project site as dedicated streets on the final map.
13. Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of the 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. 04-075. Prior to approval of each final unit map, the subdivider or successor in interest shall submit the following:
  - a. A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps and the expected boundaries and phasing of all future final unit maps; and

- b. A summary sheet indicating the number and type of all lots shown, including open space breakdown by phase, acreage, type and percentage, on the current and previous final maps.
14. The subdivider or successor in interest shall submit, to the satisfaction of Subdivision Committee, an updated phasing map depicting access to all phases of the project and the open space acreage within each phase, prior to recordation of each phase of the final map.
15. The subdivider or successor in interest shall 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. The subdivider or successor in interest shall create additional open space lots to separate manufactured slopes from natural open space areas on the final map, to the satisfaction of Regional Planning.
17. The subdivider or successor in interest shall provide for the ownership and maintenance of private park Lot Nos. 1263 through 1271 by a homeowners' association to the satisfaction of Regional Planning.
18. The subdivider or successor in interest shall dedicate to the County of Los Angeles on the final map, the right to prohibit construction of any residential structures on the school site depicted on the approved vesting tentative map as Lot No. 1261, and on the open space areas depicted on the approved vesting tentative map as public park Lot No. 1262 and private park Lot Nos. 1263 through 1271, and shall record "Open Space-Building Restriction Area" over those open space lots identified herein on the final map.
19. The subdivider or successor in interest shall dedicate open space Lot Nos. 1272 through 1296 to the County of Los Angeles or other public agency to the satisfaction of Regional Planning. The dedication shall contain language requiring that access for emergency purposes shall not be prohibited over said open space lots.
20. The subdivider or successor in interest shall dedicate to the County of Los Angeles on the final map, the right to prohibit development, including construction of any structures or grading, on the open space areas as depicted on the approved vesting tentative map as open space Lot Nos. 1272 through 1296, and shall record "Open Space-Development Restriction Area" over those open space lots identified herein on the final map.
21. Permission is granted to phase grading to the satisfaction of Public Works and Regional Planning.

22. 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 Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021.
23. The subdivider or successor in interest shall provide slope planting and an irrigation system in accordance with the Grading Ordinance and the Drought-Tolerant Landscape Ordinance. The subdivider or successor in interest shall 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, the subdivider or successor in interest shall submit a draft copy of the CC&Rs to be recorded, to Regional Planning for review and approval.
24. The irrigation system for manufactured slopes shall, to the satisfaction of the Director and Director of Public Works, include dual piping to allow for future connection and use of reclaimed water within landscaped slope.
25. Prior to the issuance of any grading and/or building permit, the subdivider or successor in interest shall submit three copies of a landscape plan, including an irrigation plan, which may be incorporated into a revised site plan. The landscape plans shall be approved by the Director prior to any work, as required by Conditional Use Permit Case No. 04-075 and Conditional Use Permit Case No. 200900121.
26. Per Section 21.32.195 of the County Code, the subdivider or successor in interest shall 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 required to be approved by the Director, and the subdivider shall post a bond with Public Works or submit other verification to the satisfaction of Regional Planning, to ensure the planting of the required trees.
27. If bonds are posted for any improvements required by these conditions, the subdivider or successor in interest shall be financially responsible and shall reimburse Regional Planning for all inspections. 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 \$200.00 per inspection).
28. Within three days of tentative map approval, the subdivider or successor in interest 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 for Project No. 04-075-(5), General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922, Conditional Use

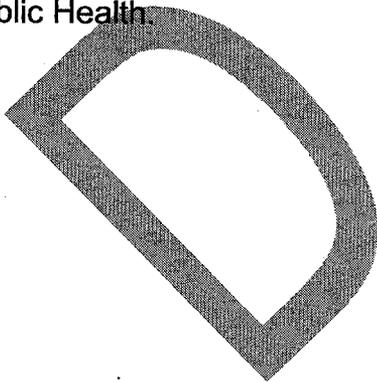
Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001. The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the subdivider is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$2,867.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.

29. Within 30 days of tentative map approval, the subdivider or successor in interest shall record a covenant and agreement with the County of Los Angeles agreeing to comply with the required environmental mitigation measures imposed in the Final Environmental Impact Report ("EIR") Mitigation Monitoring Program ("MMP"), and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the subdivider or successor in interest shall submit a copy of the draft covenant to the Director for review and approval.
30. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final EIR for the project are incorporated by this reference and attached and made conditions of Vesting Tentative Tract Map No. 060922. The subdivider or successor in interest shall comply with all such mitigation measures in accordance with the attached MMP. As a means of ensuring the effectiveness of the mitigation measures, the subdivider or successor in interest shall submit mitigation monitoring reports to Regional Planning for approval as frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
31. Within 30 days of tentative map approval, 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 MMP.
32. The subdivider or successor in interest 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 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider or successor in interest of any claim, action or proceeding and the County shall fully cooperate in the defense. If the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.

33. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider or successor in interest 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 subdivider, or subdivider's counsel. The subdivider or successor in interest 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 or successor in interest shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the subdivider or successor interest, 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 or successor in interest according to Section 2.170.010 of the County Code.

Except as modified herein above, this approval is subject to all those conditions set forth in Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021, the attached MMP; 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 Department of Public Health.



The following reports consisting of 21 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.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 60922 (Rev.)

TENTATIVE MAP DATED 10-22-2009  
EXHIBIT "A" MAP DATED 10-22-2009

7. Design the boundaries of the unit final maps to the satisfaction of the Director of Public Works and the Department of Regional Planning.
8. The first unit of this subdivision shall be filed as Tract No. 60922-01, the second unit, Tract No. 60922-02, ..... and the last unit, Tract No. 60922.
9. Show open space/graded slope lots on the final map and dedicate residential construction rights over the open space/graded slope lots.
10. 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.
11. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
12. Quitclaim or relocate easements running through proposed structures.
13. Dedicate vehicular access rights to the rear of double frontage residential lots, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
14. If possible, modify the boundaries of the open space lots or add additional open space lots to include the airspace easements for sight distance to the satisfaction of Public Works and the Department of Regional Planning.
15. Provide full width off-site easement and/or right of way on Skyline Ranch Road from the tract boundary southerly to join Sierra Highway and westerly to join the existing Skyline Ranch Road on the final map to the satisfaction of Public Works.
16. 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.
17. 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.

COUNTY OF LOS ANGELES  
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18. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
19. 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 John Chin  
tr60922L-rev5(rev'd 3-10-10).doc

Phone (626) 458-4918

Date 11-19-2009



**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 60922

TENTATIVE MAP DATE: 10/22/2009  
EXHIBIT MAP DATE: 10/22/2009

**STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

**Prior to Improvement Plans Approval:**

1. Comply with the requirements of the Drainage Concept/Hydrology Study/Standard Urban Stormwater Mitigation Plan (SUSMP), which was approved on 05/13/09 to the satisfaction of the Department of Public Works.
2. Obtain approval or letter of non-jurisdictional from the State Department of Fish and Game.
3. Obtain approval or letter of non-jurisdictional from the State Water Resources Control Board.
4. Obtain approval or letter of non-jurisdictional from the Corps of Engineers.
5. This site is located in Zone A per the Federal Flood Insurance Rate Map. Obtain a Conditional Letter of Map Revision (CLOMR) from FEMA to the satisfaction of the Department of Public Works.

**Prior to recordation of a Final Map or Parcel map Waiver:**

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.
2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.
3. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all drainage devices/systems identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.

**Prior to Building Permit:**

1. 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 SUSMP requirements.



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DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
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WWW.DPW.LACOUNTY.GOV

TRACT NO.: 60922

TENTATIVE MAP DATE: 10/22/2009  
EXHIBIT MAP DATE: 10/22/2009

**Prior to Improvement Acceptance for Public Maintenance:**

1. A Letter of Map Revision (LOMR) from FEMA must be obtained. Public Works, Watershed Management Division, (626) 458-7155, should be contacted to obtain required procedures.
2. All maintenance permits of the regulatory agencies must be active at the time of acceptance.

**Note:**

Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record an irrevocable offer to dedicate right of way and slope/drainage easements for Skyline Ranch Road and Sierra Highway within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the irrevocable offer to dedicate has been recorded.

It is agreed that the improvements to be constructed on Lots 48 and 49 of Tract No. 7493, which are under the same ownership as VTM 60922 at the time of approval, shall not be considered "offsite improvements". Therefore, Section 66462.5 of the Subdivision Map Act will have no future effect to compel the County or City of Santa Clarita to acquire any rights over the subject lots in the future for the benefit of any subdivider.

AZ Name Yong Guo Date 11/18/09 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  
1 Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE TRACT MAP 60922  
 SUBDIVIDER Pardee Homes  
 ENGINEER Sikand  
 GEOLOGIST & SOILS ENGINEER Geolabs - Westlake Village

TENTATIVE MAP DATED 10/22/09 (Revision & Exhibit)  
 LOCATION Santa Clarita  
 GRADING BY SUBDIVIDER [Y] (Y or N)  
 REPORT DATE 8/28/08, 4/13/07, 11/16/06, 1/3/05, 8/23/04, 3/6/04

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT**

**THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports).
5. The Soils Engineering review dated 11/16/09 is attached.

Reviewed by  Date 11/16/09  
 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

Tentative Tract Map 60922  
Location Santa Clarita  
Developer/Owner Pardee Homes  
Engineer/Architect Sikand  
Soils Engineer Geolabs - Westlake Village  
Geologist Same as above

DISTRIBUTION:

\_\_\_ Drainage  
\_\_\_ Grading  
\_\_\_ Geo/Soils Central File  
\_\_\_ District Engineer  
\_\_\_ Geologist  
\_\_\_ Soils Engineer  
\_\_\_ Engineer/Architect

Review of:

Revised Tentative Tract Map Dated by Regional Planning 10/22/09 (Revision and Exhibit)  
Soils Engineering Report and Addenda Dated 4/13/07, 11/16/06, 1/3/05, 8/23/04, 3/6/04  
Previous Review Sheet Dated 7/8/09

ACTION:

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

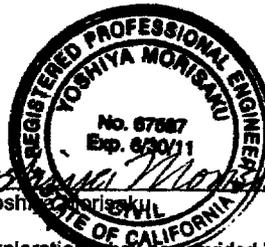
REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At the grading plan stage, provide geotechnical maps and tentative maps that conform. The geotechnical maps within the submitted report do not conform to the latest tentative map dated 10/22/09 by Regional Planning.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

- A. ONSITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL AND ARE CORROSIVE TO METALS.
- B. OFF-SITE GRADING IS RECOMMENDED FOR THE REMOVAL AND RECOMPACTION OF LANDSLIDES QLS-9A, QLS-10, QLS-10A, L1, AND L17.

Reviewed by \_\_\_\_\_



Date 11/16/09

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, is 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:\Yosh60922Tent1

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

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

1. Notarized covenants shall be secured and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite 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. Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively.
2. Provide approval of:
  - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The location/alignment and details/typical sections of any park/trail, as shown on the grading plan, to the satisfaction of the Department of Parks and Recreation.
  - c. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - d. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from

all easement holders may be required.

4. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

**ADDITIONAL COMMENTS:**

1. Provide easements for the pedestrian bridge and associated appurtenances over Skyline Ranch Road for access and maintenance purposes to the satisfaction of Public Works.
2. Slope set back as shown on the tentative map are not necessarily approved. All the set back shall conform to section J108.1 of grading code.
3. Westerly face of the Debris Basin containing the inlet for MTD 1548 (on the western tract boundary) shall be concrete lined if determined to be appropriate to the satisfaction of Public Works.

MDE

Name David Esfandi Date 11/16/09 Phone (626) 458-4921

Public Works' tentative map clearance of this project is contingent upon:

1. The Board of Supervisors' approval of the corresponding General Plan amendment for the realignment of Skyline Ranch (Whites Canyon) Road; and
2. The developer providing a written easement in favor of the County for the offsite portion of the future alignment of Skyline Ranch (Whites Canyon) Road and associated drainage facilities prior to the public hearing before the Board of Supervisors regarding this project.
3. In the event that the developer fails to obtain the above- referenced items, Public Works recommends that the project be approved for a maximum of 75 units, composed of those 75 units closest to the sole point of access at Sierra Highway.

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

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. 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. 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.
3. 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.
4. 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.
5. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances.

6. 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.
7. 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 60 feet to 58 feet of right of way.
8. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
9. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
10. 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.
11. 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.
12. Depict all line of sight easements on landscaping and grading plans.
13. Permission is granted to vacate the excess right of way on Vasquez Canyon Road providing the adjoining property owners have the underlying ownership of the portion of street to be vacated. 40 feet of right of way shall be retained on Vasquez Canyon Road. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.
14. Dedicate slope and drainage easements for future widening on Vasquez Canyon Road to the satisfaction of Public Works.
15. Dedicate vehicular access rights on Skyline Ranch Road and Vasquez Canyon Road for all lots, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
16. Provide standard property line return radii of 13 feet at all local street intersections,

and 27 feet at the intersection of local streets with General Plan Highways and where all General Plan Highways intersect, or to the satisfaction of this Department.

17. Dedicate right of way 40 feet from centerline within the tract boundaries on Skyline Ranch Road per the latest approved I.E.C. alignment P-270(PW). The alignment and grade of Skyline Ranch Road shall be compatible with Tract 46018.
18. Dedicate off-site right of way 40 feet from centerline on Skyline Ranch Road from Sierra Highway to the southerly property line per the latest approved I.E.C. alignment P-270(PW). It shall be the sole responsibility of the subdivider to acquire the necessary right of way.
19. Dedicate right of way 32 feet from centerline within the tract boundaries on Main Street South and Main Street North. The details of the proposed ultimate typical section are not necessarily approved. Approval is contingent on the traffic study demonstrating that the projected traffic volumes do not exceed the capacity of this roadway. If so, provide additional lanes.
20. Dedicate right of way 32 feet from centerline within the tract boundaries on S-A Street, S-L Street, S-M from Main Street South to S-L Street, S-U Street, S-BB Street, S-HH Street, N-A Street from Main Street North to N-D, N-B from Main Street North to N-E Street, N-J Street from Main Street North to N-C Street, N-R Street, N-S Street, and N-X1 Street.
21. Dedicate right of way 30 feet from centerline within the tract boundaries on S-B Street, S-C Street, S-D Street, S-G Street, S-J Street, S-N Street, S-P Street, S-V Street including a standard cul-de-sac bulb, S-CC Street, S-DD Street, S-GG Street, S-OO Street including a standard cul-de-sac bulb, S-NN Street, S-MM Street, S-JJ Street, S-KK Street, S-LL Street including a standard knuckle, N-A, N-B from N-E Street to N-G Street, N-C Street, N-D Street, N-E Street, N-G Street, N-H Street including a standard cul-de-sac bulb, N-J Street from N-C Street to N-F Street, N-Q N-W Street, N-T Street, N-U Street, N-V Street, N-X Street, N-CC Street, and N-DD Street.
22. Dedicate right of way 29 feet from centerline including a standard cul-de-sac bulb within the tract boundaries on S-B1 Street, S-B2 Street, S-D1 Street, S-E Street, S-E Street, S-F Street, S-H Street, S-J1 Street, S-K Street, S-M1 Street, S-N1 Street, S-O Street, S-Q Street, S-S Street, S-W Street, S-X Street, S-Y Street, S-Z Street, S-AA Street, S-CC1 Street, S-CC2 Street, S-DD1 Street, S-EE Street, S-FF Street, S-GG1 Street, S-JJ1 Street, S-MM1 Street, S-MM2 Street, S-PP Street, S-QQ

Street, S-RR Street, N-B1 Street, N-C1 Street, N-F Street, N-H1 Street, N-H2 Street, N-I Street, N-J1 Street, N-K Street, N-L Street, N-N Street, N-O Street, N-P Street, N-Q Street, N-T1 Street, N-V1 Street, N-Y Street, N-Z Street, N-AA Street, N-BB Street, and N-DD1 Street.

23. Provide off-site full street r/w and construct off-site improvements and cul-de-sac bulbs wherever required to the satisfaction of the City of Santa Clarita.
24. Dedicate additional right of way at all proposed roundabout locations to the satisfaction of Public Works.
25. Construct curb, gutter, base, pavement and full-width sidewalk within the tract boundaries on Skyline Ranch Road to the satisfaction of Public Works.
26. Off-site improvements are required. Construct off-site full width highway improvements, including curb, gutter, base, pavement, sidewalk, street trees, and street lights, on the portion of Skyline Ranch Road from Sierra Highway to the southerly property line to the satisfaction of Public Works.
27. The street cross sections for all the streets shown (except for Skyline Ranch Road) are conceptually approved and are subject to final review and approval.
28. The street improvements for Skyline Ranch Road shall be designed to substantially conform with the approved typical sections labeled (TR 60922 STREET CROSS SECTION REVISED 03/03/10 as attached) to the satisfaction of Public Works.
29. If Tract 46018 improvements are not constructed first, construct a minimum of 24 feet of "all weather" off-site pavement joining Skyline Ranch Road to Plum Canyon Road per the latest approved I.E.C. alignment P-270(PW) to the satisfaction of Public Works. If the Fire Department requires a wider pavement width, construct the additional pavement to the satisfaction of Public Works. Proof of off-site access is required.
30. Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record an irrevocable offer to dedicate right of way and slope/drainage easements for Skyline Ranch Road and Sierra Highway within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the dedication or irrevocable offer to dedicate has

been recorded.

31. It is agreed that the improvements to be constructed on Lots 48 and 49 of Tract No. 7493, which are under the same ownership as VTM 60922 at the time of approval, shall not be considered "offsite improvements". Therefore, Section 66462.5 of the Subdivision Map Act will have no future effect to compel the County or City of Santa Clarita to acquire any rights over the subject lots in the future for the benefit of any subdivider.
32. Construct curb, gutter, base, pavement and sidewalk within the tract boundaries on all local streets. Permission is granted to use the alternate street section.
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. Plant street trees within the tract boundaries on Skyline Ranch Road and all local streets to the satisfaction of Public Works.
35. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.
36. Provide intersection sight distance for a design speed of:
  - a. 40 mph (415 feet) on Main Street from "N-CC" Street (westerly direction), from "N-CC" Street (westerly direction), and from "S-P" Street (southerly direction); on "S-M" Street from "S-L" Street (southerly direction), and from "S-N" Street (northerly direction).
  - b. 30 mph (310 feet) on "S-MM" Street from "S-NN" Street (northerly direction); on "N-J" Street from "N-E" Street (westerly direction); on "S-V" Street from "S-W" Street (both directions); and on "S-N" Street from "S-L" Street (westerly direction).
  - c. 25 mph (260 feet) on "N-T1" Street from "N-W" Street (easterly direction); on "N-V" Street from "N-R" Street (easterly direction); and on "N-L" Street from "N-C" Street (southerly direction).
  - d. 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. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).

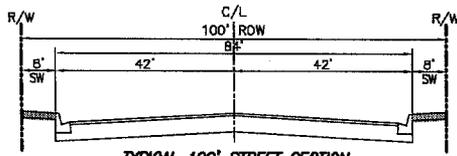
37. Comply with the following street lighting requirements:
- a. Provide street lights on concrete poles with underground wiring on Skyline Ranch Road and all internal public streets to the satisfaction of Public Works. Obtain Street Lighting Section's approval of the street light layout prior to project recordation. Street lighting plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. The proposed project, or portions thereof, are not within an existing Lighting District. Annexation is 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 prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk. Assessment will be imposed on portions of the development served by driveways or gated driveways as a result of benefits derived from existing or future street lights on adjacent public roadways.
    - (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 project, 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. Note that 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.
  - e. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the above conditions are met and the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.
38. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
39. Install postal delivery receptacles in groups to serve two or more residential units.
40. Provide and install street name signs prior to occupancy of buildings.
41. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works.
42. Prior to final map approval, the applicant shall pay the fees established by the Board of Supervisors for the portion of the subdivision within the boundaries for the Bouquet Canyon Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is \$15,640 per factored unit and is subject to change.

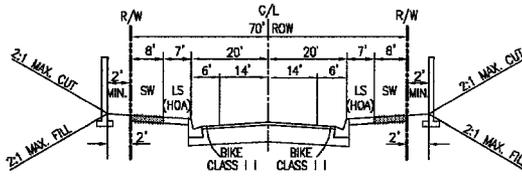
43. Comply with any additional requirements, as a means of mitigating any traffic impacts as identified in the traffic study approved by Public Works. If identified in the traffic study, prepare Traffic Signal Plans for all intersections (both on-site and off-site) affected by this subdivision to the satisfaction of Public Works.
44. Prepare signing and striping plans for Skyline Ranch Road within this subdivision to the satisfaction of Public Works.
45. Prepare Signing and Striping Plans for all off-site multi-lane highways and streets affected by this subdivision to the satisfaction of Public Works.
46. If the approved traffic study identifies the need of additional travel lanes on Main Street South and Main Street North, dedicate additional right of way on Main Street South and Main Street North to the satisfaction of Public Works.
47. If additional travel lanes are required on Main Street South and Main Street North, construct the additional travel lanes, and prepare signing and striping plans for Main Street South and Main Street North within this subdivision to the satisfaction of Public Works.
48. Establish a Landscape Maintenance District (LMD), subject to the approval of the Department of Parks and Recreation, for the purpose of maintaining the landscaped parkways and medians on Skyline Ranch Road.
49. Permission is granted to vacate all excess easements and right of way acquired by dedication on Tract No.'s 44967, 49433, 49434 by the recordation of Tract No. 60922 to the satisfaction of Public and the Department of Regional Planning. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.

*SR*

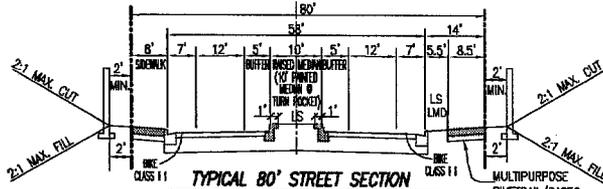
# TR 060922 STREET CROSS SECTIONS REVISED 3/3/10



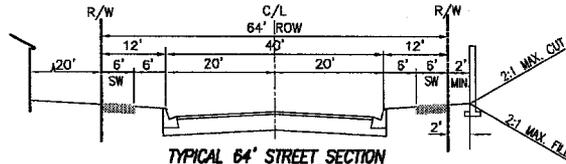
**TYPICAL 100' STREET SECTION**  
SIERRA HIGHWAY (PROPOSED COUNTY SECTION)  
SEE 58' HALF STREET SECTION HEREON



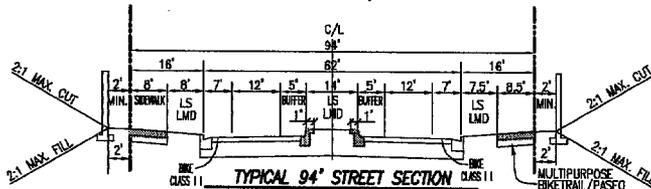
**TYPICAL 70' STREET SECTION**  
NORTH & SOUTH LOOPS  
NO PARKING



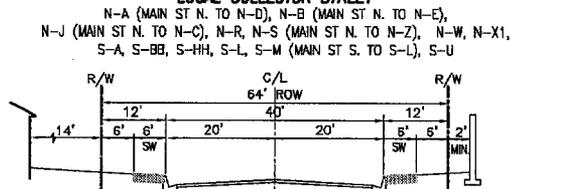
**TYPICAL 80' STREET SECTION**  
SKYLINE RANCH ROAD (2-LANES W/ MEDIAN AND BIKELANES)  
FROM BENSON EXTENSION TO PULM/WHITES CANYON ROAD



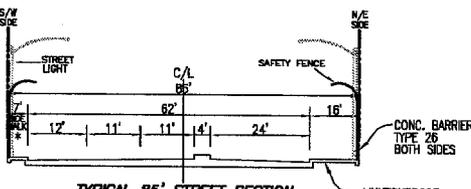
**TYPICAL 64' STREET SECTION**



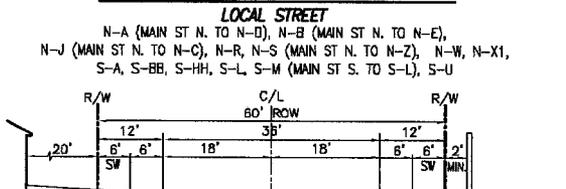
**TYPICAL 94' STREET SECTION**  
SKYLINE RANCH ROAD (2-LANES W/ MEDIAN AND BIKELANES)  
SECONDARY HIGHWAY, CASE II, SECTION A WITH NO PARKING  
FROM SIERRA HWY TO 1400± W/O MAIN STREET SOUTH (AT PARK SITE) (EXCEPT FOR BRIDGE)



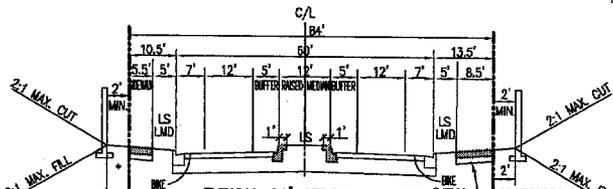
**TYPICAL 64' ALTERNATE STREET SECTION**



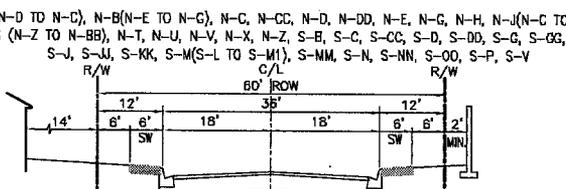
**TYPICAL 85' STREET SECTION**  
SKYLINE RANCH ROAD @ BRIDGE  
\* 6' MIN. CLEAR FROM FACE OF CURB TO BARRIER



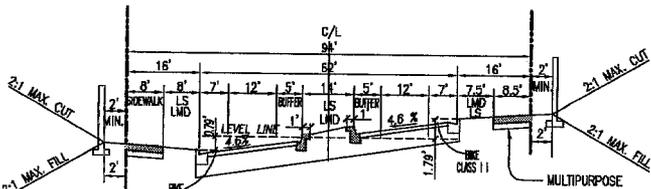
**TYPICAL 60' STREET SECTION**



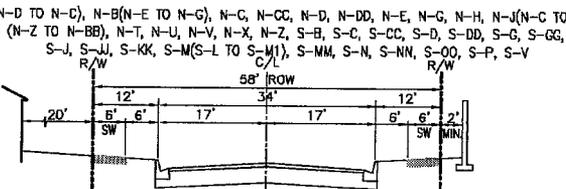
**TYPICAL 84' STREET SECTION**  
SKYLINE RANCH ROAD (2-LANES W/ MEDIAN AND BIKELANES)  
FROM 1400± W/O MAIN STREET SOUTH (AT PARK SITE) TO BENSON EXTENSION



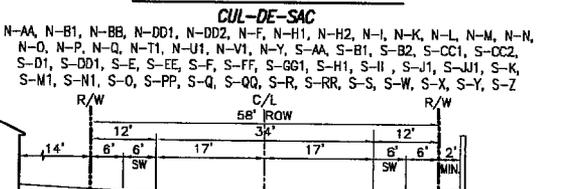
**TYPICAL 60' ALTERNATE STREET SECTION**



**TYPICAL 94' STREET SECTION**  
SKYLINE RANCH ROAD (SUPERELEVATION)



**TYPICAL 58' STREET SECTION**



**TYPICAL 58' ALTERNATE STREET SECTION**

**CUL-DE-SAC**  
N-AA, N-B1, N-BB, N-DD1, N-DD2, N-F, N-H1, N-H2, N-I, N-K, N-L, N-M, N-N, N-O, N-P, N-Q, N-T1, N-U1, N-V1, N-Y, S-AA, S-B1, S-B2, S-CC1, S-CC2, S-D1, S-DD1, S-E, S-EE, S-F, S-FF, S-GG1, S-H1, S-I, S-J1, S-JJ1, S-K, S-M1, S-N1, S-O, S-PP, S-Q, S-QQ, S-R, S-RR, S-S, S-W, S-X, S-Y, S-Z

NOTE:  
PKWY & MEDIAN LANDSCAPING TO BE MAINTAINED BY A LANDSCAPE MAINTENANCE DISTRICT (LMD)

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. Comply with the mitigation measures as identified in the approved sewer area study (**PC 12109AS, dated 04-28-2009**) to the satisfaction of Public Works. The sewer area study shall be invalidated should the total number of dwelling units, increase, the density increases, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. Provide a digital copy (PDF Format) of the approved area study and/or approved sewer improvement plans.
4. 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.
5. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.
6. 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.
7. If proposed sewer crosses Flood hazard, alignment may be acceptable provided permits are obtained from agencies having jurisdiction for the existing natural water course crossings.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
TRACT NO. 60922 (Rev.)

Page 2/2

TENTATIVE MAP DATED 10-22-2009  
EXHIBIT MAP DATED 10-22-2009

8. Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record dedication or an irrevocable offer to dedicate sewer easements within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the irrevocable offer to dedicate has been recorded.

  
Prepared by Tony Khalkhali

tr60922s-rev5.doc

Phone (626) 458-4921

Date 11-18-2009

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 booster 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. If necessary, extend the off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. Depict all line of sight easements on the landscaping and grading plans.
7. Install a separate water irrigation systems for recycled water use per landscape plans.
8. If necessary, install off-site recycle water mainline per landscape plans to serve this subdivision to the satisfaction of Public Work.
9. The recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.



COUNTY OF LOS ANGELES

PP - Susie

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 60922 Map Date October 22, 2009 - Ex. A

C.U.P. Map Grid 3030B

- Fire Department Hold on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received...
Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code...
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...
The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted...
Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants...
This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4)...
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: The Fire Department recommends APPROVAL of this subdivision as presently submitted with the following conditions of approval: (See additional sheet for specifics)

By Inspector: Juan C. Padilla Date November 18, 2009



**COUNTY OF LOS ANGELES  
FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

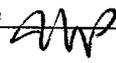
**LAND DEVELOPMENT UNIT REQUIREMENTS  
ADDITIONAL PAGE**

**Subdivision No:** TR 60922 **Map Date:** October 22, 2009 - Ex. A

**CONDITIONS OF APPROVALS**

- 1 The proposed Street Cross Sections and the Roundabout Detail shall be designed to comply with the County of Los Angeles Department of Public Works standards.
- 2 The proposed Culvert Bridge shall be designed to comply with the Department of Public Works standards and Section 503.2.6 of the 2002 Los Angeles County Fire Code (Title 32).
- 3 All proposed Flag Lots shall provide a minimum paved driveway width of 20ft.
- 4 All proposed Fire Road Access shall provide a minimum width of 20' and shall be provide adequate accessibility for emergency use and maintenance.
- 5 The School and Park sites shall provide a minimum paved access width of 26' for circulation purposes. Final design shall be further reviewed for access compliance when plans are submitted to Fire Prevention Engineering for building permit clearances or Land Development Unit for C.U.P. review.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By Inspector: Juan C. Padilla  \_\_\_\_\_ Date: November 18, 2009

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



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 60922 Tentative Map Date October 22, 2009 - Ex. A

Revised Report

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
The required RESIDENTIAL 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 SCHOOL SITE fire flow for public fire hydrants at this location is 5000 gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 Hydrant(s) flowing simultaneously may be used to achieve 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 137 public RESIDENTIAL fire hydrant(s). Install 4 public SCHOOL SITE 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: The required fire hydrants shall be installed and tested or bonded for prior to Final Map clearance. Additional on-site fire hydrant for the School Site maybe required during the Building Plan Check process. THE FIRE FLOW FOR THE PUBLIC FIRE HYDRANTS AROUND THE SCHOOL SITE MAYBE REDUCED DURING THE BUILDING PERMIT REVIEW OR CUP (EXHIBIT "A") REVIEW PROCESS.

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 Juan C. Padilla Date November 18, 2009



COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

*"Creating Community Through People, Parks and Programs"*

Russ Guiney, Director

November 30, 2009

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

Dear Ms. Tae:

**VESTING TENTATIVE TRACT MAP 060922  
PARK CONDITIONS OF MAP APPROVAL  
Regional Planning Map dated October 22, 2009**

These are primarily park conditions; trail and Landscaping and Lighting Act District (LLAD) conditions may be submitted under separate cover. The basic Quimby park land obligation is 12.13 net acres (maximum slope 3%). As shown on the attached Quimby Obligation Report and Worksheet, the dedication of a 9.20 net-acre public park on Lot 1262 results in a remaining Quimby obligation of \$442,325 in fees in lieu of park land. Total park development costs, estimated at \$3,637,105 as of October 2009 will be credited against and eliminate the subdivision's remaining obligation. Subdivider has agreed, as a condition of map approval, to provide a fully developed public park as described in Condition 1 of this report, at no cost to the County. Subdivider is responsible for total park development costs, even if they exceed \$3,637,105.

1. Lot 1262, Public Park. Develop and then convey to the County a ±9.20 net-acre (maximum slope 3%) park with the following improvements: a park identity monument; a community gathering area; a children's play area with parents' seat wall; a shade structure near the community gathering area; shade structure with group picnic area; picnic tables near the grass volleyball area; open lawn area; a plaza seat wall; grass volleyball area; one (1) basketball court; one (1) comfort station (to include a restroom, drinking fountain and storage room); ball field with ball field plaza and bleachers; multi-use field; bio-swales and planted buffers; parking for 20 cars (including 1 van accessible space); security lighting (locations to be indicated in the Design Development Phase); drinking fountain(s) and trash enclosure(s) [locations to be indicated in the Design Development Phase]; locking gates at park entrance; park landscaping (including plant material, grading, irrigation and drainage); and ADA compliant walkways.
2. Removal of the landslide material on Lot 1262 shall be addressed on the park site grading plan to the satisfaction of the Department of Public Works.
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, sewer, and telephone).

4. Prior to the County accepting title to the public park, create a Landscaping and Lighting Act District (LLAD) for the mutual benefit of Subdivider and the County to maintain the park. When forming an LLAD, all easements must be dedicated with recordation.
5. Whenever these conditions require the Subdivider to enter into a Park Development Agreement (PDA) and to post bonds (Faithful Performance; Labor and Materials) with the Department and to submit a Park Delivery Schedule:
  - a. the PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on August 8, 2006;
  - b. the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW) and the Department may require them to be updated prior to construction commencement if contracted construction costs change; and
  - c. the Park Delivery Schedule shall use the critical path method (CPM), identify the design development phase and the various stages of construction document development, include all submittals, reviews, and approvals required by said phase/stages; permits; park construction commencement and completion dates identified as milestones; tests, inspections, and sign-offs; preparation and review time for the park deed, ALTA title policy and survey; and deed recordation. The Initial Park Delivery Schedule shall serve as the baseline for all activities. Subdivider 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 Subdivider 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. In the event Subdivider fails to comply with any submittal required by this condition, the Department shall give written notice to Subdivider describing such breach. If Subdivider fails to cure said breach, the Department may do one or both of the following: (1) withhold further clearance of final maps which contain residential units and (2) request the Department of Public Works to withhold further issuance of residential building permits until the required submittal is made. Notice shall be deemed given when sent by Certified Mail, postage prepaid or by reliable over-night courier to Subdivider's address set forth in the PDA.
6. Lot 1262, Public Park:
  - a. Enter into a PDA, post bonds, and submit a Park Delivery Schedule prior to the Department clearing the first unit (final) map containing housing:
  - b. Commence park construction before the Department clears a cumulative amount of 377 residential units, currently before tract 60922-06 is cleared. Construction commencement is defined as when the Subdivider starts fine grading for the park.

- c. Complete park construction and conveyance to the County twenty (20) months after entering into the PDA with the Department.
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. Subdivider's designated title company shall provide the County with an ALTA title policy and survey and shall record the park deed simultaneously to County's acceptance of the park improvements, as evidenced by the County's issuance of a Certificate of Acceptance for the park, and shall deliver the recorded deed to the Chief Executive Office Real Estate Division, Property Management Section, 222 South Hill Street, Third Floor, Los Angeles, CA 90012.
8. Any major change proposed by the Subdivider to the public park's improvements, size (not more than 2 acres variance), shape, location, or typography as shown on the approved tentative tract map shall be deemed a revision of the tentative tract map and shall require the filing of a revised map, as described in Los Angeles County Code Section 21.62.030.
9. Designate and identify a project manager who will oversee design and construction of the public park. The project manager shall communicate by providing written documentation via facsimile, e-mail, or mail to County's representative and abide by County's requirements and direction to ensure acceptable park completion; provide the 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 Subdivider 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.
10. Submit park plans and specifications 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 2006 format. Any corrections or changes made

by the Department during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for the Department's approval of said stage prior to permission by Department for Subdivider to proceed with the next stage. The public park shall be developed in accordance with 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 Subdivider.

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; provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide the County with certification that the playground(s) constructed in the public park meet American Society for Testing and Materials (ASTM) standards, United States Consumer Product Safety Commission (USCPSC) standards, and all State of California accessibility playground guidelines.
12. Provide the Department with written Notice of Construction Commencement for the public park. 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, Department shall provide Subdivider 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.
13. Upon Department's Notice of Acceptance of Completed Park Improvements, provide the Department with 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 public park. These documents shall also be submitted on a CD-ROM with the drawings in AutoCAD 2006 format.

Ms. Susie Tae  
November 30, 2009  
Page 5 of 5

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

Sincerely,



James Barber, Section Head  
Land Acquisition and Development

JB:CL 60922 SkyRnch\_10.22.09 DRP md\_11.30.09 scm

Attachments

- Park Obligation Report and Worksheet
- c: K. Ritner, N.E. Garcia, L. Hensley, J. McCarthy (Parks and Recreation)  
P. Malekian (LLAD)  
Roger Hernandez (CEO-RED)



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION REPORT**

Tentative Map #	<b>60922</b>	DRP Map Date:	<b>10/22/2009</b>	SCM Date:	<b>11/30/2009</b>	Report Date:	<b>11/25/2009</b>
Park Planning Area #	<b>35D</b>		<b>CANYON COUNTRY</b>			Map Type:	<b>REV. (REV RECD)</b>

Total Units  = Proposed Units  + Exempt Units

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:	<b>12.13</b>
IN-LIEU FEES:	<b>\$1,831,193</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

The dedication of 9.20 acres for public park purposes.  
Contributing \$442,325 in park improvements.  
Conditions of approval attached to report.

**Trails:**

See also attached Trail Report. For Trail Requirements, please contact Mr. Robert Ettleman at (213) 351-5134.

**\*\*\*Advisory:**

The Representative Land Values (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1<sup>st</sup> of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1<sup>st</sup> pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: *James Barber*  
James Barber, Land Acquisition & Development Section



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>60922</b>	DRP Map Date:	<b>10/22/2009</b>	SMC Date:	<b>11/30/2009</b>	Report Date:	<b>11/25/2009</b>
Park Planning Area #	<b>35D</b>		<b>CANYON COUNTRY</b>			Map Type:	<b>REV. (REV RECD)</b>

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

**(P)people x (0.003) Ratio 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.
  - Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio 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  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.21	0.0030	1,260	12.13
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	
<b>Total Acre Obligation =</b>				<b>12.13</b>

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	12.13	\$150,964	<b>\$1,831,193</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
1262	Public Park	11.70	78.63%	9.20	Public
<b>Total Provided Acre Credit:</b>				<b>9.20</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
12.13	9.20	0.00	2.93	\$150,964	<b>\$442,325</b>



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

Russ Guiney, Director

November 30, 2009

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

Dear Ms Tae:

**TRAIL CONDITIONS OF MAP APPROVAL**  
**Vesting Tentative Tract Map # 060922**  
**Map date-stamped by Regional Planning: October 22, 2009**

The Department of Parks and Recreation (DPR) has completed the review of VTTM #060922. The proposed trail alignment with connection to TTM#46018 to the south and north to Bouquet Canyon as shown upon trail exhibit map [sheet five (5) of eight (8)] is approved. The Applicant shall provide a twenty (20)-foot wide easement for the Mint Canyon (Regional) Trail.

Applicant is required to construct a variable-width six to eight foot (6-8)' wide trail within the proposed switchbacks at the northern end of Open Space Lot 1293, as shown on sheet five (5) of eight (8) on the Trail Exhibit Map, to the satisfaction of Parks and Recreation Trail Construction Guidelines.

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 and Final Map.

The map is approved with the following conditions, prior to final map recordation:

Map Specific Conditions

1. After Department approval of the trail alignments shown on the rough grading plans, and prior to the Department clearing the final (unit) map containing residential units, the trail bonds (Faithful Performance, Labor and Materials) will be incorporated into the Park bonds to cover design and construction of the Mint Canyon Trail segment located at the northern most section of the natural open space lot #1293 (see trail exhibit map sheet 5 of 8), and the trail construction estimate will be incorporated into the Park Development Agreement.

2. Dedications and the following language (in exact form) must be shown for trail dedications on the first phase of final map recordation:
  - a. Title Page: We hereby dedicate to the County of Los Angeles, Department of Parks and Recreation a twenty (20) foot width multiuse (Equestrian, Mountain. Biking, and Hiking) trail easement, estimated length of two miles, designated as the, "Mint Canyon Trail."
  - b. If a waiver is filed, a Plat Map depicting the trail alignment must accompany the waiver.

#### Trail Construction Conditions

1. Full public access shall be provided for the multi-use (Equestrian, Mountain. Biking, and Hiking) trail easement.
2. The Applicant shall provide the submittal of the rough grading plans, to include detailed grading information for the segment of trails the County will accept. The detailed grading information for the trail construction, shall include all pertinent information required, per Department trail standards and all applicable codes, but not limited to the following:
  - a. Cross slope gradients not to exceed two percent (3%), and longitudinal (running) slope gradients not to exceed ten percent (10%) for more than 300 feet. The Department will review and may allow running slopes slightly greater than ten percent (10%) on a case by case basis.
  - b. Typical trail section and details to include:
    - Longitudinal (running) gradients
    - Cross slope gradients
    - Name of trail
    - Width of trail or, if requested by Department of Parks and Recreation, denote as variable width.
  - c. Appropriate retaining walls as needed.
  - d. Appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department of Parks and Recreation.
  - e. Trail easement must be outside of the road right-of-way, and slope easement.

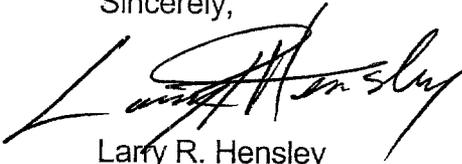
- f. If street crossing requested, streetlight pole(s) must have cross-walk activation buttons at two heights to accommodate both pedestrian and equestrian traffic. Contact the Los Angeles County, Department of Public Works (DPW) to address crosswalk design standards.
3. The Applicant shall submit a cost estimate for the construction of the trail(s) with the rough grading plans. An electronic copy (AutoCAD 2005 or newer version) of the rough grading plans shall also be submitted in a burned CD or DVD with the cost estimate.
4. After Department approval of the trail alignments shown on the rough grading plans, and prior to the Department clearing the final (unit) map containing residential units, the trail bonds (Faithful Performance, Labor and Materials) will be incorporated into the Park bonds to cover design and construction of the Mint Canyon Trail segment located at the northern most section of the natural open space lot #1293, and the trail construction estimate will be incorporated into the Park Development Agreement.
5. The Applicant then shall submit a preliminary construction schedule showing milestones for completing the trail.
6. Prior to the start of trail construction, the Applicant's authorized representative (project manager, licensed surveyor, etc.) shall stake or flag the centerline of the trail. The Applicant's representative shall then schedule a site meeting with the Department's Trails Case Planner for an inspection and approval.
7. The Applicant's representative shall provide updated trail construction schedules to the Department on a monthly basis. All schedule submittals shall provide a "Two Week Look-Ahead" schedule, to reflect any modifications to the original schedule.
8. Within five (5) business days after completing the trail, the Applicant shall notify the Department for a Final Inspection Trail Walk.
9. After the initial Final Inspection Trail Walk, any portions of the constructed trail not approved shall be corrected and brought into compliance, with the County of Los Angeles Department of Parks and Recreation Guidelines within thirty (30) calendar days. Applicant shall then call for another final inspection with the Department.
10. Upon Departmental verbal approval and acceptance of the trail construction, the Applicant shall:
  - a. Submit copies of the As-Built Trail drawing(s).

Ms. Susie Tae  
November 30, 2009  
Page 4

11. Upon receiving the submittal of the As-Built Trail drawing(s) the Department will issue the trail acceptance letter.

If you have any questions or comments, please contact Mr. Robert Etleman, Park Planner at (213) 351-5134.

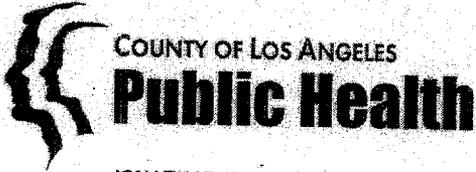
Sincerely,

A handwritten signature in black ink, appearing to read "Larry R. Hensley". The signature is stylized and cursive.

Larry R. Hensley  
Chief of Planning

LH:RE:tis:trlrpt060922-09c

c: Regional Planning, S. Tae  
Pardee Homes, T. Mitchell  
Parks and Recreation (J. Barber and F. Moreno)



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

JONATHAN E. FREEDMAN  
Chief Deputy Director

ANGELO J. BELLOMO, REHS  
Director of Environmental Health

ALFONSO MEDINA, REHS  
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS  
Acting Environmental Health Staff Specialist  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5280 • FAX (626) 960-2740



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Fifth District

October 30, 2009

RFS No 09-0029036

Tract Map No. 060922

Vicinity: Canyon Country

Tentative Tract Map Date: October 22, 2009 (Memo 5<sup>th</sup> Revision)

- Environmental Health recommends approval of this map.
- Environmental Health does **NOT** recommend approval of this map.

The County of Los Angeles Department of Public Health's has no objection to this subdivision and **Vesting Tentative Tract Map 060922** is cleared for public hearing. The following conditions still apply and are in force.

1. Potable water will be supplied by the **Santa Clarita Water Division of Castaic Lake Agency**, a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District No. 26 (Annexation)** as proposed.
3. Any existing private sewage disposal system to be decommissioned shall be properly emptied of effluent and filled with approved material.
4. Existing water wells to be decommissioned shall comply with all applicable laws and the requirements of the Department of Public Health.

If you have any questions or need additional information, please contact me at (626) 430-5262.

Respectfully,

Ken Habaradas, MS, REHS  
Bureau of Environmental Protection



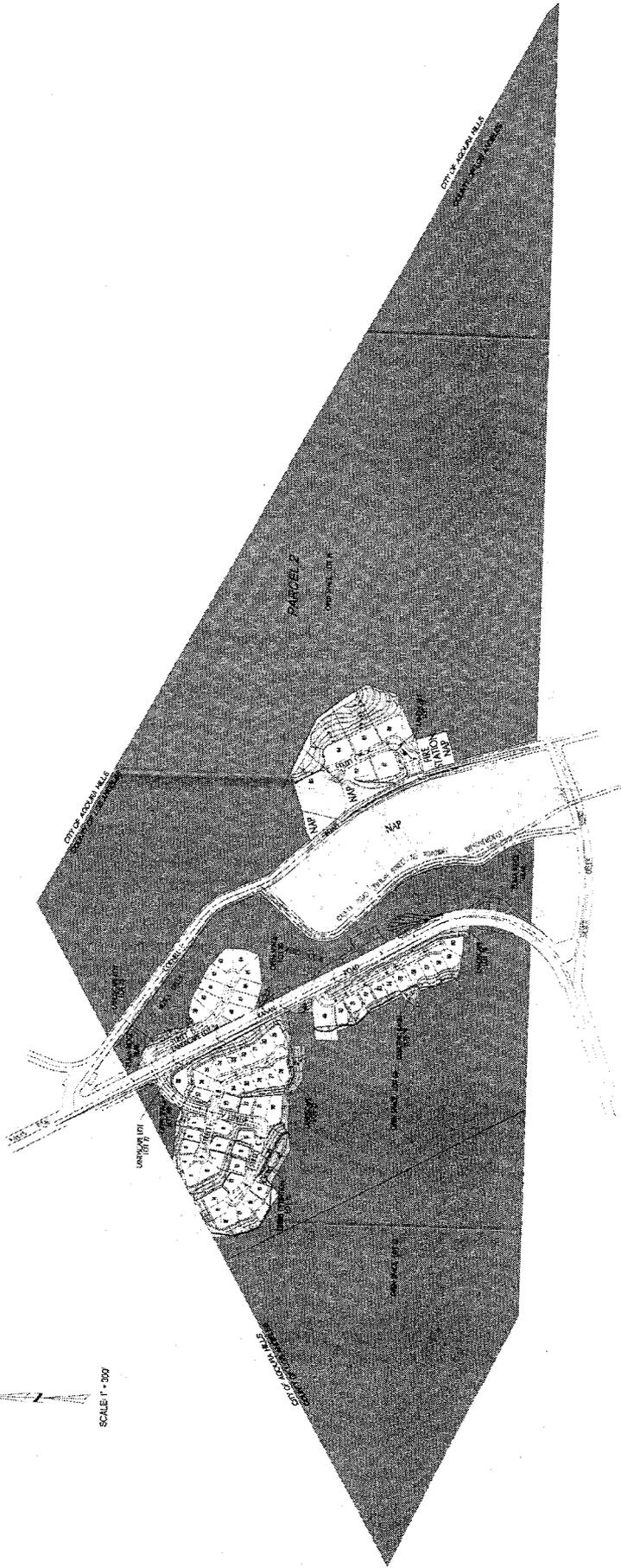
**Agenda Item No. 8**  
**March 24, 2010**

**ADDITIONAL**  
**CORRESPONDENCE**

**Skyline Ranch**  
**Project No. 04-075-(5)**  
**TR 060922**



SCALE 1" = 300'



**OPEN SPACE AREA SUMMARY**

AREA	AREA (SQ. FT.)	PERCENT
UNDEVELOPED OPEN SPACE	2,812,400	28.12%
RECREATION OPEN SPACE	2,000,000	20.00%
RECREATION OPEN SPACE	1,112,400	11.12%
RECREATION OPEN SPACE	2,200,000	22.00%
RECREATION OPEN SPACE	2,200,000	22.00%
TOTAL	10,324,800	103.248%

OS 5804



**HALLADAY & MIIM MACK**  
 REGISTERED PROFESSIONAL SURVEYORS  
 200 S. VERBENA AVENUE  
 PASADENA, CALIFORNIA 91101

TENTATIVE TRACT NO. 52419  
 OPEN SPACE EXHIBIT  
 TRIANGLE RANCH VISTING TENTATIVE TRACT NO. 52419  
 ACOURA HILLS  
 COUNTY OF LOS ANGELES, CALIFORNIA  
 MAY 8, 2008

Due 06/08  
Rd due 06/13  
Sub due 06/15

Rec'd 05/15/06

DEPARTMENT OF PUBLIC WORKS  
Subdivision Section  
(County Engineer)  
900 S. Fremont Ave.  
Alhambra, CA 91803

SCN Date 6-19-06

No SCN \_\_\_\_\_

JC  
Sub <sup>1</sup> / R / S / W / DG / GS / Geom

18. The project provides approximately 1,770 acres of open space (approximately 81 percent) within public park Lot No. 1262, private park Lot Nos. 1263 through 1271, and open space Lot Nos. 1272 through 1296. The project is consistent with the minimum 25 percent required for urban hillside projects, and 70 percent required for nonurban hillside projects. All open space provided is permanent open space as part of a density-controlled development.
19. Letters received and submitted to the Commission include from the City as well as the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA), Santa Clarita Organization for Preservation and the Environment ("SCOPE"), Santa Monica Mountains Conservancy ("SMMC"), and Sierra Club. The correspondence reflected comments on the Draft Environmental Impact Report ("EIR") as well as on the project design.
20. The project was advertised for the September 16, 2009 public hearing for Vesting Tentative Tract Map No. 060922, CUP Case No. 04-075, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.
21. During the September 16, 2009 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff recommended a continuance due to technical holds still outstanding for the project, including clearance through Los Angeles County Subdivision Committee ("Subdivision Committee") and required review by the Los Angeles County Interdepartmental Engineering Committee ("IEC"). Staff also indicated that a General Plan Amendment was required for the project for changes to the Master Plan of Highways, as the General Plan update, and the Plan update known as "One Valley One Vision" ("OVOV"), will likely update the Master Plan after the timeline proposed for this project. A CUP was also required to be filed for a solid fill grading project for the offsite construction of Skyline Ranch Road. Concern with existing filming activity near the Cruzan Mesa vernal pools within the large proposed open space lot was also raised by staff, warranting further research by staff.
22. Six persons testified at the September 16, 2009 public hearing: one neutral, and five with concerns or issues related to the development. The neutral testifier indicated that the applicant had an agreement in place with the Sulphur Springs School District regarding the elementary school site. Concerns expressed during the public hearing, including from the City, SCOPE and the SMMC/Mountains Recreation and Conservation Authority ("MRCA"), addressed need for offsite improvements at the intersection of Sierra Highway and Soledad Canyon Road; and included technical issues related to Skyline Ranch Road improvements (bike



# United States Department of the Interior

FISH AND WILDLIFE SERVICE  
Ventura Fish and Wildlife Office  
2493 Portola Road, Suite B  
Ventura, California 93003



IN REPLY REFER TO:  
81440-2010-B-0103

March 19, 2010

Michele Bush  
Department of Regional Planning  
County of Los Angeles  
Impact Analysis Section, Room 1348  
320 West Temple Street  
Los Angeles, California 90012

MAR 22 2010

**Subject:** Notice of Completion and Availability of the Final Environmental Impact Report for the Skyline Ranch Project, County Project No. 04-075 in the Santa Clarita Valley, Los Angeles County, California

Dear Ms. Bush:

We are responding to your letter, received in our office on February 18, 2010, which states that the County of Los Angeles Department of Regional Planning (County) has filed a "Notice of Completion" of a Final Environmental Impact Report (FEIR) for the Skyline Ranch Project (project). We have concerns regarding the County's responses to issues raised in our September 14, 2009, comment letter.

The U.S. Fish and Wildlife Service's (Service) responsibilities include administering the Endangered Species Act of 1973, as amended (Act), including sections 7, 9, and 10. Section 9 of the Act and its implementing regulations prohibit the taking of any federally listed endangered or threatened species. Section 3(18) of the Act defines "take" to mean "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Harm is further defined by the Service to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing essential behavioral patterns, including breeding, feeding, or sheltering. Harass is defined by the Service as intentional or negligent actions that create the likelihood of injury to a listed species by annoying it to such an extent as to significantly disrupt normal behavioral patterns which include, but are not limited to, breeding, feeding, or sheltering. The Act provides for civil and criminal penalties for the unlawful taking of listed species.

Exemptions to the prohibitions against take may be obtained through coordination with the Service in two ways. If a project is to be funded, authorized, or carried out by a Federal agency, and may affect a listed species, the Federal agency must consult with the Service pursuant to section 7(a)(2) of the Act. If a proposed project does not involve a Federal agency but may result in the take of a listed animal species, the project proponent should apply to the Service for

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IN AMERICA** 

an incidental take permit pursuant to section 10(a)(1)(B) of the Act. To qualify for the permit, you would need to submit an application to the Service together with a habitat conservation plan (HCP) that describes, among other things, how the impacts of the proposed taking of federally listed species would be minimized and mitigated and how the plan would be funded. A complete description of the requirements for a HCP can be found at 50 CFR 17.32.

As noted in our September 14, 2009, comment letter, we remain concerned that the proposed project could have significant effects on the federally endangered Nevin's barberry (*Berberis nevini*), slender-horned spineflower (*Dodecahema leptoceras*), California orcutt grass (*Orcuttia californica*), Riverside fairy shrimp (*Streptocephalus woottoni*), San Diego fairy shrimp (*Branchinecta sandiegonensis*), least Bell's vireo (*Vireo bellii pusillus*), and southwestern willow flycatcher (*Empidonax traillii extimus*); the threatened spreading navarretia (*Navarretia fossalis*), vernal pool fairy shrimp (*Branchinecta lynchi*) and coastal California gnatcatcher (*Polioptila californica*); and the candidate San Fernando Valley spineflower (*Chorizanthe parryi* var. *Fernandina*), and that these effects may constitute "take" of wildlife species as defined in Section 3(18) of the Act.

Please note that despite the incorporation of any mitigation measures developed pursuant to the California Environmental Quality Act (CEQA), any take of listed species that would result from implementation of the proposed project would require either (a) exemption from the prohibitions against take in section 9 of the Act pursuant to section 7 or (b) take authorization pursuant to section 10(a)(1)(B) of the Act, as described above. Significant impacts as defined under CEQA do not necessarily equate to "take" as defined in Section 3(18) of the Act, nor do mitigation measures that reduce CEQA impacts to less-than-significant levels necessarily satisfy the need for an applicant to minimize and mitigate the effects of such take under the Act. Unless a Federal nexus exists that would cover the entire project under an interagency consultation pursuant to section 7, the County and project proponents should work with us to seek an incidental take permit through the habitat conservation planning process, pursuant to section 10(a)(1)(B) of the Act, if take of listed species would result from implementation of the proposed project.

If you have any questions regarding this letter, please contact Colleen Mehlberg of our staff at (805) 644-1766, extension 221.

Sincerely,



Chris Dellith  
Senior Biologist

**CALIFORNIA ENERGY COMMISSION**

1516 NINTH STREET  
SACRAMENTO, CA 95814-5512  
www.energy.ca.gov



March 15, 2010

MAR 22 2010

Michele Bush  
L.A. County Department of Regional Planning  
320 West Temple St  
Los Angeles, CA 90012

Dear Ms. Bush:

The California Energy Commission has received the L.A. County Department of Regional Planning's Final EIR titled Skyline Ranch Project, SCH 2004101090 that was submitted on 2/18/2010 for comments due by Final. After careful review, the Energy Commission has found the following:

We would like to assist in reducing the energy usage involved in your project. Please refer to the enclosed Appendix F of the California Environmental Quality Act for how to achieve energy conservation.

In addition, the Energy Commission's *Energy Aware Planning Guide* is also available as a tool to assist in your land use planning. For further information on how to utilize this guide, please visit [www.energy.ca.gov/energy\\_aware\\_guide/index.html](http://www.energy.ca.gov/energy_aware_guide/index.html).

Thank you for providing us the opportunity to review/comment on your project. We hope that our comments will be helpful in your environmental review process.

If you have any further questions, please call Gigi Tien at (916) 651-0566.

Sincerely,

A handwritten signature in cursive script that reads "Bill Pfanner".

**BILL PFANNER**  
Supervisor, Local Energy & Land Use Assistance Unit  
Special Projects Office  
Fuels and Transportation Division  
California Energy Commission  
1516 Ninth Street, MS 23  
Sacramento, CA 95814

Enclosure

## Appendix F

# ENERGY CONSERVATION

### I. Introduction

The goal of conserving energy implies the wise and efficient use of energy. The means of achieving this goal include:

- (1) decreasing overall per capita energy consumption,
- (2) decreasing reliance on natural gas and oil, and
- (3) increasing reliance on renewable energy sources.

In order to assure that energy implications are considered in project decisions, the California Environmental Quality Act requires that EIRs include a discussion of the potential energy impacts of proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful and unnecessary consumption of energy.

Energy conservation implies that a project's cost effectiveness be reviewed not only in dollars, but also in terms of energy requirements. For many projects, lifetime costs may be determined more by energy efficiency than by initial dollar costs.

### II. EIR Contents

Potentially significant energy implications of a project should be considered in an EIR. The following list of energy impact possibilities and potential conservation measures is designed to assist in the preparation of an EIR. In many instances, specific items may not apply or additional items may be needed.

#### A. Project Description may include the following items:

1. Energy consuming equipment and processes which will be used during construction, operation, and/or removal of the project. If appropriate, this discussion should consider the energy intensiveness of materials and equipment required for the project.
2. Total energy requirements of the project by fuel type and end use.
3. Energy conservation equipment and design features.
4. Initial and life-cycle energy costs or supplies.
5. Total estimated daily trips to be generated by the project and the additional energy consumed per trip by mode.

#### B. Environmental Setting may include existing energy supplies and energy use patterns in the region and locality.

#### C. Environmental Impacts may include:

1. The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project's life cycle including construction, opera-

tion, maintenance and/or removal. If appropriate, the energy intensiveness of materials may be discussed.

2. The effects of the project on local and regional energy supplies and on requirements for additional capacity.
3. The effects of the project on peak and base period demands for electricity and other forms of energy.
4. The degree to which the project complies with existing energy standards.
5. The effects of the project on energy resources.
6. The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

#### D. Mitigation Measures may include:

1. Potential measures to reduce wasteful, inefficient and unnecessary consumption of energy during construction, operation, maintenance and/or removal. The discussion should explain why certain measures were incorporated in the project and why other measures were dismissed.
2. The potential of siting, orientation, and design to minimize energy consumption, including transportation energy.
3. The potential for reducing peak energy demand.
4. Alternate fuels (particularly renewable ones) or energy systems.
5. Energy conservation which could result from recycling efforts.

#### E. Alternatives should be compared in terms of overall energy consumption and in terms of reducing wasteful, inefficient and unnecessary consumption of energy.

#### F. Unavoidable Adverse Effects may include wasteful, inefficient and unnecessary consumption of energy during the project construction, operation, maintenance and/or removal that cannot be feasibly mitigated.

#### G. Irreversible Commitment of Resources may include a discussion of how the project preempts future energy development or future energy conservation.

#### H. Short-Term Gains versus Long-Term Impacts can be compared by calculating the energy costs over the lifetime of the project.

#### I. Growth Inducing Effects may include the estimated energy consumption of growth induced by the project.

Hand Delivered  
3/3/10

## 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



The Notice of Availability for this project states that comments on the FEIR will be into the record until March 3<sup>rd</sup>. Therefore these comments are timely filed. Should additional information be considered or the public hearing be continued, we request that the comment period also be continued.

First, it was very surprising to us to receive a Final EIR in the mail on this project. It was our understanding that, as stated in the last public hearing, this General Plan Amendment would be reviewed AFTER the update to the Santa Clarita Area Plan update.

We believe that it is inappropriate to approve a plan amendment for a particular development while the County and the City are both in a coordinated process to update the Santa Clarita Area Plan.<sup>1</sup> This project does not fit the vision of the proposed for the Santa Clarita Area General Plan update, which, to comply with concepts of good planning, state-mandated SB375 and the regional SIP, promotes higher density projects near transportation nodes.

Skyline Ranch not only is NOT near any public transportation source, it will also add to the congestion on Bouquet Canyon Road, Sierra Highway and Soledad Canyon Road and all other access roads in exceedence of levels allowed in the LA County Development Monitoring System.

It should be noted that the DEIR does not discuss a General Plan Amendment at all. Although staff reports indicate such an amendment, the DEIR itself does not. Since changes to the circulation plan will affect the whole Valley, the fact that this project will amend the current Plan should be discussed. Therefore the EIR does not serve as an informational document.

Page 23 of the Notice of Preparation states that the project may also require a zone change. Since much of this project is located in an agricultural zoning, we do not understand why the project did not require a zone change. The lack of a zone change seems inconsistent with the processing followed for other projects and inconsistent with the General Plan.

---

<sup>1</sup> Santa Clarita Area Plan Update R2007-0126, Plan Amendment 2009-0006 and associated permits – One Valley One Vision, DEIR Executive Summary, page 1.0-1

“One Valley One Vision (OVOV) is a joint effort between the County of Los Angeles (County), City of Santa Clarita (City), and Santa Clarita Valley (Valley) residents and businesses to create a single vision and set of guidelines for the future growth of the Valley and the preservation of natural resources. Realizing that development within both jurisdictions can have regional implications, the County and City have jointly endeavored to prepare planning policies and guidelines to guide future development within the Santa Clarita Valley.”

In order to address the volatile water situation in the Santa Clarita Valley, and, as stated above, believing that a Final would not be issued before a General Plan update was completed, we decided to wait to provide comments until closer to a final review period. We wanted our comments on water supply to be as accurate and current as possible.

We continue to have several concerns with this project that have not been addressed in the environmental documents.

### **Failure to Comply with the LA County Development Monitoring System**

County Urban Expansion Areas such as the Santa Clarita Valley are subject to the County's Development Monitoring System (DMS). The DMS is a General Plan Amendment (SP 86-173) that was authorized by the Board of Supervisors on April 21<sup>st</sup>, 1987.

The DMS came into existence as a settlement agreement to resolve public interest litigation brought by the Center for Law and the Public Interest over the proposed increase in population projections in the 1987 General Plan. As a Court ordered Amendment instituted as settlement, the County cannot ignore it, or pretend it doesn't exist

Developed with the overview of James Kushner acting as Court referee, the DMS aimed to address these infrastructure needs. In an article written by Mr. Kushner, he stated:

“The Los Angeles County Development Monitoring System (DMS) utilizes computer technology to determine capital facility supply capacity and demand placed upon that system by each approved and proposed development. The computer warns decision-makers when demand exceeds capacity and instructs planners on system capacity expansion to meet projected demand.”<sup>2</sup>

The DMS for this project is extremely out of date since completed 4-28-04 nearly six years ago. Many projects have been approved since that date including the 1100 Unit Riverpark Project, the 500 unit Soledad Townhomes project and the 900 Unit Keystone Project in the City of Santa Clarita. Projects in the County Area include the 500-unit Tick Canyon and other smaller projects. Such a large number of approvals warranted an update to this planning tool during the review of the DEIR.

Further, even with the NOP, no analysis of existing traffic levels were included with the “Urban Services Analysis” as required for the DMS. The 2004 analysis seems to incorrectly find Fire Service not to be significant even though the distance to the nearest fire station substantially exceeds that allowed by the DMS and the project is located in a very high fire hazard zone. The project area suffered major wildfires in the recent past, including the 38,000-acre Buckweed fire in 2007. A Fire Dept letter dated 12-21-04 stated that response times were not adequately calculated.<sup>3</sup> To our knowledge, no additional fire stations have been built near this project.

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<sup>2</sup> “Zoning and Planning Law Report”, May 1988

<sup>3</sup> DEIR, Appendix A, Fire Dept. letter dated 12-21-04

The Water Service Analysis was completed in 2004, prior to the major reductions in State Water Supply as a result of compliance with the Endangered Species Act and the current drought.

All other service areas exceed DMS requirements and are significant.

While the project proponent may be able to mitigate for a significant impact to library facilities by paying a fee to buy more books, and to fire services by funding a fire station in the area, the impacts to traffic, schools, water supply and sewer services may not be easily mitigated.

For example, the project is currently not located in a Sanitation District, although the DEIR fails to make that clear until the last sentence in the discussion of waste water impacts<sup>4</sup>. This will require annexation to the Sanitation District, according to a letter submitted in reply to the NOP by the LA County Sanitation District on 11-8-04. The 2004 DMS analysis for this project states that impacts to sewer service will be significant, while the DEIR says it will be less than significant. The County must rely on the analysis of its service provider, the County Sanitation Districts, not the developer, who obviously has an interest in getting his project approved.

Interestingly, in spite of these awkward and obvious problems, the DEIR either omits to discuss or finds the project to be consistent with all policies of the General Plan. **Thus, this DEIR fails as an information document.**

### Water Supply

The project proponent claims that he does not need to re-evaluate water supply because: "The Project's associated water demand was included by SCWD in the water demand projections contained in the 2005 UWMP (see Table 2-3 in the 2005 UWMP) and, therefore, under SB 610 (Water Code section 10910(c)(2)» the development is considered accounted for in the most recently adopted urban water management plan."<sup>5</sup>

The 2008 Water Supply Assessment (WSA) for the project does not include the recent Federal Court decisions and Biological Opinions that have reduced pumping from the Sacramento Delta<sup>6</sup>, and thus reduced water availability to the SWP. A new Water Supply Assessment that includes the impact of reduced pumping required by these decisions must be included in the review of this project to determine whether the water supply is adequate to support the project.

As the County is undoubtedly aware, State Water Supply was reduced to 5% of allotment last year and is currently at only 15% of allotment this year (see attached Notice to State Water Contractors). No article 21 water has been available for purchase and no excess water has

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<sup>4</sup> DEIR p.4.J-4

<sup>5</sup> DEIR, page

<sup>6</sup> *Natural Resources Defense Council v Kempthorne*, 506 F.Supp.2d 322 (E.D. Cal. 2007) (*Wanger* Decision - Delta smelt); and *Pacific Coast Federation of Fishermen's Associations, et al. v. Gutierrez, et al.*, No. 06-CV-00245-OWW-GSA (E.D. Cal. 2008) (*Wanger* Decision - Chinook salmon/steelhead).

been available for storage for several years. CLWA's storage contracts will expire in the next few years with the water is used or not. (See attached contract). The Planning Department should also note that CLWA does not have priority delivery rights on its contracts and was forced to buy a delivery right from Newhall Land and Farming last year in order to access its stored water. This is a precarious and expensive situation.

Should cutbacks of state water supply continue, the only source of sufficient ground water is in the western end of the Santa Clarita Valley<sup>7</sup>. The Santa Clara River is not adjudicated, so this water is available to the project, however extensive piping and pumps must be installed to make it available to locations in the eastern portion of the Santa Clarita Valley.

Water in the western reaches of the Santa Clara River is currently also being considered for use by Newhall Ranch. Both projects cannot be supported by this water supply. A cumulative updated analysis of this new information must be conducted as required by CEQA and the SB610 to ensure an adequate water supply.

### **Ammonium Perchlorate Pollution**

In 1997 ammonium perchlorate contamination was discovered in the Saugus and alluvial aquifers of the Santa Clarita Valley. Since that time, six municipal drinking water wells have been closed down<sup>8</sup>, some of them permanently. Since the Saugus Aquifer is the drinking water supply long depended on in Santa Clarita as the emergency drought back up as well as a major source of daily supply, its contamination has been a blow to the reliability of local water supplies.

Ammonium perchlorate pollution affects the function of the thyroid gland causing hypothyroidism. Reduced thyroid function in pregnant women may cause retardation in the fetus.

In 2000 the Castaic Lake Water Agency (CLWA) and other local purveyors filed litigation against the Whittiker Berrite project to force them to clean up the water supply or pay for the clean up. Several years later a settlement agreement was reached that provided for funding to clean up two of the Saugus wells polluted by this contamination and one of the Alluvial wells.

In 2004, the Sierra Club and Friends of the Santa Clara River won an appellate court decision requiring disclosure of the ammonium perchlorate pollution and requiring a time line for the clean up in CLWA's Urban Water Management Plan<sup>9</sup>.

Since 2004, CLWA has repeatedly stated that the clean up facilities will be functioning "next year". They provided a timeline to comply with the Court Decision referenced above, but it is continually revised into the future. (See attached examples).

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<sup>7</sup> Groundwater Basin Yield, 2008, Ludhdroff and Scalmanini and GSI Solutions, Inc., 2009, hereby included by reference in this administrative record.

<sup>8</sup> Stadium Well, Valencia Well Q2, Valencia Well 157, Saugus 1 and 2, NCWD 11

<sup>9</sup> *Friends of the Santa Clara River v. Castaic Lake Water Agency et al.*, 2004, CalAp5

In addition to these delays, it was previously represented that the two wells designated to provide “capture” and clean up of the ammonium perchlorate (Saugus Well 1 and 2) would be returned to their previous production levels. However, CLWA found that production was significantly reduced by 50% in those two wells by the clean up process.<sup>10</sup> This supply reduction was not anticipated and is not indicated in CLWA’s 2005 Urban Water Management Plan or the 2008 Water Supply Assessment for this project.

We concur with the Sierra Club and others in stating that additional housing units should not be approved until these facilities are actually providing water to the community. These facilities are still not operating as of the date of this letter.

Further, there are no wells in the Saugus Aquifer to pump the water supplies listed as back up for drought years. To our knowledge, there are no studies to indicate that that water is really even available.

Castaic Lake Water Agency wholly owns the Santa Clarita Water Co. It is in the interests of CLWA to promote projects that will buy additional state water project water from CLWA, the state water wholesaler for the Santa Clarita Valley. This fact creates a conflict of interest. We believe an independent source should provide the water supply information for this company’s projects in order to ensure their accuracy. All agencies should carefully review the water supply information for errors or omissions.

SCOPE concurs with others that a monopoly control that does not separate the retailer from the wholesaler of water supply may create serious problems for our community. The potential unwanted outcome may lead to poor planning, direction of water resources to only certain projects or water hoarding that impedes communities in their efforts to fairly distribute this precious resource. Such serious ethical issues should be held in mind as this project is reviewed and addressed by the decision-makers.

While we do not believe that his project should be approved without additional review of water resources, any approval should include the following mitigation in addition to other County requirements:

1. Full compliance with the State Landscape Ordinance
2. Compliance with the County’s Green building ordinance.
3. A drain pipe/cistern collection system to provide ground water re-charge
4. A street storm water run off system designed to channel water back into landscaping
5. Open pavers in parking areas

### **Sewer Facilities**

This project is not in a County Sanitation District. No sewer facilities are anywhere near it, and no pipes exist to service the project. The Saugus treatment plant is at capacity, so all sewage must go to the Valencia Plant and comply with the recent Chloride TMDL developed by the Regional Water Quality Control Board. There is no discussion of this serious problem in the DEIR.

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<sup>10</sup> See attached chart of Saugus Well Production Chart

The cost of a "package" sewer plant or the required sewer pipeline expansions to service this project may make the project cost prohibitive. Therefore, bonding should be required to ensure that this infrastructure can be built before grading and building permits are issued.

**Air Quality/Climate Change**

The Santa Clarita Valley is in a Federal non-attainment zone for ozone pollution and PM2 (particulate matter) pollution. Since this project will require over-riding considerations for approval, all available mitigation to reduce climate change and air pollution must be required. Projects may not be approved without requiring all available mitigation to reduce significant effects. We have attached the list of global warming mitigation produced by the AG's office and ask that you incorporate all feasible mitigation as required by law.

Thank you for your time.

Sincerely,



Dave Lutness  
Board Secretary

Attachments:

1. Saugus Well Production Chart from information provided by Castaic Lake Water Agency
2. Various Completion Timelines for the Perchlorate clean up facility.
3. Notice to Contractors of State Water Availability
4. List of Mitigation for global warming from the Attorney General's Office

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**ITEM No. 6**

March 1, 2010

Michele Bush  
County of Los Angeles Dept. of Regional Planning  
Impact Analysis Section  
Room 1348  
320 West Temple Street  
Los Angeles, CA 90012

TITLE  
**Skyline Ranch Project No, 04-075**

COMMENTS

The Sierra Club does not believe the issues listed in our original comment letter were adequately addressed or mitigated by the response to comments and proposals in the FEIR.

As both residents of the Santa Clarita Valley and members of the Sierra Club, we are extremely concerned about the ramifications of the "Skyline Ranch Project." The proposed build-out of additional residential lots within the city of Santa Clarita is shocking when one considers the economic, environmental, and societal pressures of the times. The proposed Skyline Ranch project will substantially degrade the quality of the environment in northern Los Angeles County.

A recent trend of development corporations consists of attempts (and many have been successful) to redefine southern California by creating new developments in the midst of our most beautiful remaining open spaces. The proposed Skyline Ranch development area is one of these open spaces. It is situated in the heart of the city of Santa Clarita Valley.

Additionally, there are serious inconsistencies with the County General Plan. The Sierra Club believes that this project clearly requires a General Plan Amendment to update the County Circulation Element. It is not currently consistent with the Master Plan of Highways. Nor will it meet the required traffic service levels to comply with the requirements of the County Development Monitoring System. The project is therefore inconsistent with the Los Angeles County General Plan. The FEIR fails to adequately address or mitigate for these issues.

It is inappropriate to grant General Plan Amendments to individual projects in the middle of a General Plan update. The Sierra Club therefore believes this project must not be approved at this time because of these inconsistencies and should be included in the



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

April 6, 2010

Jim Bizzelle  
Pardee Homes  
10880 Wilshire Boulevard, Suite 1900  
Los Angeles, CA 90024

**SUBJECT: PROJECT NO. 04-075-(5)  
GENERAL PLAN AMENDMENT CASE NO. 200900009  
CONDITIONAL USE PERMIT CASE NO. 04-075  
CONDITIONAL USE PERMIT CASE NO. 200900121  
OAK TREE PERMIT CASE NO. 200700021  
HIGHWAY REALIGNMENT CASE NO. 200900001  
VESTING TENTATIVE TRACT MAP NO. 060922  
MAP DATE: October 22, 2009**

A public hearing on Project No. 04-075-(5), General Plan Amendment Case No. 200900009, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, Highway Realignment Case No. 200900001 and Vesting Tentative Tract Map No. 060922 was held before the Regional Planning Commission of Los Angeles County ("Commission") on September 16, 2009, December 16, 2009, March 3, 2010, and March 24, 2010.

After considering the evidence presented, the Commission in its action on March 24, 2010, approved the conditional use permits, oak tree permit, and vesting tentative tract map, in accordance with the Subdivision Map Act, and Titles 21 (Subdivision Ordinance) and Title 22 (Zoning Ordinance) of the Los Angeles County Code ("County Code"); and recommended that the Los Angeles County Board of Supervisors ("Board") approve the requested general plan amendment. A copy of the resolution and approved findings and conditions is attached.

The general plan amendment is currently pending. The vesting tentative tract map, conditional use permits, and oak tree permit are not effective until the general plan amendment is adopted by the Board. Pursuant to subsection C of Section 21.56.010 and subsection B.2 of Section 22.60.230 of the County Code, the vesting tentative tract map, conditional use permits, and oak tree permit are deemed to be called for review/appealed by the Board.

The general plan amendment is a request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited Secondary Highway), and realign Whites Canyon Road as Skyline Ranch Road (proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway.

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

1. A subdivision creating 1,260 single-family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres;
2. Development within an urban and nonurban hillside management area as well as density-controlled development, onsite project grading exceeding 100,000 cubic yards, and an onsite temporary materials processing facility proposed during construction;
3. Onsite grading and solid fill project for the offsite grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road; and
4. The removal of 1 oak tree (nonheritage).

If you have any questions regarding this matter, please contact Ms. Susan Tae or Alejandrina C. Baldwin of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday. Our offices are closed Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
Director



Susan Tae, AICP  
Supervising Regional Planner  
Land Divisions Section

SMT:st

Attachments: Resolution, Findings and Conditions

c: Board of Supervisors  
Subdivision Committee  
Building & Safety  
Applicant  
Testifiers

**A RESOLUTION OF THE  
REGIONAL PLANNING COMMISSION  
OF THE COUNTY OF LOS ANGELES  
RELATING TO PROJECT NO. 04-075-(5)  
GENERAL PLAN AMENDMENT CASE NO. 200900009**

**WHEREAS**, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350) provides for adoption of amendments to county general plans; and

**WHEREAS**, the Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing regarding General Plan Amendment Case No. 200900009, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, Highway Realignment Case No. 200900001, and Vesting Tentative Tract Map No. 060922 on September 16, 2009, December 16, 2009, March 3, 2010, and March 24, 2010.

**WHEREAS**, the Commission finds as follows:

1. The applicant, Pardee Homes, LLC, proposes to create a clustered hillside residential development of 1,260 single-family homes and various open space parks on 2,173 gross acres. The project includes an 11.6-acre elementary school site, a 12-acre public park and a network of privately-maintained paseos and trails, and one public trail. A Class II bike lane is proposed within Skyline Ranch Road.
2. General Plan Amendment Case No. 200900009 is a request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited Secondary Highway), and realign Whites Canyon Road as Skyline Ranch Road (proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway.
3. Conditional Use Permit ("CUP") Case No. 04-075 is a related request to ensure compliance with the requirements for urban and nonurban hillside management, density-controlled development, and onsite project grading that exceeds 100,000 cubic yards; and to permit a temporary materials processing facility proposed during construction within the project site.
4. CUP Case No. 200900121 is a related request to authorize an onsite grading and solid fill project for the offsite grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road, with 535,000 cubic yards of cut and 37,000 cubic yards of fill.
5. Oak Tree Permit Case No. 200700021 is a related request to remove one oak tree (nonheritage oak).

6. Highway Realignment Case No. 200900001 is a related request to review the realignment of Whites Canyon Road, a designated proposed Secondary Highway, as Skyline Ranch Road, through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway.
7. Vesting Tentative Tract Map No. 060922 is a related request to create 1,260 single family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres.
8. The subject site is located west of Sierra Highway and south of Vasquez Canyon Road, and north of the City of Santa Clarita ("City"), in the Sand Canyon Zoned District.
9. The irregularly-shaped property is approximately 2,173 gross acres in size in a mostly natural condition with level to steeply sloping topography. Approximately 774 acres are within 0 to 25 percent slopes, 644 acres within 25 to 50 percent slopes, and 755 acres have slopes 50 percent and greater.
10. The project site is currently zoned A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area), A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area), A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area), and A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area), which was established by Ordinance No. 7339, effective June 6, 1958. Surrounding zoning is A-1 and A-2-1 to the north; A-1, A-1-10,000, R-3 (Limited Multiple Residence), C-3 (Unlimited Commercial), M-1 (Light Industrial), and City to the east; and A-2-1 and City to the south and west.
11. The subject property consists of vacant land, including 200 single-family lots created under recorded Tract Map Nos. 49433, 49434 and 49467. Surrounding uses include vacant property with single-family residential to the east, south and west; industrial and commercial within the City to the east and south; and multi-family residential and a school within the City to the south.
12. Access to the proposed development will be provided by an extension of Whites Canyon Road as Skyline Ranch Road from the west, a proposed 84-foot to 94-foot wide Secondary Highway as proposed on the County Master Plan of Highways, realigned through the subject property to Sierra Highway, a 100-foot Major Highway.
13. The approved vesting tentative tract map and Exhibit "A", dated October 22, 2009, depicts 1,260 single-family lots clustered over approximately 622 acres in the southern portion of the project site. The single-family lots range in size from 6,048 to 23,950 square feet. A proposed 12-acre public park will be located at the northern portion of the developed area, with recreational amenities to include a basketball court, baseball field and children's play area. Additional parks will be privately maintained by a

homeowners association ("HOA"), totaling approximately six acres. An 11.6-acre elementary school site is depicted in the center of the developed area with a pedestrian bridge over Skyline Ranch Road, and 13 debris basin lots are depicted throughout the development. A public trail will be included within the project as well as privately-maintained trails and paseos, providing connectivity to private parks, cul-de-sac streets, and main thoroughfare Skyline Ranch Road. Grading will consist of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill (total 41.6 million cubic yards) to be balanced onsite. Offsite grading for the construction of Skyline Ranch Road will consist of 535,000 cubic yards of cut and 37,000 cubic yards of fill. Monument signs are proposed on and offsite within the unincorporated area and City, and a single oak tree onsite will be removed due to grading and construction.

14. Letters received and submitted to the Commission include from the City as well as the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA), Santa Clarita Organization for Preservation and the Environment ("SCOPE"), Santa Monica Mountains Conservancy ("SMMC"), and Sierra Club. The correspondence reflected comments on the Draft Environmental Impact Report ("EIR") as well as on the project design.
15. The project was advertised for the September 16, 2009 insist public hearing for Vesting Tentative Tract Map No. 060922, CUP Case No. 04-075, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.
16. During the September 16, 2009 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff recommended a continuance due to technical holds still outstanding for the project, including clearance through Los Angeles County Subdivision Committee ("Subdivision Committee") and required review by the Los Angeles County Interdepartmental Engineering Committee ("IEC"). Staff also indicated that a General Plan Amendment was required for the project for changes to the Master Plan of Highways, as the General Plan update, and the Plan update known as "One Valley One Vision" ("OVOV"), will likely update the Master Plan after the timeline proposed for this project. A CUP was also required to be filed for a solid fill grading project for the offsite construction of Skyline Ranch Road. Concern with existing filming activity near the Cruzan Mesa vernal pools within the large proposed open space lot was also raised by staff, warranting further research by staff.
17. Six persons testified at the September 16, 2009 public hearing: one neutral, and five with concerns or issues related to the development. The neutral testifier indicated that the applicant had an agreement in place with the Sulphur Springs School District regarding the elementary school site. Concerns expressed during the public hearing, including from the City, SCOPE and the SMMC/Mountains Recreation and Conservation Authority ("MRCA"), addressed need for offsite improvements at the intersection of Sierra Highway and Soledad Canyon Road; and included technical

- issues related to Skyline Ranch Road improvements (bike lane classification), improvements to Skyline Ranch Road west of the project site and offsite mitigation to City utilities. Other concerns included need for re-noticing of project to include the General Plan Amendment, impacts to air quality, need for updated documents for the EIR, supremacy of Alternative No. 2 in the Draft EIR, and need for funding sources for maintenance of the open space. MRCA also indicated their experience in managing vernal pools, and made recommendations regarding signage and filming compatibility.
18. Issues raised during the September 16, 2009 public hearing included water availability and how this project may be affected by concurrent hearings on OVOV.
  19. During the September 16, 2009 public hearing, the applicant's representative indicated that the project was favorable with City support and staff not requesting any design changes. The representative indicated their position regarding the additional CUP and General Plan Amendment filings requested by staff, and indicated that any issues regarding onsite filming activity had already been resolved. The representative supported the continuance recommendation, and indicated their understanding the testifiers' concerns.
  20. During the September 16, 2009 public hearing, the Commission discussed the history of filming in southern California and questioned whether filming revenue could be used as a funding source for maintenance of the vernal pools, and how to achieve a balance between filming activity and resource protection. The Commission also indicated that while staff is recommending a continuance, it was important to hold the public hearing and allow officials and interested persons to express their concerns. Given that OVOV was also scheduled for public hearing, the Commission indicated that this project's continuance should be to a date after the OVOV initial hearing. The Commission also indicated their desire to see a walkable community, and directed staff to return with technical issues addressed.
  21. After testimony and discussion, on September 16, 2009 the Commission by vote of 4-0-1 (Valadez absent) continued the public hearing to December 16, 2009.
  22. Subsequent to the September 16, 2009 public hearing, the applicant submitted a revision to the tentative map, dated October 22, 2009, to Subdivision Committee for review. After review, technical holds from Los Angeles County Department of Public Works ("Public Works") regarding offsite easements and water pump stations, continued to remain outstanding. The applicant also filed a General Plan Amendment application as well as an additional CUP for the offsite solid fill project. Concerns regarding the onsite filming activity were also resolved as there is an existing procedure in the County for issuance of filming permits that regulate frequency of temporary filming.

23. In addition to the entitlements previously advertised, the project was advertised for the December 16, 2009 insist public hearing with General Plan Amendment Case No. 200900009 and CUP Case No. 200900121.
24. During the December 16, 2009 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that most of the previously-identified project issues had been resolved, and described the remaining issues, including ongoing discussions with the City and County for street designs to Skyline Ranch Road. Staff also described the project's request for the alternate cross-section for local streets providing direct access to the single-family lots, and its potential impacts with increased paving and limited clearance to meet American with Disabilities Act ("ADA") requirements. The project also proposes four flag lots within the developed area.
25. During the December 16, 2009 public hearing, the applicant presented their project, which through a clustered design respects the proposed Significant Ecological Area ("SEA") boundary by protecting the vernal pools and mesa resources. The applicant indicated that while Master Plan of Highway deletions are proposed, through future development any necessary access would still be required by Public Works. The project's Draft EIR also provided the most up-to-date information regarding water supply, and Castaic Lake Water Agency ("CLWA") which did raise comments on the OVOV's EIR, made no comments regarding this project's EIR.
26. Three persons testified during the December 16, 2009 public hearing: one representing the City, and two from the applicant's project team to answer any questions. The City indicated that two issues remained regarding traffic, including proposed mitigation at Soledad Canyon Road, and cross-sections for Skyline Ranch Road. The City indicated that they were continuing to work with the County and applicant on agreed-upon cross-sections for Skyline Ranch Road, with hope for resolution when the project returns for final action.
27. During the December 16, 2009 public hearing, the Commission discussed whether roll-up garage doors could be incorporated to address any reductions in sidewalk clearance by cars parking in individual driveways, and looked forward to the project returning with hopeful resolution between the County and the City. The Commission also discussed that while the subject project was well designed and has shown to have an adequate water supply, there is a general concern regarding water supply and large subdivisions. The Commission also directed staff to consider additional project conditions regarding piping for future reclaimed water use within landscaped slopes, and potential for individual cisterns for greywater use.
28. After testimony and discussion, on December 16, 2009 the Commission by vote of 5-0 continued the public hearing to March 3, 2010.

29. Subsequent to the December 16, 2009 public hearing, IEC conducted a duly-noticed meeting to discuss the highway realignment. After a brief presentation by staff and the applicant, and comments from one neighbor and the City, IEC indicated their recommendation for approval of the highway realignment.
30. Subsequent to the December 16, 2009 public hearing, County and City staff met with the applicant to discuss the proposed street improvements to Skyline Ranch Road. A general consensus was reached regarding a modified cross-section for proposed Secondary Highway Skyline Ranch Road, including two travel lanes (one in each direction), a 14-foot wide landscaped median, and Class II bike lane in each direction.
31. During the March 3, 2010 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that IEC recommends approval of the highway realignment; and that the City, County and applicant have reached agreement on proposed improvements to Skyline Ranch Road. Staff also presented that at the time of the supplemental package, only one project hold remained regarding offsite easements. However, since then Public Works was recommending an alternate condition to require proof of easements prior to the public hearing by the Los Angeles County Board of Supervisors ("Board"), which Public Works formally read into the record. Staff also briefly summarized the additional correspondence received from the Sierra Club, where they indicated that their previous concerns regarding a number of potential impact areas, including infrastructure, biology, traffic, air quality, and water resources, was inadequately addressed or mitigated in the Final EIR.
32. During the March 3, 2010 public hearing, the applicant indicated their agreement with, and appreciation for, the recommended condition from Public Works.
33. One person testified during the March 3, 2010 public hearing representing the City. The City thanked County staff for working with them on the proposed Skyline Ranch Road cross-sections. The City also testified regarding the project's open space, and their encouragement that additional condition language be developed to clarify and specify initial and ongoing funding mechanisms for maintenance of the large natural open space. The City also responded to a question by the Commission regarding paseos where the City believed that while they have different paseo widths than what is proposed, paseos with a bike lane would still be beneficial.
34. During the March 3, 2010 public hearing, the Commission discussed the history of filming activity near the vernal pools, and their desire to not see the large open space fall under an HOA's responsibility. The Commission also questioned the type of fencing in place around the vernal pools as well as whether utilities will be provided to the elementary school lot.

35. During the March 3, 2010 public hearing, the applicant responded to the Commission, indicating that the large natural open space was intended all along to go to a public agency, and Los Angeles County Department of Parks and Recreation ("Parks and Recreation") has indicated their intent to accept this open space. They believed that film revenue would be sufficient to maintain this open space, and the vernal pools will remain protected from filming activity with chain-link fences. If any filming requests these fences be removed temporarily, a licensed biologist is required to be onsite at all times the fence is removed. The applicant also responded that if the Commission felt other types of fencing would be more appropriate with community character, including split-rail, that they would not object as long as other affected jurisdictions and agencies also agreed. The applicant indicated that not only will utilities be provided to the elementary school lot, the applicant will be providing full funding for the construction of the school site.
36. After testimony and discussion, on March 3, 2010 the Commission by vote of 5-0 continued the public hearing to March 24, 2010 for final documents to be prepared for approval.
37. During the March 24, 2010 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff briefed the Commission regarding discussions with Parks and Recreation regarding the funding mechanism for the approximate 1,325 acres of open space, and staff recommendation that the condition/mitigation language be further developed prior to scheduling of the Board public hearing. Staff also responded to the letters received from the Sierra Club and SCOPE regarding the Final EIR as well as additional correspondence from the U.S. Fish and Wildlife Service and newspaper article. The applicant also testified indicating their acceptance of all conditions.
38. One person testified during the March 24, 2010 public hearing representing the Santa Monica Mountains Conservancy. The testifier recommending addition a condition regarding a permanent open space funding source with minimum baseline amount, and questioned whether a permanent funding source is also to be established for the project's debris basins. Additional recommendations included transferring the open space to the County prior to or simultaneously with the first final map, and addressing sole source filming contracts.
39. During the March 24, 2010 public hearing, the applicant responded that there has been discussion with Parks and Recreation regarding the open space, and the net revenue for filming over the last five years all exceeded six figures with average over five years \$145,597, and over 10 years \$140,000. Parks and Recreation is recommending a Landscaping and Lighting Act District so additional funding would be in place, and they intend to continue discussions with Parks and Recreation regarding funding.

40. During the March 24, 2010 public hearing, the Commission discussed the proposed general plan amendment, and potential concern with losing an opportunity for public viewing access to the open space. A representative from Public Works responded that the deletion of Cruzan Mesa Road, a proposed Limited Secondary Highway, was found appropriate as Cruzan Mesa Road was not necessary for traffic, and its construction could lead to greater environmental impacts due to topography and necessary grading. Its removal from the Master Plan of Highways would not diminish the County's future right to require access. Its potential to be considered as part of the General Plan update was also discussed.
41. During the March 24, 2010 public hearing, the Commission also discussed that while filming revenue cannot be guaranteed, the average revenues are high, and that further discussion with Parks and Recreation should be pursued. The Commission also discussed the debris basins, and Public Works clarified that these would be publicly maintained by Public Works. Flood easements would be incorporated into the project for the capture of debris, and no additional conditions for the project would be necessary.
42. After hearing all testimony, the Commission by vote of 3-0-2 (Valadez, Bellamy absent) closed the public hearing on March 24, 2010 and recommended approval of General Plan Amendment Case No. 200900009.
43. The proposed project is required to comply with the development standards of the A-1 zone pursuant to Section 22.24.110 of the County Code, and A-2 zone pursuant to Section 22.24.170 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 04-075.
44. The Plan Amendment is consistent with the goals and policies 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 urban development.
45. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Forester and Fire Warden, Parks and Recreation, Public Health and Regional Planning.
46. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures, except as otherwise modified and shown on the site plan and Vesting Tentative Tract Map No. 060922.
47. Compatibility with surrounding land uses will be ensured through the related subdivision, CUPs, oak tree permit, and environmental conditions.
48. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project

site.

49. The recommended general plan amendment will not place an undue burden upon the community's ability to provide necessary facilities and services, as outlined in the preceding findings of fact and environmental documentation.
50. Approval of the recommended general plan amendment is in the public interest, specifically in the interest of public health, safety, and general welfare, and is in conformity with good planning practices.
51. Approval of the recommended general plan amendment will enable implementation of the highway plan in the development of the subject property.
52. Adoption of the proposed general plan amendment will enable the development of the subject property as proposed.
53. The applicant in this case has satisfied the "Burden of Proof" for the requested General Plan Amendment which is needed and appropriate.
54. 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 July 2009, the Technical Appendices to the Draft EIR dated July 2009, the Final EIR including Responses to Comments dated February 2010, and the Addendum to the Final EIR dated March 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.
55. 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 visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions of the related vesting tentative map, CUPs and oak tree permit.
56. With respect to the adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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.

57.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.

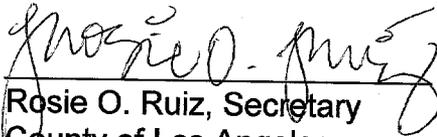
58. The MMP prepared in conjunction with the Final EIR identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured.

59. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.

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

1. Hold a public hearing to consider the above recommended general plan amendment; and
2. Certify 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; and
3. Find that the Board has reviewed and considered the information contained in the Final EIR prior to approving the project; and
4. Approve and adopt the MMP for the proposed project, 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
5. Find that the significant adverse effects of the project have been reduced to an acceptable level as outlined in the attached Environmental Findings of Fact and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached; and
6. Find that the recommended general plan amendment is consistent with the goals, policies and programs of the General Plan; and
7. Adopt General Plan Amendment Case No. 200900009 amending the Master Plan of Highways of the General Plan as depicted on the Exhibit attached hereto and described hereinabove.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on March 24, 2010.

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

AMENDMENT TO COUNTYWIDE GENERAL PLAN

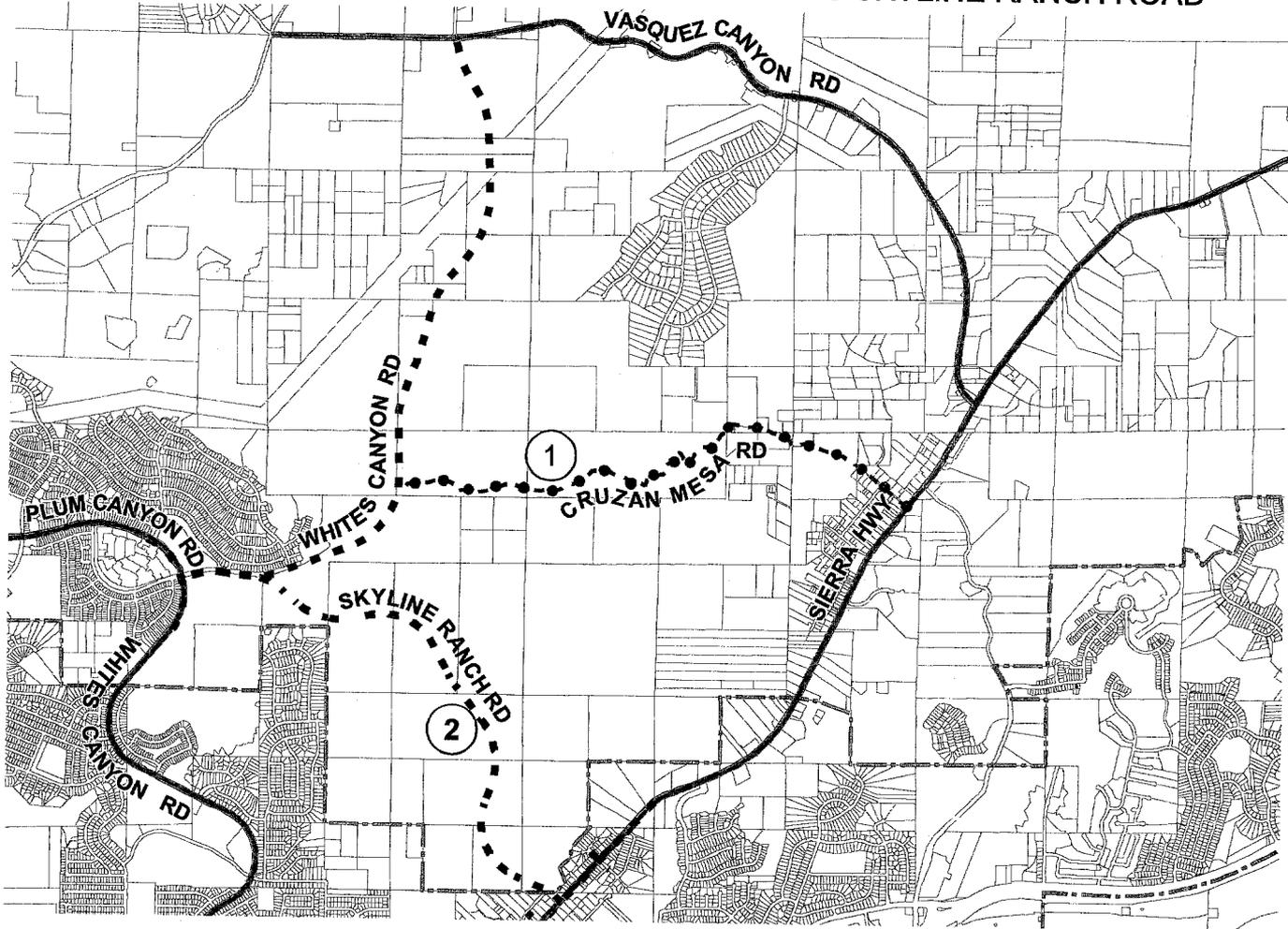
SANTA CLARITA VALLEY COMMUNITY

**PLAN AMENDMENT: 200900009**

ON: \_\_\_\_\_

**CHANGE TO ADOPTED HIGHWAY PLAN**

DELETE PROPOSED CRUZAN MESA ROAD AND  
REALIGN PROPOSED WHITES CANYON ROAD AS SKYLINE RANCH ROAD



**HIGHWAY PLAN AMENDMENTS:**

- ① DELETE PROPOSED LIMITED SECONDARY HIGHWAY CRUZAN MESA ROAD.
- ② — REALIGN PROPOSED SECONDARY HIGHWAY WHITES CANYON ROAD AS SKYLINE RANCH ROAD FROM PLUM CANYON ROAD TO SIERRA HIGHWAY.

**LEGEND:**

- MAJOR HIGHWAY - EXISTING
- - - SECONDARY HIGHWAY - PROPOSED
- LIMITED SECONDARY HIGHWAY - PROPOSED
- ▭ PARCELS
- - - - - CITY BOUNDARY

DIGITAL DESCRIPTION: \ZCO\ZD\_SAND\_CANYON\

THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

WAYNE REW, CHAIR

RICHARD J. BRUCKNER, PLANNING DIRECTOR



0 1750 3500

FEET

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
FOR PROJECT NO. 04-075-(5)  
CONDITIONAL USE PERMIT CASE NO. 04-075**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Conditional Use Permit Case No. 04-075 on September 16, 2009, December 16, 2009, March 3, 2010, and March 24, 2010. Conditional Use Permit Case No. 04-075 was heard concurrently with General Plan Amendment Case No. 200900009 (December 16, 2009, March 3, 2010, and March 24, 2010 only), Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 200900121 (December 16, 2009, March 3, 2010 and March 24, 2010 only), Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.
2. The project proposes a clustered hillside residential development of 1,260 single-family homes and various open space and parks on 2,173 gross acres. The project includes an 11.6-acre elementary school site, a 12-acre public park and a network of privately-maintained paseos and trails, and one public trail. A Class II bike lane is proposed within Skyline Ranch Road. A temporary materials processing facility is proposed onsite for use during construction after the first phase of grading to prior to the end of the last phase of development (estimated 24 months), to process approximately 68,000 cubic yards of excavated soil to use as base material in concrete and asphalt within the project site.
3. A Conditional Use Permit ("CUP") is required to ensure compliance with urban and nonurban hillside management design review criteria, density-controlled development, and onsite project grading exceeding 100,000 cubic yards; and to permit an onsite temporary materials processing facility during construction, pursuant to Sections 22.24.100, 22.24.150, 22.56.205 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 CUP is required for the project since the 1,260 dwelling units proposed exceeds the low-density threshold of 402 dwelling units, and mid-point density threshold of 870 dwelling units, established for the site.
5. The subject site is located west of Sierra Highway and south of Vasquez Canyon Road, and north of the City of Santa Clarita ("City"), in the Sand Canyon Zoned District.
6. The project proposes 20.8 million cubic yards of cut and fill grading (total 41.6 million cubic yards) to be balanced onsite.
7. The irregularly-shaped property is approximately 2,173 gross acres in size in a mostly natural condition with level to steeply sloping topography. Approximately

**PROJECT NO. 04-075-(5)**  
**CONDITIONAL USE PERMIT CASE NO. 04-075**  
**Findings**

774 acres are within 0 to 25 percent slopes, 644 acres within 25 to 50 percent slopes, and 755 acres have slopes 50 percent and greater.

8. Access to the proposed development will be provided by an extension of Whites Canyon Road as Skyline Ranch Road from the west, a proposed 84-foot to 94-foot wide Secondary Highway as proposed on the County Master Plan of Highways, realigned through the subject property to Sierra Highway, a 100-foot Major Highway.
9. The project site is currently zoned A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area), A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area), A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area), and A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area), which was established by Ordinance No. 7339, effective June 6, 1958. Surrounding zoning is A-1 and A-2-1 to the north; A-1, A-1-10,000, R-3 (Limited Multiple Residence), C-3 (Unlimited Commercial), M-1 (Light Industrial), and City to the east; and A-2-1 and City to the south and west.
10. The subject property consists of vacant land, including 200 single-family lots created under recorded Tract Map Nos. 49433, 49434 and 49467. Surrounding uses include vacant property with single-family residential to the east, south and west; industrial and commercial within the City to the east and south; and multi-family residential and a school within the City to the south.
11. The project is consistent with the A-2-1, A-1, A-1-10,000 and A-1-1 zoning classification. Single-family residences are permitted in the A-1 and A-2 zones pursuant to Sections 22.24.070 and 22.24.120 of the County Code. The proposed lot sizes of the project are less than the area requirements of the A-2-1, A-1-10,000 and A-1-1 zoning. However, the applicant has requested a 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”), Non-urban 2 (“N2”), Urban 1 (“U1”), Urban 2 (“U2”), Urban 3 (“U3”) 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 1,260 dwelling units is consistent with the maximum 1,302 dwelling units permitted by the land use categories for nonurban and urban hillside residential development.

13. The project provides an approximately 1,770 acres of open space (approximately 81 percent) within public park Lot No. 1262, private park Lot Nos. 1263 through 1271, and open space Lot Nos. 1272 through 1296. The project is consistent with the minimum 25 percent required for urban hillside projects, and 70 percent required for nonurban hillside projects. All open space provided is permanent open space as part of a density-controlled development.
14. General Plan Amendment Case No. 200900009 is a related request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited Secondary Highway), and realign Whites Canyon Road as Skyline Ranch Road (proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway.
15. CUP Case No. 200900121 is a related request to authorize an onsite grading and solid fill project for the offsite grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road, with 535,000 cubic yards of cut and 37,000 cubic yards of fill.
16. Oak Tree Permit Case No. 200700021 is a related request to remove one oak tree (nonheritage oak).
17. Highway Realignment Case No. 200900001 is a related request to review the realignment of Whites Canyon Road, a designated proposed Secondary Highway, as Skyline Ranch Road, through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway.
18. Vesting Tentative Tract Map No. 060922 is a related request to create 1,260 single family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres.
19. The approved Exhibit "A", dated October 22, 2009, depicts 1,260 single-family lots clustered over approximately 622 acres in the southern portion of the project site. The single-family lots range in size from 6,048 to 23,950 square feet. A proposed 12-acre public park will be located at the northern portion of the developed area, with recreational amenities to include a basketball court, baseball field and children's play area. Additional parks will be privately maintained by a homeowners association ("HOA"), totaling approximately six acres. An 11.6-acre elementary school site is depicted in the center of the developed area with a pedestrian bridge over Skyline Ranch Road, and 13 debris basin lots are depicted throughout the development. A public trail will be included within the project as

well as privately-maintained trails and paseos, providing connectivity to private parks, cul-de-sac streets, and main thoroughfare Skyline Ranch Road. Grading will consist of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill (total 41.6 million cubic yards) to be balanced onsite. Offsite grading for the construction of Skyline Ranch Road will consist of 535,000 cubic yards of cut and 37,000 cubic yards of fill. Monument signs are proposed on and offsite within the unincorporated area and City, and a single oak tree onsite will be removed due to grading and construction.

20. The project proposes a merger and resubdivision of underlying recorded Tract Map Nos. 49433, 49434 and 49467. The subdivision was approved as Tentative Tract Map No. 44967 to create 200 single-family lots on 360 acres within the Cruzan Mesa area. No homes have been constructed as part of these underlying lots. The subject project proposes to merge these lots and create open space Lot No. 1293 over this area.
21. Letters received and submitted to the Commission include from the City as well as the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA), Santa Clarita Organization for Preservation and the Environment ("SCOPE"), Santa Monica Mountains Conservancy ("SMMC"), and Sierra Club. The correspondence reflected comments on the Draft Environmental Impact Report ("EIR") as well as on the project design.
22. The project was advertised for the September 16, 2009 insist public hearing for Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.
23. During the September 16, 2009 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff recommended a continuance due to technical holds still outstanding for the project, including clearance through Los Angeles County Subdivision Committee ("Subdivision Committee") and required review by the Los Angeles County Interdepartmental Engineering Committee ("IEC"). Staff also indicated that a General Plan Amendment was required for the project for changes to the Master Plan of Highways, as the General Plan update, and the Plan update known as "One Valley One Vision" ("OVOV"), will likely update the Master Plan after the timeline proposed for this project. A CUP was also required to be filed for a solid fill grading project for the offsite construction of Skyline Ranch Road. Concern with existing filming activity near the Cruzan Mesa vernal pools within the large proposed open space lot was also raised by staff, warranting further research by staff.

24. Six persons testified at the September 16, 2009 public hearing: one neutral, and five with concerns or issues related to the development. The neutral testifier indicated that the applicant had an agreement in place with the Sulphur Springs School District regarding the elementary school site. Concerns expressed during the public hearing, including from the City, SCOPE and the SMMC/Mountains Recreation and Conservation Authority ("MRCA"), addressed need for offsite improvements at the intersection of Sierra Highway and Soledad Canyon Road; and included technical issues related to Skyline Ranch Road improvements (bike lane classification), improvements to Skyline Ranch Road west of the project site and offsite mitigation to City utilities. Other concerns included need for re-noticing of project to include the General Plan Amendment, impacts to air quality, need for updated documents for the EIR, supremacy of Alternative No. 2 in the Draft EIR, and need for funding sources for maintenance of the open space. MRCA also indicated their experience in managing vernal pools, and made recommendations regarding signage and filming compatibility.
25. Issues raised during the September 16, 2009 public hearing included water availability and how this project may be affected by concurrent hearings on OVOV.
26. During the September 16, 2009 public hearing, the applicant's representative indicated that the project was favorable with City support and staff not requesting any design changes. The representative indicated their position regarding the additional CUP and General Plan Amendment filings requested by staff, and indicated that any issues regarding onsite filming activity had already been resolved. The representative supported the continuance recommendation, and indicated their understanding the testifiers' concerns.
27. During the September 16, 2009 public hearing, the Commission discussed the history of filming in southern California and questioned whether filming revenue could be used as a funding source for maintenance of the vernal pools, and how to achieve a balance between filming activity and resource protection. The Commission also also indicated that while staff is recommending a continuance, it was important to hold the public hearing and allow officials and interested persons to express their concerns. Given that OVOV was also scheduled for public hearing, the Commission indicated that this project's continuance should be to a date after the OVOV initial hearing. The Commission also indicated their desire to see a walkable community, and directed staff to return with technical issues addressed.
28. After testimony and discussion, on September 16, 2009 the Commission by vote of 4-0-1 (Valadez absent) continued the public hearing to December 16, 2009.

29. Subsequent to the September 16, 2009 public hearing, the applicant submitted a revision to the tentative map, dated October 22, 2009, to Subdivision Committee for review. After review, technical holds from Los Angeles County Department of Public Works ("Public Works") regarding offsite easements and water pump stations, continued to remain outstanding. The applicant also filed a General Plan Amendment application as well as an additional CUP for the offsite solid fill project. Concerns regarding the onsite filming activity were also resolved as there is an existing procedure in the County for issuance of filming permits that regulate frequency of temporary filming.
30. In addition to the entitlements previously advertised, the project was advertised for the December 16, 2009 insist public hearing with General Plan Amendment Case No. 200900009 and Conditional Use Permit Case No. 200900121.
31. During the December 16, 2009 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that most of the previously-identified project issues had been resolved, and described the remaining issues, including ongoing discussions with the City and County for street designs to Skyline Ranch Road. Staff also described the project's request for the alternate cross-section for local streets providing direct access to the single-family lots, and its potential impacts with increased paving and limited clearance to meet American with Disabilities Act ("ADA") requirements. The project also proposes four flag lots within the developed area.
32. During the December 16, 2009 public hearing, the applicant presented their project, which through a clustering design respects the proposed Significant Ecological Area ("SEA") boundary by protecting the vernal pools and mesa resources. The applicant indicated that while Master Plan of Highway deletions are proposed, through future development any necessary access would still be required by Public Works. The project's Draft EIR also provided the most up-to-date information regarding water supply, and Castaic Lake Water Agency ("CLWA") which did raise comments on the OVOV's EIR, made no comments regarding this project's EIR.
33. Three persons testified during the December 16, 2009 public hearing: one representing the City, and two from the applicant's project team to answer any questions. The City indicated that two issues remained regarding traffic, including proposed mitigation at Soledad Canyon Road, and cross-sections for Skyline Ranch Road. The City indicated that they were continuing to work with the County

and applicant on agreed-upon cross-sections for Skyline Ranch Road, with hope for resolution when the project returns for final action.

34. During the December 16, 2009 public hearing, the Commission discussed whether roll-up garage doors could be incorporated to address any reductions in sidewalk clearance by cars parking in individual driveways, and looked forward to the project returning with hopeful resolution between the County and the City. The Commission also discussed that while the subject project was well designed and has shown to have an adequate water supply, there is a general concern regarding water supply and large subdivisions. The Commission also directed staff to consider additional project conditions regarding piping for future reclaimed water use within landscaped slopes, and potential for individual cisterns for greywater use.
35. After testimony and discussion, on December 16, 2009 the Commission by vote of 5-0 continued the public hearing to March 3, 2010.
36. Subsequent to the December 16, 2009 public hearing, IEC conducted a duly-noticed meeting to discuss the highway realignment. After a brief presentation by staff and the applicant, and comments from one neighbor and the City, IEC indicated their recommendation for approval of the highway realignment.
37. Subsequent to the December 16, 2009 public hearing, County and City staff met with the applicant to discuss the proposed street improvements to Skyline Ranch Road. A general consensus was reached regarding a modified cross-section for proposed Secondary Highway Skyline Ranch Road, including two travel lanes (one in each direction), a 14-foot wide landscaped median, and Class II bike lane in each direction.
38. During the March 3, 2010 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that IEC recommends approval of the highway realignment; and that the City, County and applicant have reached agreement on proposed improvements to Skyline Ranch Road. Staff also presented that at the time of the supplemental package, only one project hold remained regarding offsite easements. However, since then Public Works was recommending an alternate condition to require proof of easements prior to the public hearing by the Los Angeles County Board of Supervisors ("Board"), which Public Works formally read into the record. Staff also briefly summarized the additional correspondence received from the Sierra Club, where they indicated that their previous concerns regarding a number of potential impact areas, including infrastructure, biology,

- traffic, air quality, and water resources, was inadequately addressed or mitigated in the Final EIR.
39. During the March 3, 2010 public hearing, the applicant indicated their agreement with, and appreciation for, the recommended condition from Public Works.
  40. One person testified during the March 3, 2010 public hearing representing the City. The City thanked County staff for working with them on the proposed Skyline Ranch Road cross-sections. The City also testified regarding the project's open space, and their encouragement that additional condition language be developed to clarify and specify initial and ongoing funding mechanisms for maintenance of the large natural open space. The City also responded to a question by the Commission regarding paseos where the City believed that while they have different paseo widths than what is proposed, paseos with a bike lane would still be beneficial.
  41. During the March 3, 2010 public hearing, the Commission discussed the history of filming activity near the vernal pools, and their desire to not see the large open space fall under an HOA's responsibility. The Commission also questioned the type of fencing in place around the vernal pools as well as whether utilities will be provided to the elementary school lot.
  42. During the March 3, 2010 public hearing, the applicant responded to the Commission, indicating that the large natural open space was intended all along to go to a public agency and Los Angeles County Department of Parks and Recreation ("Parks and Recreation") has indicated their intent to accept this open space. They believed that film revenue would be sufficient to maintain this open space, and the vernal pools will remain protected from filming activity with chain-link fences. If any filming requests these fences be removed temporarily, a licensed biologist is required to be onsite at all times the fence is removed. The applicant also responded that if the Commission felt other types of fencing would be more appropriate with community character, including split-rail, that they would not object as long as other affected jurisdictions and agencies also agreed. The applicant indicated that not only will utilities be provided at the elementary school lot, the applicant will be providing full funding for the construction of the school site.
  43. After testimony and discussion, on March 3, 2010 the Commission by vote of 5-0 continued the public hearing to March 24, 2010 for final documents to be prepared for approval.

44. During the March 24, 2010 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff briefed the Commission regarding discussions with Parks and Recreation regarding the funding mechanism for the approximate 1,325 acres of open space, and staff recommendation that the condition/mitigation language be further developed prior to scheduling of the Board public hearing. Staff also responded to the letters received from the Sierra Club and SCOPE regarding the Final EIR as well as additional correspondence from the U.S. Fish and Wildlife Service and newspaper article. The applicant also testified indicating their acceptance of all conditions.
45. One person testified during the March 24, 2010 public hearing representing the Santa Monica Mountains Conservancy. The testifier recommending addition a condition regarding a permanent open space funding source with minimum baseline amount, and questioned whether a permanent funding source is also to be established for the project's debris basins. Additional recommendations included transferring the open space to the County prior to or simultaneously with the first final map, and addressing sole source filming contracts.
46. During the March 24, 2010 public hearing, the applicant responded that there has been discussion with Parks and Recreation regarding the open space, and the net revenue for filming over the last five years all exceeded six figures with average over five years \$145,597, and over 10 years \$140,000. Parks and Recreation is recommending a Landscaping and Lighting Act District so additional funding would be in place, and they intend to continue discussions with Parks and Recreation regarding funding.
47. During the March 24, 2010 public hearing, the Commission discussed the proposed general plan amendment, and potential concern with losing an opportunity for public viewing access to the open space. A representative from Public Works responded that the deletion of Cruzan Mesa Road, a proposed Limited Secondary Highway, was found appropriate as Cruzan Mesa Road was not necessary for traffic, and its construction could lead to greater environmental impacts due to topography and necessary grading. Its removal from the Master Plan of Highways would not diminish the County's future right to require access. Its potential to be considered as part of the General Plan update was also discussed.
48. During the March 24, 2010 public hearing, the Commission also discussed that while filming revenue cannot be guaranteed, the average revenues are high, and that further discussion with Parks and Recreation should be pursued. The Commission also discussed the debris basins, and Public Works clarified that these would be publicly maintained by Public Works. Flood easements would be

incorporated into the project for the capture of debris, and no additional conditions for the project would be necessary.

49. After hearing all testimony, the Commission by vote of 3-0-2 (Valadez, Bellamy absent) closed the public hearing on March 24, 2010 and approved Conditional Use Permit Case No. 04-075.
50. The Commission finds that the project's infrastructure and community benefits balance against the project's requested density closer to the maximum density permitted by hillside management.
51. The Commission finds that 1,770 acres of the property (approximately 82 percent) is set aside as permanent open space with the urban and nonurban hillside, density-controlled development of 1,260 single-family homes on the subject property. This open space is comprised of a public park lot, private park lots, trails and natural open space. The natural open space, and public park and trails are to be dedicated to the County of Los Angeles, and the private parks and trails to the HOA for ownership and maintenance, with landscaped medians and manufactured slopes for a Landscaping and Lighting Act District.
52. The Commission finds that the front yard setback to the habitable structure shall be a minimum of 18 feet as measured from back of sidewalk, and front yard setback to the garage shall be a minimum of 20 feet as measured from back of sidewalk. These setbacks will ensure compatibility with ADA requirements to ensure accessible sidewalks when cars are parked in individual driveways.
53. The Commission finds that the alternate cross-section is permitted for all local streets with direct access to single-family lots, as the use of the alternate cross-section would be in keeping with the design and improvement of adjoining streets. The project will create new streets within the developed area, and will be designed to visually create a hierarchy of streets as well as complement the proposed trail and paseo system.
54. The Commission finds that the four flag lots are justified by topographic conditions and the size and shape of the division of land, and as the design is not in conflict with the pattern of neighborhood development. The proposed development will be creating new neighborhoods, and will not increase density by proposing homes adjacent to rear yards of existing homes.
55. The proposed project is required to comply with the development standards of the A-1 zone pursuant to Section 22.24.110 of the County Code, and A-2 zone

pursuant to Section 22.24.170 of the County Code, except as otherwise modified by this grant.

56. 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 July 2009, the Technical Appendices to the Draft EIR dated July 2009, the Final EIR including Responses to Comments dated February 2010, and the Addendum to the Final EIR dated March 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.
57. 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 visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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 grant and the related CUP, oak tree permit and vesting tentative map.
58. With respect to the adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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.
59. 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.
60. 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.
61. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

62. Approval of this CUP 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. 060922, CUP Case No. 200900121 and Oak Tree Permit Case No. 2007000021.
63. 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.
64. 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 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; and
- 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.

**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 and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached.
2. Approves Conditional Use Permit Case No. 04-075 subject to the attached conditions.

**DEPARTMENT OF REGIONAL PLANNING  
PROJECT NO. 04-075-(5)  
CONDITIONAL USE PERMIT CASE NO. 04-075**

**Exhibit "A" Map Date: 10-22-09**

**CONDITIONS:**

1. This grant authorizes the use of the subject property in an urban and non-urban hillside area for 1,260 single-family residential lots, density-controlled development to cluster the single-family lots on the southern portion of the project site with reduced lot size to 6,048 to 23,950 net square feet, and on-site grading over 100,000 cubic yards within the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area), A-1-10,000 (Light Agricultural - 10,000 Square Feet Minimum Required Lot Area), and A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area) zones as depicted on the approved exhibit map marked Exhibit "A" (dated October 22, 2009) or an approved revised Exhibit "A", subject to the following conditions of approval. This grant also authorizes a temporary materials processing facility during construction within the project site.
2. 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 the required fees have been paid pursuant to Condition Nos. 7 and 59. Condition Nos. 2, 7, 9, 10 and 11 shall be effective immediately upon final approval of this grant by the County.
3. 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 and shall include successor in interest.
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 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. Within three 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 for Project No. 04-075-(5), General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001. The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$2,867.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
8. If 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 inspections and for any enforcement of 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 \$200.00 per inspection).
9. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and 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 fully cooperate in the defense.
10. 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 from which actual costs shall be billed and deducted for the purposes 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 on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

11. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 060922 ("TR 060922"). In the event that TR 060922 should expire without the recordation of the final map or all final maps if phased, this grant shall terminate upon the expiration of the vesting tentative map. Entitlement to the use of the property, or unrecorded portion thereof, thereafter shall be subject to the regulations then in effect.
12. The subject property shall be graded, developed and maintained in substantial compliance with the approved vesting tentative tract map. An amended tentative tract map approved for TR 060922 may, at the discretion of the Director of Regional Planning ("Director"), constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
13. 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.
14. 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.
15. The permittee shall provide a current and valid water availability letter to the satisfaction of the Director and Director of Los Angeles County Department of Public Works ("Public Works") prior to recordation of the final map (or each final map if the project is phased), the issuance of grading permits, and the issuance of building permits for the approved development.

16. The permittee shall submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") and maintenance agreements and covenants to Regional Planning for review and approval. The CC&Rs shall include all of the project conditions, and include language that those conditions required to be in the CC&Rs may not be amended or eliminated by the homeowners association without prior approval from the Director.
17. The development of the subject property shall comply with all requirements and conditions approved for TR 060922, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021.
18. No additional grading or development, including expansion of pad areas with any walls greater than five feet in height or other materials, shall be permitted beyond that depicted on the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
19. The permittee shall provide a minimum of 2,151.65 acres or 82.9 percent open space, which includes natural undisturbed areas; graded slopes; public and private parks (1.2 acres of the public park will be covered by structures); and trails.
20. The permittee shall provide for the ownership and maintenance of private park Lot Nos. 1263 through 1271 by a homeowners' association to the satisfaction of Regional Planning.
21. The permittee shall dedicate to the County of Los Angeles the right to prohibit construction of any residential structures on the school site depicted on the Exhibit "A" as Lot No. 1261, and on the open space areas depicted on the approved Exhibit "A" as public park Lot No. 1262 and private park Lot Nos. 1263 through 1271.
22. The permittee shall dedicate open space Lot Nos. 1272 through 1296 to the County of Los Angeles or other public agency to the satisfaction of Regional Planning. The dedication shall contain language requiring that access for emergency purposes shall not be prohibited over said open space lots.
23. The permittee shall dedicate to the County of Los Angeles the right to prohibit development, including construction of any structures and grading, on the open space areas as depicted on the Exhibit "A" as open space Lot Nos. 1272 through 1296.
24. This project is approved as density-controlled development, as shown on the approved vesting tentative map and Exhibit "A", 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, A-1-1 and A-1-10,000 in accordance with Section 22.56.205 of the County Code.

25. All commonly owned areas within the density-controlled development, shall be permanently reserved as open space. Such reservation shall be by establishment of a homeowners association, maintenance district or other appropriate means or methods to ensure the permanent reservation and continued perpetual maintenance of required commonly owned areas.
26. 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 areas.
27. All dwelling units within the density-controlled development shall be single-family residences.
28. 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 TR 060922, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021.
29. Prior to the issuance of any grading and/or building permit, site plans covering the development shall be submitted to and approved by the Director as a revised Exhibit "A", indicating substantial conformance with the approved Exhibit "A" where proposed grading and/or construction:
  - a. complies with the conditions of this grant and the standards of the zone;
  - b. is compatible with hillside; and
  - c. complies with the Los Angeles County Green Building, Low Impact Development, and Drought-Tolerant Landscaping Ordinances prior to building permit issuance.
30. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas. Prior to any issuance of any building permit, a site plan including exterior elevations and floorplans shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance.
31. The development is approved with a minimum front yard setback of 20 feet from the garage exterior to back of sidewalk, and 18 feet from any habitable area to

back of sidewalk. Prior to issuance of any building permit, a site plan that includes delineation of the sidewalk in measuring front yard setbacks, shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance.

32. A minimum of two covered automobile parking spaces for each single-family residential lot shall be provided and continuously maintained and developed to the specifications listed in Section 22.52.1060 of the County Code. The required parking spaces shall be continuously available for vehicle parking only and shall not be used for storage, automobile repair, or any other unauthorized use.
33. All single-family homes shall have roll-up doors for any garages facing the street, in order to maintain minimum driveway length clearance of 20 feet. Prior to issuance of any building permit, a site plan with floorplans and elevations shall be submitted to and approved by the Director, as a revised Exhibit "A", to ensure compliance.
34. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.
35. Prior to commencement of the temporary materials processing facility proposed during construction, the applicant shall submit a revised Exhibit "A" depicting the facility location and operation details. Such facility shall only be permitted for onsite use, and may not process materials from locations beyond the project boundary identified within this grant or associated Conditional Use Permit Case No. 200900121.
36. All structures shall comply with the requirements of the Division of Building and Safety of Public Works.
37. 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.
38. All grading and construction activities on the subject property and appurtenant activities, including engine warm-up, within 300 feet of an occupied single- or multi-family residential lot, shall be restricted to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. Construction work shall be prohibited on Sundays or holidays, including New Year's Day, Independence Day, Thanksgiving Day, Christmas Day, Memorial Day, and Labor Day. 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.

39. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of Public Works.
40. 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.
41. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
42. No construction equipment or vehicles, including construction crew's personal vehicles, shall be parked or stored on any existing public or private streets.
43. 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.
44. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
45. 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.
46. 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. Paint utilized in covering such markings shall be of a color that matches, as closely as possible the color of the adjacent surfaces.
47. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the ordinances and County Building and Plumbing Codes.

48. 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.
49. 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.
50. 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.
51. 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.
52. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
53. During construction, all large-size truck trips shall be limited to off-peak commute periods.
54. 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.
55. All graded slopes (cut and fill) shall be revegetated in compliance with the Grading Ordinance and Drought-Tolerant Landscape Ordinance. Prior to the issuance of any grading or building 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 for any proposed landscaping. 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, and shall use reclaimed water. The irrigation system shall, to the satisfaction of the Director of Public Works and Director, include dual piping to allow for future connection and use of reclaimed water within landscaped slopes.

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"). 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 75 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 the Director may determine that a lower percentage of such planting shall be required. In those areas where the Director approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 50 percent. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by the Director and the Forester. 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.

56. All slope improvements, including terrace drains, shall use colored concrete to blend with surrounding vegetation. Prior to any grading permit issuance, the permittee shall submit sample materials, including color palette, with a landscape plan, as a revised Exhibit "A". Prior to building permit issuance, the permittee shall submit evidence of colored concrete installation.
57. Within 30 days of approval of this grant, the permittee shall record a covenant and agreement with the County of Los Angeles agreeing to comply with the required environmental mitigation measures imposed in the Final Environmental Impact Report ("EIR") Mitigation Monitoring Program ("MMP"), and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the permittee shall submit a copy of the draft covenant to the Director for review and approval.
58. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final EIR for the project are incorporated herein by reference and attached and made conditions of this grant. The permittee shall comply with all such mitigation measures in accordance with the attached MMP. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director for approval as frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed.

The reports shall describe the status of the permittee's compliance with the required mitigation measures.

59. Within 30 days of approval of this grant, deposit the sum of **\$3,000.00** with Regional Planning in order to defray the cost of reviewing the permittee's reports and verifying compliance with the information contained in the reports required by the MMP.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
FOR PROJECT NO. 04-075-(5)  
CONDITIONAL USE PERMIT CASE NO. 200900121**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Conditional Use Permit Case No. 200900121 on December 16, 2009, March 3, 2010, and March 24, 2010. Conditional Use Permit Case No. 200900121 was heard concurrently with General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922 (also considered September 16, 2009), Conditional Use Permit Case No. 04-075 (also considered September 16, 2009), Oak Tree Permit Case No. 200700021 (also considered September 16, 2009), and Highway Realignment Case No. 200900001 (also considered September 16, 2009).
2. The project proposes a clustered hillside residential development of 1,260 single family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres. The project includes an 11.6-acre elementary school site, a 12-acre public park and a network of privately-maintained paseos and trails, and one public trail. A Class II bike lane is proposed within Skyline Ranch Road.
3. A Conditional Use Permit ("CUP") is required to authorize an onsite grading and solid fill project for the offsite grading and construction of Skyline Ranch Road from the subdivision western project boundary to Whites Canyon Road/Plum Canyon Road pursuant to Sections 22.20.460 and 22.24.150 of the Los Angeles County Code ("County Code").
4. The subject site is located west of Sierra Highway and south of Vasquez Canyon Road, and north of the City of Santa Clarita ("City"), in the Sand Canyon Zoned District.
5. The project proposes offsite grading for the construction of Skyline Ranch Road, from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to the western subdivision project boundary, consisting of 535,000 cubic yards of cut and 37,000 cubic yards of fill.
6. Access to the proposed development will be provided by an extension of Whites Canyon Road as Skyline Ranch Road from the west, a proposed 84-foot to 94-foot wide Secondary Highway as proposed on the County Master Plan of Highways, realigned through the subject property to Sierra Highway, a 100-foot Major Highway.

7. The subject site is currently zoned A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) and RPD-5,000-20U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – 20 Dwelling Units per Net Acre), which were both established by Ordinance No. 880169Z, adopted October 11, 1988. Surrounding zoning is RPD-6,000-5.9U (Residential Planned Development – 6,000 Square Feet Minimum Required Lot Area – 5.9 Dwelling Units per Net Acre) to the north; A-2-2 and A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) to the east; A-2-1, RPD-6,000-7.5U (Residential Planned Development – 6,000 Square Feet Minimum Required Lot Area – 7.5 Dwelling Units per Net Acre) and City to the south; and A-2-1, R-1-4,000 (Single-Family Residence – 4,000 Square Feet Minimum Required Lot Area), RPD-5,000-5U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – 5 Dwelling Units per Net Acre), RPD-5,000-6.2U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – 6.2 Dwelling Units per Net Acre), and RPD-5,000-20U to the west.
8. The subject property consists of vacant land previously entitled under Vesting Tentative Tract Map No. 46018 (known as Shapell Plum Canyon). Surrounding uses include vacant property with single-family residential to the north, east, west and south with the City to the south.
9. The project is consistent with the RPD and A-2-2 zoning classifications. Solid fill projects are in the RPD and A-2 zones with a CUP pursuant to Sections 22.20.460 and 22.24.150 of the County Code.
10. The project site is depicted in the Hillside Management (“HM”), Urban 1 (“U1”), and Urban 3 (“U3”) land use categories of the Santa Clarita Valley Area Plan (“Plan”), a component of the Los Angeles Countywide General Plan (“General Plan”). A solid fill project for construction of a secondary highway is consistent with the residential designations.
11. General Plan Amendment Case No. 200900009 is a related request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited Secondary Highway), and realign Whites Canyon Road as Skyline Ranch Road (proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway.
12. CUP Case No. 04-075 is a related request to ensure compliance with the requirements for urban and nonurban hillside management, density-controlled development, and onsite project grading that exceeds 100,000 cubic yards; and to permit a temporary materials processing facility proposed during construction within the project site.

13. Oak Tree Permit Case No. 200700021 is a related request to remove one oak tree (nonheritage oak).
14. Highway Realignment Case No. 200900001 is a related request to review the realignment of Whites Canyon Road, a designated proposed Secondary Highway, as Skyline Ranch Road, through the project site from approximately 1,400 feet east Whites Canyon Road/Plum Canyon Road to Sierra Highway.
15. Vesting Tentative Tract Map No. 060922 is a related request to create 1,260 single family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres.
16. The approved Exhibit "A", dated October 22, 2009, depicts 1,260 single-family lots clustered over approximately 622 acres in the southern portion of the project site. The single-family lots range in size from 6,048 to 23,950 square feet. A proposed 12-acre public park will be located at the northern portion of the developed area, with recreational amenities to include a basketball court, baseball field and children's play area. Additional parks will be privately maintained by a homeowners association ("HOA"), totaling approximately six acres. An 11.6-acre elementary school site is depicted in the center of the developed area with a pedestrian bridge over Skyline Ranch Road, and 13 debris basin lots are depicted throughout the development. A public trail will be included within the project as well as privately-maintained trails and paseos, providing connectivity to private parks, cul-de-sac streets, and main thoroughfare Skyline Ranch Road. Grading will consist of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill (total 41.6 million cubic yards) to be balanced onsite. Offsite grading for the construction of Skyline Ranch Road will consist of 535,000 cubic yards of cut and 37,000 cubic yards of fill. Monument signs are proposed on and offsite within the unincorporated area and City, and a single oak tree onsite will be removed due to grading and construction.
17. Letters received and submitted to the Commission include from the City as well as the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA), Santa Clarita Organization for Preservation and the Environment ("SCOPE"), Santa Monica Mountains Conservancy ("SMMC"), and Sierra Club. The correspondence reflected comments on the Draft Environmental Impact Report ("EIR") as well as on the project design.
18. The project was advertised for the September 16, 2009 insist public hearing for Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-

075, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.

19. During the September 16, 2009 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff recommended a continuance due to technical holds still outstanding for the project, including clearance through Los Angeles County Subdivision Committee ("Subdivision Committee") and required review by the Los Angeles County Interdepartmental Engineering Committee ("IEC"). Staff also indicated that a General Plan Amendment was required for the project for changes to the Master Plan of Highways, as the General Plan update, and the Plan update known as "One Valley One Vision" ("OVOV"), will likely update the Master Plan after the timeline proposed for this project. A CUP was also required to be filed for a solid fill grading project for the offsite construction of Skyline Ranch Road. Concern with existing filming activity near the Cruzan Mesa vernal pools within the large proposed open space lot was also raised by staff, warranting further research by staff.
20. Six persons testified at the September 16, 2009 public hearing: one neutral, and five with concerns or issues related to the development. The neutral testifier indicated that the applicant had an agreement in place with the Sulphur Springs School District regarding the elementary school site. Concerns expressed during the public hearing, including from the City, SCOPE and the SMMC/Mountains Recreation and Conservation Authority ("MRCA"), addressed need for offsite improvements at the intersection of Sierra Highway and Soledad Canyon Road; and included technical issues related to Skyline Ranch Road improvements (bike lane classification), improvements to Skyline Ranch Road west of the project site and offsite mitigation to City utilities. Other concerns included need for re-noticing of project to include the General Plan Amendment, impacts to air quality, need for updated documents for the EIR, supremacy of Alternative No. 2 in the Draft EIR, and need for funding sources for maintenance of the open space. MRCA also indicated their experience in managing vernal pools, and made recommendations regarding signage and filming compatibility.
21. Issues raised during the September 16, 2009 public hearing included water availability and how this project may be affected by concurrent hearings on OVOV.
22. During the September 16, 2009 public hearing, the applicant's representative indicated that the project was favorable with City support and staff not requesting any design changes. The representative indicated their position regarding the additional CUP and General Plan Amendment filings requested by staff, and indicated that any issues regarding onsite filming activity had already been

**Findings**

- resolved. The representative supported the continuance recommendation, and indicated their understanding the testifiers' concerns.
23. During the September 16, 2009 public hearing, the Commission discussed the history of filming in southern California and questioned whether filming revenue could be used as a funding source for maintenance of the vernal pools, and how to achieve a balance between filming activity and resource protection. The Commission also also indicated that while staff is recommending a continuance, it was important to hold the public hearing and allow officials and interested persons to express their concerns. Given that OVOV was also scheduled for public hearing, the Commission indicated that this project's continuance should be to a date after the OVOV initial hearing. The Commission also indicated their desire to see a walkable community, and directed staff to return with technical issues addressed.
  24. After testimony and discussion, on September 16, 2009 the Commission by vote of 4-0-1 (Valadez absent) continued the public hearing to December 16, 2009.
  25. Subsequent to the September 16, 2009 public hearing, the applicant submitted a revision to the tentative map, dated October 22, 2009, to Subdivision Committee for review. After review, technical holds from Los Angeles County Department of Public Works ("Public Works") regarding offsite easements and water pump stations, continued to remain outstanding. The applicant also filed a General Plan Amendment application as well as an additional CUP for the offsite solid fill project. Concerns regarding the onsite filming activity were also resolved as there is an existing procedure in the County for issuance of filming permits that regulate frequency of temporary filming.
  26. In addition to the entitlements previously advertised, the project was advertised for the December 16, 2009 insist public hearing with General Plan Amendment Case No. 200900009 and CUP Case No. 200900121.
  27. During the December 16, 2009 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that most of the previously-identified project issues had been resolved, and described the remaining issues, including ongoing discussions with the City and County for street designs to Skyline Ranch Road. Staff also described the project's request for the alternate cross-section for local streets providing direct access to the single-family lots, and its potential impacts with increased paving and limited clearance to meet American with Disabilities Act ("ADA") requirements. The project also proposes four flag lots within the developed area.

28. During the December 16, 2009 public hearing, the applicant presented their project, which through a clustered design respects the proposed Significant Ecological Area ("SEA") boundary by protecting the vernal pools and mesa resources. The applicant indicated that while Master Plan of Highway deletions are proposed, through future development any necessary access would still be required by Public Works. The project's Draft EIR also provided the most up-to-date information regarding water supply, and Castaic Lake Water Agency ("CLWA") which did raise comments on the OVOV's EIR, made no comments regarding this project's EIR.
29. Three persons testified during the December 16, 2009 public hearing: one representing the City, and two from the applicant's project team to answer any questions. The City indicated that two issues remained regarding traffic, including proposed mitigation at Soledad Canyon Road, and cross-sections for Skyline Ranch Road. The City indicated that they were continuing to work with the County and applicant on agreed-upon cross-sections for Skyline Ranch Road, with hope for resolution when the project returns for final action.
30. During the December 16, 2009 public hearing, the Commission discussed whether roll-up garage doors could be incorporated to address any reductions in sidewalk clearance by cars parking in individual driveways, and looked forward to the project returning with hopeful resolution between the County and the City. The Commission also discussed that while the subject project was well designed and has shown to have an adequate water supply, there is a general concern regarding water supply and large subdivisions. The Commission also directed staff to consider additional project conditions regarding piping for future reclaimed water use within landscaped slopes, and potential for individual cisterns for greywater use.
31. After testimony and discussion, on December 16, 2009 the Commission by vote of 5-0 continued the public hearing to March 3, 2010.
32. Subsequent to the December 16, 2009 public hearing, IEC conducted a duly-noticed meeting to discuss the highway realignment. After a brief presentation by staff and the applicant, and comments from one neighbor and the City, IEC indicated their recommendation for approval of the highway realignment.
33. Subsequent to the December 16, 2009 public hearing, County and City staff met with the applicant to discuss the proposed street improvements to Skyline Ranch Road. A general consensus was reached regarding a modified cross-section for proposed Secondary Highway Skyline Ranch Road, including two travel lanes

**Findings**

(one in each direction), a 14-foot wide landscaped median, and Class II bike lane in each direction.

34. During the March 3, 2010 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that IEC recommends approval of the highway realignment; and that the City, County and applicant have reached agreement on proposed improvements to Skyline Ranch Road. Staff also presented that at the time of the supplemental package, only one project hold remained regarding offsite easements. However, since then Public Works was recommending an alternate condition to require proof of easements prior to the public hearing by the Los Angeles County Board of Supervisors ("Board"), which Public Works formally read into the record. Staff also briefly summarized the additional correspondence received from the Sierra Club, where they indicated that their previous concerns regarding a number of potential impact areas, including infrastructure, biology, traffic, air quality, and water resources, was inadequately addressed or mitigated in the Final EIR.
35. During the March 3, 2010 public hearing, the applicant indicated their agreement with, and appreciation for, the recommended condition from Public Works.
36. One person testified during the March 3, 2010 public hearing representing the City. The City thanked County staff for working with them on the proposed Skyline Ranch Road cross-sections. The City also testified regarding the project's open space, and their encouragement that additional condition language be developed to clarify and specify initial and ongoing funding mechanisms for maintenance of the large natural open space. The City also responded to a question by the Commission regarding paseos where the City believed that while they has different paseo widths than what is proposed, paseos with a bike lane would still be beneficial.
37. During the March 3, 2010 public hearing, the Commission discussed the history of filming activity near the vernal pools, and their desire to not see the large open space fall under an HOA's responsibility. The Commission also questioned the type of fencing in place around the vernal pools as well as whether utilities will be provided to the elementary school lot.
38. During the March 3, 2010 public hearing, the applicant responded to the Commission, indicating that the large natural open space was intended all along to go to a public agency and Los Angeles County Department of Parks and Recreation ("Parks and Recreation") has indicated their intent to accept this open space. They believed that film revenue would be sufficient to maintain this open

space, and the vernal pools will remain protected from filming activity with chain-link fences. If any filming does request that these fences be temporarily removed, a licensed biologist is required to be onsite at all times the fence during this time. The applicant also responded that if the Commission felt other types of fencing would be more appropriate with community character, including split-rail, that they would not object as long as other affected jurisdictions and agencies also agreed. The applicant indicated that not only will utilities be provided at the elementary school lot, the applicant will be providing full funding for the construction of the school site.

39. After testimony and discussion, on March 3, 2010 the Commission by vote of 5-0 continued the public hearing to March 24, 2010 for final documents to be prepared for approval.
40. During the March 24, 2010 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff briefed the Commission regarding discussions with Parks and Recreation regarding the funding mechanism for the approximate 1,325 acres of open space, and staff recommendation that the condition/mitigation language be further developed prior to scheduling of the Board public hearing. Staff also responded to the letters received from the Sierra Club and SCOPE regarding the Final EIR as well as additional correspondence from the U.S. Fish and Wildlife Service and newspaper article. The applicant also testified indicating their acceptance of all conditions.
41. One person testified during the March 24, 2010 public hearing representing the Santa Monica Mountains Conservancy. The testifier recommending addition a condition regarding a permanent open space funding source with minimum baseline amount, and questioned whether a permanent funding source is also to be established for the project's debris basins. Additional recommendations included transferring the open space to the County prior to or simultaneously with the first final map, and addressing sole source filming contracts.
42. During the March 24, 2010 public hearing, the applicant responded that there has been discussion with Parks and Recreation regarding the open space, and the net revenue for filming over the last five years all exceeded six figures with average over five years \$145,597, and over 10 years \$140,000. Parks and Recreation is recommending a Landscaping and Lighting Act District so additional funding would be in place, and they intend to continue discussions with Parks and Recreation regarding funding.
43. During the March 24, 2010 public hearing, the Commission discussed the proposed general plan amendment, and potential concern with losing an

**Findings**

opportunity for public viewing access to the open space. A representative from Public Works responded that the deletion of Cruzan Mesa Road, a proposed Limited Secondary Highway, was found appropriate as Cruzan Mesa Road was not necessary for traffic, and its construction could lead to greater environmental impacts due to topography and necessary grading. Its removal from the Master Plan of Highways would not diminish the County's future right to require access. Its potential to be considered as part of the General Plan update was also discussed.

44. During the March 24, 2010 public hearing, the Commission also discussed that while filming revenue cannot be guaranteed, the average revenues are high, and that further discussion with Parks and Recreation should be pursued. The Commission also discussed the debris basins, and Public Works clarified that these would be publicly maintained by Public Works. Flood easements would be incorporated into the project for the capture of debris, and no additional conditions for the project would be necessary.
45. After hearing all testimony, the Commission by vote of 3-0-2 (Valadez, Bellamy absent) closed the public hearing on March 24, 2010 and approved Conditional Use Permit Case No. 200900121.
46. The proposed project is required to comply with the development standards of the RPD zone pursuant to Section 22.20.460 of the County Code, and A-2 zone pursuant to Section 22.24.170 of the County Code, except as otherwise modified by this grant.
47. 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 July 2009, the Technical Appendices to the Draft EIR dated July 2009, the Final EIR including Responses to Comments dated February 2010, and the Addendum to the Final EIR dated March 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.
48. 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 visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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 grant and the related CUP, oak tree permit and vesting tentative map.

49. With respect to the adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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.
50. 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.
51. 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.
52. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
53. Approval of this CUP 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. 060922, CUP Case No. 04-075 and Oak Tree Permit Case No. 2007000021.
54. 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.
55. 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 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; and
- 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.

**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 and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached.
- 2. Approves Conditional Use Permit Case No. 200900121 subject to the attached conditions.

**DEPARTMENT OF REGIONAL PLANNING  
PROJECT NO. 04-075-(5)  
CONDITIONAL USE PERMIT CASE NO. 200900121**

**Exhibit "A" Map Date: 10-22-09**

**CONDITIONS:**

1. This grant authorizes the use of the subject property for an onsite grading and solid fill project, consisting of approximately 535,000 cubic yards of cut and 37,000 cubic yards of fill, associated with the construction of Skyline Ranch Road, within the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) and RPD-6,000-7.5 U (Residential Planned Development – 6,000 Square Feet Minimum Required Lot Area – 7.5 Dwelling Units per Acre) zones as depicted on the approved exhibit map marked Exhibit "A" (dated October 22, 2009) or an approved revised Exhibit "A", subject to the following conditions of approval.
2. 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 the required fees have been paid pursuant to Condition Nos. 7 and 38. Condition Nos. 2, 7, 9, 10 and 11 shall be effective immediately upon final approval of this grant by the County.
3. 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 and shall include successor in interest.
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 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. Within three 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 for Project No. 04-075-(5), General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001. The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$2,867.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
8. If 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 inspections and for any enforcement of 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 \$200.00 per inspection).
9. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and 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 fully cooperate in the defense.
10. 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 from which actual costs shall be billed and deducted for the purposes 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 on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There

is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

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

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

11. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 060922 ("TR 060922"). In the event that TR 060922 should expire without the recordation of the final map or all final maps if phased, this grant shall terminate upon the expiration of the vesting tentative map. Entitlement to the use of the property, or unrecorded portion thereof, thereafter shall be subject to the regulations then in effect.
12. The subject property shall be graded, developed and maintained in substantial compliance with the approved vesting tentative tract map. An amended tentative tract map approved for TR 060922 may, at the discretion of the Director of Regional Planning ("Director"), constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
13. 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.
14. 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.
15. The development of the subject property shall comply with all requirements and conditions approved for TR 060922, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, and Oak Tree Permit Case No. 200700021.
16. 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 TR 060922, Conditional Use Permit Case No. 04-075 and Oak Tree Permit Case No. 200700021.

17. Prior to the issuance of any grading and/or building permit, site plans covering the development shall be submitted to and approved by the Director as a revised Exhibit "A", indicating substantial conformance with the approved Exhibit "A" where the proposed grading and/or construction:
  - a. complies with the conditions of this grant and the standards of the zone;
  - b. is compatible with hillside resources; and
  - c. complies with the Los Angeles County Green Building, Low Impact Development and Drought-Tolerant Landscaping Ordinances prior to building permit issuance.
18. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.
19. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
20. 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.
21. All grading and construction activities on the subject property and appurtenant activities, including engine warm-up, within 300 feet of an occupied single- or multi-family residential lot, shall be restricted to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. Construction work shall be prohibited on Sundays or holidays, including New Year's Day, Independence Day, Thanksgiving Day, Christmas Day, Memorial Day, and Labor Day. 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.
22. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of Public Works.
23. 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.

24. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
25. No construction equipment or vehicles, including construction crew's personal vehicles, shall be parked or stored on any existing public or private streets.
26. 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.
27. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
28. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the ordinances and County Building and Plumbing Codes.
29. 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 Los Angeles County Department of Public Health ("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.
30. 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.
31. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
32. During construction, all large-size truck trips shall be limited to off-peak commute periods.
33. 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.

34. All graded slopes (cut and fill) shall be revegetated in compliance with the Grading Ordinance and Drought-Tolerant Landscape Ordinance. Prior to the issuance of any grading or building 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 for any proposed landscaping. 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, and shall use reclaimed water. The irrigation system shall, to the satisfaction of the Director of Public Works and Director, include dual piping to allow for future connection and use of reclaimed water within landscaped slopes.

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"). 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 75 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 the Director may determine that a lower percentage of such planting shall be required. In those areas where the Director of Planning approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 50 percent. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by the Director and the Forester. 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.

35. All slope improvements, including terrace drains, shall use colored concrete to blend with surrounding vegetation. Prior to any grading permit issuance, the permittee shall submit sample materials, including color palette, with landscape plan, as a revised Exhibit "A." Prior to building permit issuance, the permittee shall submit evidence of colored concrete installation.

36. Within 30 days of approval of this grant, the permittee shall record a covenant and agreement with the County of Los Angeles agreeing to comply with the required environmental mitigation measures imposed in the Final Environmental Impact Report ("EIR") Mitigation Monitoring Program ("MMP"), and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the permittee shall submit a copy of the draft covenant to the Director for review and approval.
37. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final EIR for the project are incorporated herein by reference and attached and made conditions of this grant. The permittee shall comply with all such mitigation measures in accordance with the attached MMP. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director for approval as frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed. The reports shall describe the status of the permittee's compliance with the required mitigation measures
38. Within 30 days of approval of this grant, deposit the sum of **\$3,000.00** with Regional Planning in order to defray the cost of reviewing the permittee's reports and verifying compliance with the information contained in the reports required by the MMP.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
FOR PROJECT NO. 04-075-(5)  
OAK TREE PERMIT CASE NO. 200700021**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Oak Tree Permit Case No. 200700021 on September 16, 2009, December 16, 2009, March 3, 2010, and March 24, 2010. Oak Tree Permit Case No. 200700021 was heard concurrently with General Plan Amendment Case No. 200900009 (December 16, 2009, March 3, 2010, and March 24, 2010 only), Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 (December 16, 2009, March 3, 2010 and March 24, 2010 only), Highway Realignment Case No. 200900001, and Vesting Tentative Tract Map No. 060922.
2. The subject site is located west of Sierra Highway and south of Vasquez Canyon Road, and north of the City of Santa Clarita, in the Sand Canyon Zoned District.
3. The irregularly-shaped property is approximately 2,173 gross acres in size in a mostly natural condition with level to steeply sloping topography. Approximately 774 acres are within 0 to 25 percent slopes, 644 acres within 25 to 50 percent slopes, and 755 acres have slopes 50 percent and greater.
4. Oak Tree Permit Case No. 200700021 is a request to authorize the removal of one oak tree (non heritage).
5. The applicant submitted an Oak Tree Report prepared by Natural Resources Consultants (arborist: Thomas Juhasz), the consulting arborist, dated April 10, 2007 and updated July 7, 2009, that identifies and evaluates one oak tree on the subject property. There are no heritage oaks onsite.
6. The applicant proposes to remove one oak tree (non heritage). The proposed removal is due to impacts from construction and the development of the proposed project.
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 removal, subject to recommended conditions of approval, including replacement of oak tree removals at a rate of 10:1 for a total of 10 mitigation trees.
8. General Plan Amendment Case No. 200900009 is a related request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited Secondary Highway), and realign Whites Canyon Road as Skyline Ranch Road

**Findings**

(proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway.

9. Conditional Use Permit ("CUP") Case No. 04-075 is a related request to ensure compliance with the requirements for urban and nonurban hillside management, density-controlled development, and onsite project grading that exceeds 100,000 cubic yards; and to permit a temporary materials processing facility proposed during construction within the project site.
10. CUP Case No. 200900121 is a related request to authorize an onsite grading and solid fill project for the offsite grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road, with 535,000 cubic yards of cut and 37,000 cubic yards of fill.
11. Highway Realignment Case No. 200900001 is a related request to review the realignment of Whites Canyon Road, a designated proposed Secondary Highway, as Skyline Ranch Road, through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway.
12. Vesting Tentative Tract Map No. 060922 is a related request to create 1,260 single family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres.
13. Access to the proposed development will be provided by an extension of Whites Canyon Road as Skyline Ranch Road from the west, a proposed 84-foot to 94-foot wide Secondary Highway as proposed on the County Master Plan of Highways, realigned through the subject property to Sierra Highway, a 100-foot Major Highway.
14. Letters received and submitted to the Commission include from the City as well as the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA), Santa Clarita Organization for Preservation and the Environment ("SCOPE"), Santa Monica Mountains Conservancy ("SMMC"), and Sierra Club. The correspondence reflected comments on the Draft Environmental Impact Report ("EIR") as well as on the project design.
15. The project was advertised for the September 16, 2009 insist public hearing for Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.

16. During the September 16, 2009 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff recommended a continuance due to technical holds still outstanding for the project, including clearance through Los Angeles County Subdivision Committee ("Subdivision Committee") and required review by the Los Angeles County Interdepartmental Engineering Committee ("IEC"). Staff also indicated that a General Plan Amendment was required for the project for changes to the Master Plan of Highways, as the General Plan update, and the Plan update known as "One Valley One Vision" ("OVOV"), will likely update the Master Plan after the timeline proposed for this project. A CUP was also required to be filed for a solid fill grading project for the offsite construction of Skyline Ranch Road. Concern with existing filming activity near the Cruzan Mesa vernal pools within the large proposed open space lot was also raised by staff, warranting further research by staff.
17. Six persons testified at the September 16, 2009 public hearing: one neutral, and five with concerns or issues related to the development. The neutral testifier indicated that the applicant had an agreement in place with the Sulphur Springs School District regarding the elementary school site. Concerns expressed during the public hearing, including from the City, SCOPE and the SMMC/Mountains Recreation and Conservation Authority ("MRCA"), addressed need for offsite improvements at the intersection of Sierra Highway and Soledad Canyon Road; and included technical issues related to Skyline Ranch Road improvements (bike lane classification), improvements to Skyline Ranch Road west of the project site and offsite mitigation to City utilities. Other concerns included need for re-noticing of project to include the General Plan Amendment, impacts to air quality, need for updated documents for the EIR, supremacy of Alternative No. 2 in the Draft EIR, and need for funding sources for maintenance of the open space. MRCA also indicated their experience in managing vernal pools, and made recommendations regarding signage and filming compatibility.
18. Issues raised during the September 16, 2009 public hearing included water availability and how this project may be affected by concurrent hearings on OVOV.
19. During the September 16, 2009 public hearing, the applicant's representative indicated that the project was favorable with City support and staff not requesting any design changes. The representative indicated their position regarding the additional CUP and General Plan Amendment filings requested by staff, and indicated that any issues regarding onsite filming activity had already been resolved. The representative supported the continuance recommendation, and indicated their understanding the testifiers' concerns.

20. During the September 16, 2009 public hearing, the Commission discussed the history of filming in southern California and questioned whether filming revenue could be used as a funding source for maintenance of the vernal pools, and how to achieve a balance between filming activity and resource protection. The Commission also indicated that while staff is recommending a continuance, it was important to hold the public hearing and allow officials and interested persons to express their concerns. Given that OVOV was also scheduled for public hearing, the Commission indicated that this project's continuance should be to a date after the OVOV initial hearing. The Commission also indicated their desire to see a walkable community, and directed staff to return with technical issues addressed.
21. After testimony and discussion, on September 16, 2009 the Commission by vote of 4-0-1 (Valadez absent) continued the public hearing to December 16, 2009.
22. Subsequent to the September 16, 2009 public hearing, the applicant submitted a revision to the tentative map, dated October 22, 2009, to Subdivision Committee for review. After review, technical holds from Los Angeles County Department of Public Works ("Public Works") regarding offsite easements and water pump stations, continued to remain outstanding. The applicant also filed a General Plan Amendment application as well as an additional CUP for the offsite solid fill project. Concerns regarding the onsite filming activity were also resolved as there is an existing procedure in the County for issuance of filming permits that regulate frequency of temporary filming.
23. In addition the entitlements previously advertised, the project was advertised for the December 16, 2009 insist public hearing with General Plan Amendment Case No. 200900009 and CUP Case No. 200900121.
24. During the December 16, 2009 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that most of the previously-identified project issues had been resolved, and described the remaining issues, including ongoing discussions with the City and County for street designs to Skyline Ranch Road. Staff also described the project's request for the alternate cross-section for local streets providing direct access to the single-family lots, and its potential impacts with increased paving and limited clearance to meet American with Disabilities Act ("ADA") requirements. The project also proposes four flag lots within the developed area.

**Findings**

25. During the December 16, 2009 public hearing, the applicant presented their project, which through a clustered design respects the proposed Significant Ecological Area ("SEA") boundary by protecting the vernal pools and mesa resources. The applicant indicated that while Master Plan of Highway deletions are proposed, through future development any necessary access would still be required by Public Works. The project's Draft EIR also provided the most up-to-date information regarding water supply, and Castaic Lake Water Agency ("CLWA") which did raise comments on the OVOV's EIR, made no comments regarding this project's EIR.
26. Three persons testified during the December 16, 2009 public hearing: one representing the City, and two from the applicant's project team to answer any questions. The City indicated that two issues remained regarding traffic, including proposed mitigation at Soledad Canyon Road, and cross-sections for Skyline Ranch Road. The City indicated that they were continuing to work with the County and applicant on agreed-upon cross-sections for Skyline Ranch Road, with hope for resolution when the project returns for final action.
27. During the December 16, 2009 public hearing, the Commission discussed whether roll-up garage doors could be incorporated to address any reductions in sidewalk clearance by cars parking in individual driveways, and looked forward to the project returning with hopeful resolution between the County and the City. The Commission also discussed that while the subject project was well designed and has shown to have an adequate water supply, there is a general concern regarding water supply and large subdivisions. The Commission also directed staff to consider additional project conditions regarding piping for future reclaimed water use within landscaped slopes, and potential for individual cisterns for greywater use.
28. After testimony and discussion, on December 16, 2009 the Commission by vote of 5-0 continued the public hearing to March 3, 2010.
29. Subsequent to the December 16, 2009 public hearing, IEC conducted a duly-noticed meeting to discuss the highway realignment. After a brief presentation by staff and the applicant, and comments from one neighbor and the City, IEC indicated their recommendation for approval of the highway realignment.
30. Subsequent to the December 16, 2009 public hearing, County and City staff met with the applicant to discuss the proposed street improvements to Skyline Ranch Road. A general consensus was reached regarding a modified cross-section for proposed Secondary Highway Skyline Ranch Road, including two travel lanes

(one in each direction), a 14-foot wide landscaped median, and Class II bike lane in each direction.

31. During the March 3, 2010 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that IEC recommends approval of the highway realignment; and that the City, County and applicant have reached agreement on proposed improvements to Skyline Ranch Road. Staff also presented that at the time of the supplemental package, only one project hold remained regarding offsite easements. However, since then Public Works was recommending an alternate condition to require proof of easements prior to the public hearing by the Los Angeles County Board of Supervisors ("Board"), which Public Works formally read into the record. Staff also briefly summarized the additional correspondence received from the Sierra Club, where they indicated that their previous concerns regarding a number of potential impact areas, including infrastructure, biology, traffic, air quality, and water resources, was inadequately addressed or mitigated in the Final EIR.
32. During the March 3, 2010 public hearing, the applicant indicated their agreement with, and appreciation for, the recommended condition from Public Works.
33. One person testified during the March 3, 2010 public hearing representing the City. The City thanked County staff for working with them on the proposed Skyline Ranch Road cross-sections. The City also testified regarding the project's open space, and their encouragement that additional condition language be developed to clarify and specify initial and ongoing funding mechanisms for maintenance of the large natural open space. The City also responded to a question by the Commission regarding paseos where the City believed that while they have different paseo widths than what is proposed, paseos with a bike lane would still be beneficial.
34. During the March 3, 2010 public hearing, the Commission discussed the history of filming activity near the vernal pools, and their desire to not see the large open space fall under an HOA's responsibility. The Commission also questioned the type of fencing in place around the vernal pools as well as whether utilities will be provided to the elementary school lot.
35. During the March 3, 2010 public hearing, the applicant responded to the Commission, indicating that the large natural open space was intended all along to go to a public agency and Los Angeles County Department of Parks and Recreation ("Parks and Recreation") has indicated their intent to accept this open space. They believed that film revenue would be sufficient to maintain this open

space, and the vernal pools will remain protected from filming activity with chain-link fences. If any filming does request that these fences be removed temporarily, a licensed biologist is required to be onsite at all times the fence is removed. The applicant also responded that if the Commission felt other types of fencing would be more appropriate with community character, including split-rail, that they would not object as long as other affected jurisdictions and agencies also agreed. The applicant indicated that not only will utilities be provided at the elementary school lot, the applicant will be providing full funding for the construction of the school site.

36. After testimony and discussion, on March 3, 2010 the Commission by vote of 5-0 continued the public hearing to March 24, 2010 for final documents to be prepared for approval.
37. During the March 24, 2010 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff briefed the Commission regarding discussions with Parks and Recreation regarding the funding mechanism for the approximate 1,325 acres of open space, and staff recommendation that the condition/mitigation language be further developed prior to scheduling of the Board public hearing. Staff also responded to the letters received from the Sierra Club and SCOPE regarding the Final EIR as well as additional correspondence from the U.S. Fish and Wildlife Service and newspaper article. The applicant also testified indicating their acceptance of all conditions.
38. One person testified during the March 24, 2010 public hearing representing the Santa Monica Mountains Conservancy. The testifier recommending addition a condition regarding a permanent open space funding source with minimum baseline amount, and questioned whether a permanent funding source is also to be established for the project's debris basins. Additional recommendations included transferring the open space to the County prior to or simultaneously with the first final map, and addressing sole source filming contracts.
39. During the March 24, 2010 public hearing, the applicant responded that there has been discussion with Parks and Recreation regarding the open space, and the net revenue for filming over the last five years all exceeded six figures with average over five years \$145,597, and over 10 years \$140,000. Parks and Recreation is recommending a Landscaping and Lighting Act District so additional funding would be in place, and they intend to continue discussions with Parks and Recreation regarding funding.
40. During the March 24, 2010 public hearing, the Commission discussed the proposed general plan amendment, and potential concern with losing an

opportunity for public viewing access to the open space. A representative from Public Works responded that the deletion of Cruzan Mesa Road, a proposed Limited Secondary Highway, was found appropriate as Cruzan Mesa Road was not necessary for traffic, and its construction could lead to greater environmental impacts due to topography and necessary grading. Its removal from the Master Plan of Highways would not diminish the County's future right to require access. Its potential to be considered as part of the General Plan update was also discussed.

41. During the March 24, 2010 public hearing, the Commission also discussed that while filming revenue cannot be guaranteed, the average revenues are high, and that further discussion with Parks and Recreation should be pursued. The Commission also discussed the debris basins, and Public Works clarified that these would be publicly maintained by Public Works. Flood easements would be incorporated into the project for the capture of debris, and no additional conditions for the project would be necessary.
42. After hearing all testimony, the Commission by vote of 3-0-2 (Valadez, Bellamy absent) closed the public hearing on March 24, 2010 and approved Oak Tree Permit Case No. 200700021.
43. The necessary drainage improvements for soil erosion control will be designed in accordance with the standards of the Public Works as a condition of approval of the associated vesting tentative tract map.
44. The proposed project is required to comply with the development standards of the A-1 zone pursuant to Section 22.24.110 of the Los Angeles County Code ("County Code"), and A-2 zone pursuant to Section 22.24.170 of the County Code, except as otherwise modified by CUP Case No. 04-075.
45. 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 July 2009, the Technical Appendices to the Draft EIR dated July 2009, the Final EIR including Responses to Comments dated February 2010, and the Addendum to the Final EIR dated March 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.
46. 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 visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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 oak tree map and related CUPs and vesting tentative map.

47. With respect to the adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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.
48. 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.
49. 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.
50. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
51. 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. 060922, CUP Case No. 04-075, and CUP Case No. 200900121.
52. 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 County Code;
- B. That the proposed removal of the oak tree will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated;
- C. That in addition to the above facts, that the removal of one oak tree is necessary for development reasons as continued existence of the trees at the present location frustrates the planned improvements and proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive; and placement of such tree precludes the reasonable and efficient use of such property for a use otherwise authorized; and
- D. That the proposed removal of the oak tree 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 County Code.

**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 and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached.
- 2. Approves Oak Tree Permit Case No. 200700021 subject to the attached conditions.

**DEPARTMENT OF REGIONAL PLANNING  
PROJECT NO. 04-075-(5)  
OAK TREE PERMIT CASE NO. 200700021**

**CONDITIONS**

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

1. This grant authorizes the removal of one tree of the Oak genus *Quercus agrifolia* identified on the applicant's site plan and Oak Tree Report dated April 10, 2007, and updated July 7, 2009 as Tree Number 1, 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 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 Los Angeles County Department of Regional Planning ("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 Nos. 9, 10 and 43. Condition Nos. 3, 36, 37 and 44 shall be effective immediately upon final approval of this grant by the County.
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 three days of the approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. 04-075-(5), which includes General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001. The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$2,867.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.

10. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Los Angeles County Fire Department ("Fire Department") a sum of **\$500.00**. Such fee shall be used to compensate the 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 prior to the commencement of construction and four subsequent annual inspections until the conditions of approval have been met. The Director of Regional Planning ("Director") and the Forester shall retain the right to make regular and unannounced site inspections.

11. The term "Oak Tree Report" refers to the reports on file by Natural Resource Consultants, the consulting arborists, dated April 10, 2007 and updated report dated July 7, 2009.

12. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director and the Forester 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 and Forester any failure to fully comply with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

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 Forester for the life of the Oak Tree Permit or Vesting Tentative Tract Map No. 060922.

14. 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 Forester shall give an immediate "Stop Work Order." This shall be administered both verbally and in writing. The "Stop Work Order" shall 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.

15. 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 Fire Department, a copy of which is enclosed with these conditions.

**MITIGATION TREES:**

16. The permittee shall provide a total of 10 mitigation trees of the Oak genus *Quercus agrifolia* for the one tree proposed to be removed.
17. Each 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.
18. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* grown from a local seed source and of high-quality.
19. 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.
20. All mitigation trees shall be planted on native undisturbed soil. The first two irrigations or watering of planted trees shall incorporate the addition of a mycorrhizae product (i.e. "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting trees.
21. All required mitigation trees shall be planted within one year of the permitted oak tree removal. 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 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 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 Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal".

22. 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 four-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Planning and the Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive four years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
23. 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 Forester, including any loss of trees.
24. 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.
25. 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 Forester and Director.
26. All work on or within the protected zone of an oak tree shall be performed by or under the supervision of the consulting arborist.
27. 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.
28. 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 10 feet of any oak tree in order to limit damage caused by such types of construction.
29. 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.
30. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.
31. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.

32. 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.
33. 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.
34. 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 Fire Department for all enforcement efforts necessary to bring the subject property into compliance. The Director and the Forester shall retain the right to make regular and unannounced site inspections.
35. 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 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.
36. 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 fully cooperate in the defense.
37. 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 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, 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.
  - 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.

41. The permittee shall record a covenant and agreement with the County of Los Angeles agreeing to comply with the required environmental mitigation measures imposed in the Final Environmental Impact Report ("EIR") Mitigation Monitoring Program ("MMP"), and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the permittee shall submit a copy of the draft covenant to the Director for review and approval.
42. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final EIR for the project are incorporated herein by reference and made conditions of this grant. The permittee shall comply with all such mitigation measures in accordance with the attached MMP. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director for approval as frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed. The reports shall describe the status of the permittee's compliance with the required mitigation measures. Additional reports shall be submitted as required by the Director.
43. Within 30 days of approval of this grant, the permittee shall deposit the sum of **\$3,000.00** with Regional Planning in order to defray the cost of reviewing the permittee's reports and verifying compliance with the information contained in the reports required by the MMP.
44. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 060922. In the event that Vesting Tentative Tract Map No. 060922 should expire without the recordation of the final map or all final maps if phased, this grant shall terminate upon the expiration of the vesting tentative map. Entitlement to the use of the property, or unrecorded portion thereof, thereafter shall be subject to the regulations then in effect.
45. 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 Forester and Director.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
FOR PROJECT NO. 04-075-(5)  
VESTING TENTATIVE TRACT MAP NO. 060922**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Vesting Tentative Tract Map No. 060922 on September 16, 2009, December 16, 2009, March 3, 2010, and March 24, 2010. Vesting Tentative Tract Map No. 060922 was heard concurrently with General Plan Amendment Case No. 200900009 (December 16, 2009, March 3, 2010, and March 24, 2010 only), Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 (December 16, 2009, March 3, 2010 and March 24, 2010 only), Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.
2. Vesting Tentative Tract Map No. 060922 proposes a clustered hillside residential development to create 1,260 single-family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres. The project includes an 11.6-acre elementary school site, a 12-acre public park, and a network of privately-maintained paseos and trails and one public trail. A Class II bike lane is proposed within Skyline Ranch Road.
3. The subject site is located west of Sierra Highway and south of Vasquez Canyon Road, and north of the City of Santa Clarita ("City"), in the Sand Canyon Zoned District.
4. The irregularly-shaped property is approximately 2,173 gross acres in size in a mostly natural condition with level to steeply sloping topography. Approximately 774 acres are within 0 to 25 percent slopes, 644 acres within 25 to 50 percent slopes, and 755 acres have slopes 50 percent and greater.
5. Access to the proposed development will be provided by an extension of Whites Canyon Road as Skyline Ranch Road from the west, a proposed 84-foot to 94-foot wide Secondary Highway as proposed on the County Master Plan of Highways, realigned through the subject property to Sierra Highway, a 100-foot Major Highway.
6. The project site is currently zoned A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area), A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area), A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area), and A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area), which was established by Ordinance No. 7339, effective June 6, 1958. Surrounding zoning is A-1 and A-2-1 to the north; A-1, A-1-10,000, R-3 (Limited

Multiple Residence), C-3 (Unlimited Commercial), M-1 (Light Industrial), and City to the east; and A-2-1 and City to the south and west.

7. The subject property consists of vacant land, including 200 single-family lots created under recorded Tract Map Nos. 49433, 49434 and 49467. Surrounding uses include vacant property with single-family residential to the east, south and west; industrial and commercial within the City to the east and south; and multi-family residential and a school within the City to the south.
8. The project is consistent with the A-2-1, A-1, A-1-10,000 and A-1-1 zoning classification. Single-family residences are permitted in the A-1 and A-2 zones pursuant to Sections 22.24.070 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, A-1-10,000 and A-1-1 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"), Non-urban 2 ("N2"), Urban 1 ("U1"), Urban 2 ("U2"), Urban 3 ("U3") 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 1,260 dwelling units is consistent with the maximum 1,302 dwelling units permitted by the land use categories for nonurban and urban hillside residential development.
10. This is a hillside project since the subject property exhibits natural slopes of 25 percent or greater. A conditional use permit ("CUP") is required for the project since the 1,260 dwelling units proposed exceeds the low-density threshold of 402 dwelling units, and mid-point density threshold of 870 dwelling units, established for the site.
11. General Plan Amendment Case No. 200900009 is a related request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited Secondary Highway), and realign Whites Canyon Road as Skyline Ranch Road (proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway.
12. CUP Case No. 04-075 is a related request to ensure compliance with the requirements for urban and nonurban hillside management, density-controlled development, and onsite project grading that exceeds 100,000 cubic yards; and to

**Findings**

- permit a temporary materials processing facility proposed during construction within the project site.
13. CUP Case No. 200900121 is a related request to authorize an onsite grading and solid fill project for the offsite grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road, with 535,000 cubic yards of cut and 37,000 cubic yards of fill.
  14. Oak Tree Permit Case No. 200700021 is a related request to remove one oak tree (nonheritage oak).
  15. Highway Realignment Case No. 200900001 is a related request to review the realignment of Whites Canyon Road, a designated proposed Secondary Highway, as Skyline Ranch Road, through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway.
  16. The approved vesting tentative tract map, dated October 22, 2009, depicts 1,260 single-family lots clustered over approximately 622 acres in the southern portion of the project site. The single-family lots range in size from 6,048 to 23,950 square feet. A proposed 12-acre public park will be located at the northern portion of the developed area, with recreational amenities to include a basketball court, baseball field and children's play area. Additional parks will be privately maintained by a homeowners association ("HOA"), totaling approximately six acres. An 11.6-acre elementary school site is depicted in the center of the developed area with a pedestrian bridge over Skyline Ranch Road, and 13 debris basin lots are depicted throughout the development. A public trail will be included within the project as well as privately-maintained trails and paseos, providing connectivity to private parks, cul-de-sac streets, and main thoroughfare Skyline Ranch Road. Grading will consist of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill (total 41.6 million cubic yards) to be balanced onsite. Offsite grading for the construction of Skyline Ranch Road will consist of 535,000 cubic yards of cut and 37,000 cubic yards of fill. Monument signs are proposed on and offsite within the unincorporated area and City, and a single oak tree onsite will be removed due to grading and construction.
  17. The project proposes a merger and resubdivision of underlying recorded Tract Map Nos. 49433, 49434 and 49467. The subdivision was approved as Tentative Tract Map No. 44967 to create 200 single-family lots on 360 acres within the Cruzan Mesa area. No homes have been constructed as part of these underlying lots. The subject project proposes to merge these lots and create open space Lot No. 1293 over this area.

18. The project provides approximately 1,770 acres of open space (approximately 81 percent) within public park Lot No. 1262, private park Lot Nos. 1263 through 1271, and open space Lot Nos. 1272 through 1296. The project is consistent with the minimum 25 percent required for urban hillside projects, and 70 percent required for nonurban hillside projects. All open space provided is permanent open space as part of a density-controlled development.
19. Letters received and submitted to the Commission include from the City as well as the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA), Santa Clarita Organization for Preservation and the Environment ("SCOPE"), Santa Monica Mountains Conservancy ("SMMC"), and Sierra Club. The correspondence reflected comments on the Draft Environmental Impact Report ("EIR") as well as on the project design.
20. The project was advertised for the September 16, 2009 insist public hearing for Vesting Tentative Tract Map No. 060922, CUP Case No. 04-075, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.
21. During the September 16, 2009 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff recommended a continuance due to technical holds still outstanding for the project, including clearance through Los Angeles County Subdivision Committee ("Subdivision Committee") and required review by the Los Angeles County Interdepartmental Engineering Committee ("IEC"). Staff also indicated that a General Plan Amendment was required for the project for changes to the Master Plan of Highways, as the General Plan update, and the Plan update known as "One Valley One Vision" ("OVOV"), will likely update the Master Plan after the timeline proposed for this project. A CUP was also required to be filed for a solid fill grading project for the offsite construction of Skyline Ranch Road. Concern with existing filming activity near the Cruzan Mesa vernal pools within the large proposed open space lot was also raised by staff, warranting further research by staff.
22. Six persons testified at the September 16, 2009 public hearing: one neutral, and five with concerns or issues related to the development. The neutral testifier indicated that the applicant had an agreement in place with the Sulphur Springs School District regarding the elementary school site. Concerns expressed during the public hearing, including from the City, SCOPE and the SMMC/Mountains Recreation and Conservation Authority ("MRCA"), addressed need for offsite improvements at the intersection of Sierra Highway and Soledad Canyon Road; and included technical issues related to Skyline Ranch Road improvements (bike

lane classification), improvements to Skyline Ranch Road west of the project site and offsite mitigation to City utilities. Other concerns included need for re-noticing of project to include the General Plan Amendment, impacts to air quality, need for updated documents for the EIR, supremacy of Alternative No. 2 in the Draft EIR, and need for funding sources for maintenance of the open space. MRCA also indicated their experience in managing vernal pools, and made recommendations regarding signage and filming compatibility.

23. Issues raised during the September 16, 2009 public hearing included water availability and how this project may be affected by concurrent hearings on OVOV.
24. During the September 16, 2009 public hearing, the applicant's representative indicated that the project was favorable with City support and staff not requesting any design changes. The representative indicated their position regarding the additional CUP and General Plan Amendment filings requested by staff, and indicated that any issues regarding onsite filming activity had already been resolved. The representative supported the continuance recommendation, and indicated their understanding the testifiers' concerns.
25. During the September 16, 2009 public hearing, the Commission discussed the history of filming in southern California and questioned whether filming revenue could be used as a funding source for maintenance of the vernal pools, and how to achieve a balance between filming activity and resource protection. The Commission also also indicated that while staff is recommending a continuance, it was important to hold the public hearing and allow officials and interested persons to express their concerns. Given that OVOV was also scheduled for public hearing, the Commission indicated that this project's continuance should be to a date after the OVOV initial hearing. The Commission also indicated their desire to see a walkable community, and directed staff to return with technical issues addressed.
26. After testimony and discussion, on September 16, 2009 the Commission by vote of 4-0-1 (Valadez absent) continued the public hearing to December 16, 2009.
27. Subsequent to the September 16, 2009 public hearing, the applicant submitted a revision to the tentative map, dated October 22, 2009, to Subdivision Committee for review. After review, technical holds from Los Angeles County Department of Public Works ("Public Works") regarding offsite easements and water pump stations, continued to remain outstanding. The applicant also filed a General Plan Amendment application as well as an additional CUP for the offsite solid fill project. Concerns regarding the onsite filming activity were also resolved as there

is an existing procedure in the County for issuance of filming permits that regulate frequency of temporary filming.

28. In addition to the entitlements previously advertised, the project was advertised for the December 16, 2009 insist public hearing with General Plan Amendment Case No. 200900009 and CUP Case No. 200900121.
29. During the December 16, 2009 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that most of the previously-identified project issues had been resolved, and described the remaining issues, including ongoing discussions with the City and County for street designs to Skyline Ranch Road. Staff also described the project's request for the alternate cross-section for local streets providing direct access to the single-family lots, and its potential impacts with increased paving and limited clearance to meet American with Disabilities Act ("ADA") requirements. The project also proposes four flag lots within the developed area.
30. During the December 16, 2009 public hearing, the applicant presented their project, which through a clustered design respects the proposed Significant Ecological Area ("SEA") boundary by protecting the vernal pools and mesa resources. The applicant indicated that while Master Plan of Highway deletions are proposed, through future development any necessary access would still be required by Public Works. The project's Draft EIR also provided the most up-to-date information regarding water supply, and Castaic Lake Water Agency ("CLWA") which did raise comments on the OVOV's EIR, made no comments regarding this project's EIR.
31. Three persons testified during the December 16, 2009 public hearing: one representing the City, and two from the applicant's project team to answer any questions. The City indicated that two issues remained regarding traffic, including proposed mitigation at Soledad Canyon Road, and cross-sections for Skyline Ranch Road. The City indicated that they were continuing to work with the County and applicant on agreed-upon cross-sections for Skyline Ranch Road, with hope for resolution when the project returns for final action.
32. During the December 16, 2009 public hearing, the Commission discussed whether roll-up garage doors could be incorporated to address any reductions in sidewalk clearance by cars parking in individual driveways, and looked forward to the project returning with hopeful resolution between the County and the City. The Commission also discussed that while the subject project was well designed and has shown to have an adequate water supply, there is a general concern

regarding water supply and large subdivisions. The Commission also directed staff to consider additional project conditions regarding piping for future reclaimed water use within landscaped slopes, and potential for individual cisterns for greywater use.

33. After testimony and discussion, on December 16, 2009 the Commission by vote of 5-0 continued the public hearing to March 3, 2010.
34. Subsequent to the December 16, 2009 public hearing, IEC conducted a duly-noticed meeting to discuss the highway realignment. After a brief presentation by staff and the applicant, and comments from one neighbor and the City, IEC indicated their recommendation for approval of the highway realignment.
35. Subsequent to the December 16, 2009 public hearing, County and City staff met with the applicant to discuss the proposed street improvements to Skyline Ranch Road. A general consensus was reached regarding a modified cross-section for proposed Secondary Highway Skyline Ranch Road, including two travel lanes (one in each direction), a 14-foot wide landscaped median, and Class II bike lane in each direction.
36. During the March 3, 2010 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that IEC recommends approval of the highway realignment; and that the City, County and applicant have reached agreement on proposed improvements to Skyline Ranch Road. Staff also presented that at the time of the supplemental package, only one project hold remained regarding offsite easements. However, since then Public Works was recommending an alternate condition to require proof of easements prior to the public hearing by the Los Angeles County Board of Supervisors ("Board"), which Public Works formally read into the record. Staff also briefly summarized the additional correspondence received from the Sierra Club, where they indicated that their previous concerns regarding a number of potential impact areas, including infrastructure, biology, traffic, air quality, and water resources, was inadequately addressed or mitigated in the Final EIR.
37. During the March 3, 2010 public hearing, the applicant indicated their agreement with, and appreciation for, the recommended condition from Public Works.
38. One person testified during the March 3, 2010 public hearing representing the City. The City thanked County staff for working with them on the proposed Skyline Ranch Road cross-sections. The City also testified regarding the project's open space, and their encouragement that additional condition language be developed

**Findings**

to clarify and specify initial and ongoing funding mechanisms for maintenance of the large natural open space. The City also responded to a question by the Commission regarding paseos where the City believed that while they have different paseo widths than what is proposed, paseos with a bike lane would still be beneficial.

39. During the March 3, 2010 public hearing, the Commission discussed the history of filming activity near the vernal pools, and their desire to not see the large open space fall under an HOA's responsibility. The Commission also questioned the type of fencing in place around the vernal pools as well as whether utilities will be provided to the elementary school lot.
40. During the March 3, 2010 public hearing, the applicant responded to the Commission, indicating that the large natural open space was intended all along to go to a public agency, and Los Angeles County Department of Parks and Recreation ("Parks and Recreation") has indicated their intent to accept this open space. They believed that film revenue would be sufficient to maintain this open space, and the vernal pools will remain protected from filming activity with chain-link fences. If any filming requests these fences be removed temporarily, a licensed biologist is required to be onsite at all times the fence is removed. The applicant also responded that if the Commission felt other types of fencing would be more appropriate with community character, including split-rail, that they would not object as long as other affected jurisdictions and agencies also agreed. The applicant indicated that not only will utilities be provided at the elementary school lot, the applicant will be providing full funding for the construction of the school site.
41. After testimony and discussion, on March 3, 2010 the Commission by vote of 5-0 continued the public hearing to March 24, 2010 for final documents to be prepared for approval.
42. During the March 24, 2010 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff briefed the Commission regarding discussions with Parks and Recreation regarding the funding mechanism for the approximate 1,325 acres of open space, and staff recommendation that the condition/mitigation language be further developed prior to scheduling of the Board public hearing. Staff also responded to the letters received from the Sierra Club and SCOPE regarding the Final EIR as well as additional correspondence from the U.S. Fish and Wildlife Service and newspaper article. The applicant also testified indicating their acceptance of all conditions.

43. One person testified during the March 24, 2010 public hearing representing the Santa Monica Mountains Conservancy. The testifier recommending addition a condition regarding a permanent open space funding source with minimum baseline amount, and questioned whether a permanent funding source is also to be established for the project's debris basins. Additional recommendations included transferring the open space to the County prior to or simultaneously with the first final map, and addressing sole source filming contracts.
44. During the March 24, 2010 public hearing, the applicant responded that there has been discussion with Parks and Recreation regarding the open space, and the net revenue for filming over the last five years all exceeded six figures with average over five years \$145,597, and over 10 years \$140,000. Parks and Recreation is recommending a Landscaping and Lighting Act District so additional funding would be in place, and they intend to continue discussions with Parks and Recreation regarding funding.
45. During the March 24, 2010 public hearing, the Commission discussed the proposed general plan amendment, and potential concern with losing an opportunity for public viewing access to the open space. A representative from Public Works responded that the deletion of Cruzan Mesa Road, a proposed Limited Secondary Highway, was found appropriate as Cruzan Mesa Road was not necessary for traffic, and its construction could lead to greater environmental impacts due to topography and necessary grading. Its removal from the Master Plan of Highways would not diminish the County's future right to require access. Its potential to be considered as part of the General Plan update was also discussed.
46. During the March 24, 2010 public hearing, the Commission also discussed that while filming revenue cannot be guaranteed, the average revenues are high, and that further discussion with Parks and Recreation should be pursued. The Commission also discussed the debris basins, and Public Works clarified that these would be publicly maintained by Public Works. Flood easements would be incorporated into the project for the capture of debris, and no additional conditions for the project would be necessary.
47. After hearing all testimony, the Commission by vote of 3-0-2 (Valadez, Bellamy absent) closed the public hearing on March 24, 2010 and approved Vesting Tentative Tract Map No. 060922.
48. The Commission finds that the project's infrastructure and community benefits balance against the project's requested density closer to the maximum density permitted by hillside management.

49. The Commission finds that 1,770 acres of the property (approximately 82 percent) is set aside as permanent open space with the urban and nonurban hillside, density-controlled development of 1,260 single-family homes on the subject property. This open space is comprised of a public park lot, private park lots, trails and natural open space. The natural open space, and public park and trails are to be dedicated to the County of Los Angeles, and the private parks and trails to the HOA for ownership and maintenance, with landscaped medians and manufactured slopes for a Landscaping and Lighting Act District.
50. The Commission finds that the front yard setback to the habitable structure shall be a minimum of 18 feet as measured from back of sidewalk, and the front yard setback to the garage shall be a minimum of 20 feet as measured from back of sidewalk. These setbacks will ensure compatibility with ADA requirements to ensure accessible sidewalks when cars are parked in individual driveways.
51. The Commission finds that the alternate cross-section is permitted for all local streets with direct access to single-family lots, as the use of the alternate cross-section would be in keeping with the design and improvement of adjoining streets. The project will create new streets within the developed area, and will be designed to visually create a hierarchy of streets as well as complement the proposed trail and paseo system.
52. The Commission finds that the four flag lots are justified by topographic conditions and the size and shape of the division of land, and as the design is not in conflict with the pattern of neighborhood development. The proposed development will be creating new neighborhoods, and will not increase density by proposing homes adjacent to rear yards of existing homes.
53. The proposed project is required to comply with the development standards of the A-1 zone pursuant to Section 22.24.110 of the County Code, and A-2 zone pursuant to Section 22.24.170 of the County Code, and except as otherwise modified by CUP Case No. 04-075.
54. The proposed subdivision and the provisions for its design and improvements 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 resource areas.
55. The site is physically suitable for the type of development and density being proposed, since the property has adequate building sites to be developed in

accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geologic hazards mitigated in accordance with the requirements of Public Works.

56. 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.
57. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located within an adopted SEA and will not affect any stream courses or high value riparian habitat.
58. The design of the subdivision provides for future passive or natural heating or cooling opportunities as feasible therein.
59. 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 vesting tentative tract map, provide adequate protection for any such easements.
60. 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.
61. 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.
62. 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.
63. 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.

64. 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 July 2009, the Technical Appendices to the Draft EIR dated July 2009, the Final EIR including Responses to Comments dated February 2010, and the Addendum to the Final EIR dated March 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.
65. 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 visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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 CUPs and oak tree permit.
66. With respect to the adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, 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.
67. 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.
68. 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.
69. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
70. 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 CUP Case No. 04-075, CUP Case No. 200900121, and Oak Tree Permit Case No. 200700021.

71. 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 and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached.
2. Approves Vesting Tentative Tract Map No. 060922 subject to the attached conditions and recommendations of the Subdivision Committee.

**DEPARTMENT OF REGIONAL PLANNING  
PROJECT NO. 04-075-(5)  
VESTING TENTATIVE TRACT MAP NO. 060922**

**Map Date: 10-22-09**

**CONDITIONS:**

1. The subdivider shall 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. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, Highway Realignment Case No. 200900001 and the Mitigation Monitoring Program.
2. All future development must comply with the Los Angeles County Green Building, Low Impact Development, and Drought-Tolerant Landscaping Ordinances prior to building permit issuance.
3. Recordation of the final map is contingent upon approval of General Plan Amendment Case No. 200900009 by the Los Angeles County Board of Supervisors.
4. Except as otherwise specified in Condition No. 5 and by Conditional Use Permit Case No. 04-075, conform to the applicable requirements of the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), A-1 (Light Agricultural - 5,000 Square Feet Minimum Lot Size), A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area), and A-1-10,000 (Light Agricultural - 10,000 Square Feet Minimum Required Lot Area) zones.
5. In accordance with Conditional Use Permit Case No. 04-075, this land division is approved as a density-controlled development in a nonurban and urban hillside management area, 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, A-1-1 and A-1-10,000 zone, as shown on the approved tentative map. If multiple final maps are recorded, the average area of all lots shown on each final unit map and all previously recorded final unit maps shall comply with the minimum lot area requirements of the A-2-1, A-1-1 and A-1-10,000 zones as applicable.
6. The subdivider or successor in interest shall submit a copy of the project Conditions, Covenants and Restrictions ("CC&Rs") and any covenants or maintenance agreements as proposed, to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval. The CC&Rs shall include all of the project conditions, and include language that those conditions required to be in the CC&Rs may not be amended or eliminated by the homeowners association without prior approval from the Director of Regional Planning ("Director").

7. The subdivider or successor in interest shall submit evidence that the conditions of associated Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021 have been recorded.
8. The subdivider or successor in interest shall provide a current and valid water availability letter to the satisfaction of the Director and Director of Los Angeles County Department of Public Works ("Public Works") prior to recordation of the final map (or each final map if the project records in phases), the issuance of grading permits, and the issuance of building permits for the approved development.
9. Permission is granted to adjust lot lines to the satisfaction of Regional Planning.
10. The subdivision shall 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, including for Lot No. 73 and all other lots, except for flag Lot Nos. 20, 499, 502 and 539. The subdivision shall provide approximately radial lot lines for each lot.
11. The subdivider or successor in interest shall construct or bond with Public Works for driveway paving on flag Lot Nos. 20, 499, 502 and 539 with a minimum width of:
  - a. 15 feet in width where the driveway is less than 150 feet in length and serves 1 lot; and
  - b. 20 feet in width where the driveway for any single lot exceeds 150 feet in length, and for dual access strips, and
  - c. 20 feet where the common driveway serves two lots.
12. The subdivider or successor in interest shall show all streets within the project site as dedicated streets on the final map.
13. Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of the 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. 04-075. Prior to approval of each final unit map, the subdivider or successor in interest shall submit the following:
  - a. A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps and the expected boundaries and phasing of all future final unit maps; and

- b. A summary sheet indicating the number and type of all lots shown, including open space breakdown by phase, acreage, type and percentage, on the current and previous final maps.
14. The subdivider or successor in interest shall submit, to the satisfaction of Subdivision Committee, an updated phasing map depicting access to all phases of the project and the open space acreage within each phase, prior to recordation of each phase of the final map.
15. The subdivider or successor in interest shall 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. The subdivider or successor in interest shall create additional open space lots to separate manufactured slopes from natural open space areas on the final map, to the satisfaction of Regional Planning.
17. The subdivider or successor in interest shall provide for the ownership and maintenance of private park Lot Nos. 1263 through 1271 by a homeowners' association to the satisfaction of Regional Planning.
18. The subdivider or successor in interest shall dedicate to the County of Los Angeles on the final map, the right to prohibit construction of any residential structures on the school site depicted on the approved vesting tentative map as Lot No. 1261, and on the open space areas depicted on the approved vesting tentative map as public park Lot No. 1262 and private park Lot Nos. 1263 through 1271, and shall record "Open Space-Building Restriction Area" over those open space lots identified herein on the final map.
19. The subdivider or successor in interest shall dedicate open space Lot Nos. 1272 through 1296 to the County of Los Angeles or other public agency to the satisfaction of Regional Planning. The dedication shall contain language requiring that access for emergency purposes shall not be prohibited over said open space lots.
20. The subdivider or successor in interest shall dedicate to the County of Los Angeles on the final map, the right to prohibit development, including construction of any structures or grading, on the open space areas as depicted on the approved vesting tentative map as open space Lot Nos. 1272 through 1296, and shall record "Open Space-Development Restriction Area" over those open space lots identified herein on the final map.
21. Permission is granted to phase grading to the satisfaction of Public Works and Regional Planning.

22. 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 Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021.
23. The subdivider or successor in interest shall provide slope planting and an irrigation system in accordance with the Grading Ordinance and the Drought-Tolerant Landscape Ordinance. The subdivider or successor in interest shall 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, the subdivider or successor in interest shall submit a draft copy of the CC&Rs to be recorded, to Regional Planning for review and approval.
24. The irrigation system for manufactured slopes shall, to the satisfaction of the Director and Director of Public Works, include dual piping to allow for future connection and use of reclaimed water within landscaped slope.
25. Prior to the issuance of any grading and/or building permit, the subdivider or successor in interest shall submit three copies of a landscape plan, including an irrigation plan, which may be incorporated into a revised site plan. The landscape plans shall be approved by the Director prior to any work, as required by Conditional Use Permit Case No. 04-075 and Conditional Use Permit Case No. 200900121.
26. Per Section 21.32.195 of the County Code, the subdivider or successor in interest shall 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 required to be approved by the Director, and the subdivider shall post a bond with Public Works or submit other verification to the satisfaction of Regional Planning, to ensure the planting of the required trees.
27. If bonds are posted for any improvements required by these conditions, the subdivider or successor in interest shall be financially responsible and shall reimburse Regional Planning for all inspections. 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 \$200.00 per inspection).
28. Within three days of tentative map approval, the subdivider or successor in interest 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 for Project No. 04-075-(5), General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922, Conditional Use

Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001. The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the subdivider is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$2,867.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.

29. Within 30 days of tentative map approval, the subdivider or successor in interest shall record a covenant and agreement with the County of Los Angeles agreeing to comply with the required environmental mitigation measures imposed in the Final Environmental Impact Report ("EIR") Mitigation Monitoring Program ("MMP"), and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the subdivider or successor in interest shall submit a copy of the draft covenant to the Director for review and approval.
30. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final EIR for the project are incorporated by this reference and attached and made conditions of Vesting Tentative Tract Map No. 060922. The subdivider or successor in interest shall comply with all such mitigation measures in accordance with the attached MMP. As a means of ensuring the effectiveness of the mitigation measures, the subdivider or successor in interest shall submit mitigation monitoring reports to Regional Planning for approval as frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
31. Within 30 days of tentative map approval, 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 MMP.
32. The subdivider or successor in interest 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 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider or successor in interest of any claim, action or proceeding and the County shall fully cooperate in the defense. If the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.

33. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider or successor in interest 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 subdivider, or subdivider's counsel. The subdivider or successor in interest 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 or successor in interest shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the subdivider or successor interest, 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 or successor in interest according to Section 2.170.010 of the County Code.

Except as modified herein above, this approval is subject to all those conditions set forth in Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021; the attached MMP; 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 Department of Public Health.

The following reports consisting of 21 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.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 60922 (Rev.)

TENTATIVE MAP DATED 10-22-2009  
EXHIBIT "A" MAP DATED 10-22-2009

7. Design the boundaries of the unit final maps to the satisfaction of the Director of Public Works and the Department of Regional Planning.
8. The first unit of this subdivision shall be filed as Tract No. 60922-01, the second unit, Tract No. 60922-02, ..... and the last unit, Tract No. 60922.
9. Show open space/graded slope lots on the final map and dedicate residential construction rights over the open space/graded slope lots.
10. 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.
11. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
12. Quitclaim or relocate easements running through proposed structures.
13. Dedicate vehicular access rights to the rear of double frontage residential lots, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
14. If possible, modify the boundaries of the open space lots or add additional open space lots to include the airspace easements for sight distance to the satisfaction of Public Works and the Department of Regional Planning.
15. Provide full width off-site easement and/or right of way on Skyline Ranch Road from the tract boundary southerly to join Sierra Highway and westerly to join the existing Skyline Ranch Road on the final map to the satisfaction of Public Works.
16. 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.
17. 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.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 60922 (Rev.)

TENTATIVE MAP DATED 10-22-2009  
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18. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
19. 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 John Chin  
tr60922L-rev5(rev'd 3-10-10).doc

Phone (626) 458-4918

Date 11-19-2009



**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

**TRACT NO.:** 60922

**TENTATIVE MAP DATE:** 10/22/2009  
**EXHIBIT MAP DATE:** 10/22/2009

**STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

**Prior to Improvement Plans Approval:**

1. Comply with the requirements of the Drainage Concept/Hydrology Study/Standard Urban Stormwater Mitigation Plan (SUSMP), which was approved on 05/13/09 to the satisfaction of the Department of Public Works.
2. Obtain approval or letter of non-jurisdictional from the State Department of Fish and Game.
3. Obtain approval or letter of non-jurisdictional from the State Water Resources Control Board.
4. Obtain approval or letter of non-jurisdictional from the Corps of Engineers.
5. This site is located in Zone A per the Federal Flood Insurance Rate Map. Obtain a Conditional Letter of Map Revision (CLOMR) from FEMA to the satisfaction of the Department of Public Works.

**Prior to recordation of a Final Map or Parcel map Waiver:**

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.
2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.
3. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all drainage devices/systems identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.

**Prior to Building Permit:**

1. 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 SUSMP requirements.



**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 60922

TENTATIVE MAP DATE: 10/22/2009  
EXHIBIT MAP DATE: 10/22/2009

**Prior to Improvement Acceptance for Public Maintenance:**

1. A Letter of Map Revision (LOMR) from FEMA must be obtained. Public Works, Watershed Management Division, (626) 458-7155, should be contacted to obtain required procedures.
2. All maintenance permits of the regulatory agencies must be active at the time of acceptance.

**Note:**

Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record an irrevocable offer to dedicate right of way and slope/drainage easements for Skyline Ranch Road and Sierra Highway within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the irrevocable offer to dedicate has been recorded.

It is agreed that the improvements to be constructed on Lots 48 and 49 of Tract No. 7493, which are under the same ownership as VTM 60922 at the time of approval, shall not be considered "offsite improvements". Therefore, Section 66462.5 of the Subdivision Map Act will have no future effect to compel the County or City of Santa Clarita to acquire any rights over the subject lots in the future for the benefit of any subdivider.

At Name Yong Guo Date 11/18/09 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  
1 Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE TRACT MAP 60922  
SUBDIVIDER Pardee Homes  
ENGINEER Sikand  
GEOLOGIST & SOILS ENGINEER Geolabs - Westlake Village

TENTATIVE MAP DATED 10/22/09 (Revision & Exhibit)  
LOCATION Santa Clarita  
GRADING BY SUBDIVIDER [Y] (Y or N)  
REPORT DATE 8/28/08, 4/13/07, 11/16/06, 1/3/05, 8/23/04, 3/6/04

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT**

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports).
5. The Soils Engineering review dated 11/16/09 is attached.

Reviewed by  Date 11/16/09  
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

Tentative Tract Map 60922  
Location Santa Clarita  
Developer/Owner Pardee Homes  
Engineer/Architect Sikand  
Soils Engineer Geolabs - Westlake Village  
Geologist Same as above

DISTRIBUTION:

\_\_\_ Drainage  
\_\_\_ Grading  
\_\_\_ Geo/Soils Central File  
\_\_\_ District Engineer  
\_\_\_ Geologist  
\_\_\_ Soils Engineer  
\_\_\_ Engineer/Architect

Review of:

Revised Tentative Tract Map Dated by Regional Planning 10/22/09 (Revision and Exhibit)  
Soils Engineering Report and Addenda Dated 4/13/07, 11/16/06, 1/3/05, 8/23/04, 3/6/04  
Previous Review Sheet Dated 7/8/09

ACTION:

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

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At the grading plan stage, provide geotechnical maps and tentative maps that conform. The geotechnical maps within the submitted report do not conform to the latest tentative map dated 10/22/09 by Regional Planning.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

- A. ONSITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL AND ARE CORROSIVE TO METALS.
- B. OFF-SITE GRADING IS RECOMMENDED FOR THE REMOVAL AND RECOMPACTION OF LANDSLIDES QLS-9A, QLS-10, QLS-10A, L1, AND L17.

Reviewed by \_\_\_\_\_



Date 11/16/09

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, is 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\60922TentTI

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

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

1. Notarized covenants shall be secured and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite 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. Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively.
2. Provide approval of:
  - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The location/alignment and details/typical sections of any park/trail, as shown on the grading plan, to the satisfaction of the Department of Parks and Recreation.
  - c. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - d. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from

all easement holders may be required.

4. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

**ADDITIONAL COMMENTS:**

1. Provide easements for the pedestrian bridge and associated appurtenances over Skyline Ranch Road for access and maintenance purposes to the satisfaction of Public Works.
2. Slope set back as shown on the tentative map are not necessarily approved. All the set back shall conform to section J108.1 of grading code.
3. Westerly face of the Debris Basin containing the inlet for MTD 1548 (on the western tract boundary) shall be concrete lined if determined to be appropriate to the satisfaction of Public Works.

MDE

Name David Esfandi Date 11/16/09 Phone (626) 458-4921

Public Works' tentative map clearance of this project is contingent upon:

1. The Board of Supervisors' approval of the corresponding General Plan amendment for the realignment of Skyline Ranch (Whites Canyon) Road; and
2. The developer providing a written easement in favor of the County for the offsite portion of the future alignment of Skyline Ranch (Whites Canyon) Road and associated drainage facilities prior to the public hearing before the Board of Supervisors regarding this project.
3. In the event that the developer fails to obtain the above- referenced items, Public Works recommends that the project be approved for a maximum of 75 units, composed of those 75 units closest to the sole point of access at Sierra Highway.

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

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. 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. 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.
3. 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.
4. 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.
5. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances.

6. 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.
7. 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 60 feet to 58 feet of right of way.
8. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
9. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
10. 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.
11. 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.
12. Depict all line of sight easements on landscaping and grading plans.
13. Permission is granted to vacate the excess right of way on Vasquez Canyon Road providing the adjoining property owners have the underlying ownership of the portion of street to be vacated. 40 feet of right of way shall be retained on Vasquez Canyon Road. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.
14. Dedicate slope and drainage easements for future widening on Vasquez Canyon Road to the satisfaction of Public Works.
15. Dedicate vehicular access rights on Skyline Ranch Road and Vasquez Canyon Road for all lots, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
16. Provide standard property line return radii of 13 feet at all local street intersections,

and 27 feet at the intersection of local streets with General Plan Highways and where all General Plan Highways intersect, or to the satisfaction of this Department.

17. Dedicate right of way 40 feet from centerline within the tract boundaries on Skyline Ranch Road per the latest approved I.E.C. alignment P-270(PW). The alignment and grade of Skyline Ranch Road shall be compatible with Tract 46018.
18. Dedicate off-site right of way 40 feet from centerline on Skyline Ranch Road from Sierra Highway to the southerly property line per the latest approved I.E.C. alignment P-270(PW). It shall be the sole responsibility of the subdivider to acquire the necessary right of way.
19. Dedicate right of way 32 feet from centerline within the tract boundaries on Main Street South and Main Street North. The details of the proposed ultimate typical section are not necessarily approved. Approval is contingent on the traffic study demonstrating that the projected traffic volumes do not exceed the capacity of this roadway. If so, provide additional lanes.
20. Dedicate right of way 32 feet from centerline within the tract boundaries on S-A Street, S-L Street, S-M from Main Street South to S-L Street, S-U Street, S-BB Street, S-HH Street, N-A Street from Main Street North to N-D, N-B from Main Street North to N-E Street, N-J Street from Main Street North to N-C Street, N-R Street, N-S Street, and N-X1 Street.
21. Dedicate right of way 30 feet from centerline within the tract boundaries on S-B Street, S-C Street, S-D Street, S-G Street, S-J Street, S-N Street, S-P Street, S-V Street including a standard cul-de-sac bulb, S-CC Street, S-DD Street, S-GG Street, S-OO Street including a standard cul-de-sac bulb, S-NN Street, S-MM Street, S-JJ Street, S-KK Street, S-LL Street including a standard knuckle, N-A, N-B from N-E Street to N-G Street, N-C Street, N-D Street, N-E Street, N-G Street, N-H Street including a standard cul-de-sac bulb, N-J Street from N-C Street to N-F Street, N-Q N-W Street, N-T Street, N-U Street, N-V Street, N-X Street, N-CC Street, and N-DD Street.
22. Dedicate right of way 29 feet from centerline including a standard cul-de-sac bulb within the tract boundaries on S-B1 Street, S-B2 Street, S-D1 Street, S-E Street, S-E Street, S-F Street, S-H Street, S-J1 Street, S-K Street, S-M1 Street, S-N1 Street, S-O Street, S-Q Street, S-S Street, S-W Street, S-X Street, S-Y Street, S-Z Street, S-AA Street, S-CC1 Street, S-CC2 Street, S-DD1 Street, S-EE Street, S-FF Street, S-GG1 Street, S-JJ1 Street, S-MM1 Street, S-MM2 Street, S-PP Street, S-QQ

Street, S-RR Street, N-B1 Street, N-C1 Street, N-F Street, N-H1 Street, N-H2 Street, N-I Street, N-J1 Street, N-K Street, N-L Street, N-N Street, N-O Street, N-P Street, N-Q Street, N-T1 Street, N-V1 Street, N-Y Street, N-Z Street, N-AA Street, N-BB Street, and N-DD1 Street.

23. Provide off-site full street r/w and construct off-site improvements and cul-de-sac bulbs wherever required to the satisfaction of the City of Santa Clarita.
24. Dedicate additional right of way at all proposed roundabout locations to the satisfaction of Public Works.
25. Construct curb, gutter, base, pavement and full-width sidewalk within the tract boundaries on Skyline Ranch Road to the satisfaction of Public Works.
26. Off-site improvements are required. Construct off-site full width highway improvements, including curb, gutter, base, pavement, sidewalk, street trees, and street lights, on the portion of Skyline Ranch Road from Sierra Highway to the southerly property line to the satisfaction of Public Works.
27. The street cross sections for all the streets shown (except for Skyline Ranch Road) are conceptually approved and are subject to final review and approval.
28. The street improvements for Skyline Ranch Road shall be designed to substantially conform with the approved typical sections labeled (TR 60922 STREET CROSS SECTION REVISED 03/03/10 as attached) to the satisfaction of Public Works.
29. If Tract 46018 improvements are not constructed first, construct a minimum of 24 feet of "all weather" off-site pavement joining Skyline Ranch Road to Plum Canyon Road per the latest approved I.E.C. alignment P-270(PW) to the satisfaction of Public Works. If the Fire Department requires a wider pavement width, construct the additional pavement to the satisfaction of Public Works. Proof of off-site access is required.
30. Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record an irrevocable offer to dedicate right of way and slope/drainage easements for Skyline Ranch Road and Sierra Highway within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the dedication or irrevocable offer to dedicate has

been recorded.

31. It is agreed that the improvements to be constructed on Lots 48 and 49 of Tract No. 7493, which are under the same ownership as VTM 60922 at the time of approval, shall not be considered "offsite improvements". Therefore, Section 66462.5 of the Subdivision Map Act will have no future effect to compel the County or City of Santa Clarita to acquire any rights over the subject lots in the future for the benefit of any subdivider.
32. Construct curb, gutter, base, pavement and sidewalk within the tract boundaries on all local streets. Permission is granted to use the alternate street section.
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. Plant street trees within the tract boundaries on Skyline Ranch Road and all local streets to the satisfaction of Public Works.
35. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.
36. Provide intersection sight distance for a design speed of:
  - a. 40 mph (415 feet) on Main Street from "N-CC" Street (westerly direction), from "N-CC" Street (westerly direction), and from "S-P" Street (southerly direction); on "S-M" Street from "S-L" Street (southerly direction), and from "S-N" Street (northerly direction).
  - b. 30 mph (310 feet) on "S-MM" Street from "S-NN" Street (northerly direction); on "N-J" Street from "N-E" Street (westerly direction); on "S-V" Street from "S-W" Street (both directions); and on "S-N" Street from "S-L" Street (westerly direction).
  - c. 25 mph (260 feet) on "N-T1" Street from "N-W" Street (easterly direction); on "N-V" Street from "N-R" Street (easterly direction); and on "N-L" Street from "N-C" Street (southerly direction).
  - d. 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. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).

37. Comply with the following street lighting requirements:
- a. Provide street lights on concrete poles with underground wiring on Skyline Ranch Road and all internal public streets to the satisfaction of Public Works. Obtain Street Lighting Section's approval of the street light layout prior to project recordation. Street lighting plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. The proposed project, or portions thereof, are not within an existing Lighting District. Annexation is 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 prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk. Assessment will be imposed on portions of the development served by driveways or gated driveways as a result of benefits derived from existing or future street lights on adjacent public roadways.
    - (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 project, 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. Note that 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.
  - e. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the above conditions are met and the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.
- 38. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
  - 39. Install postal delivery receptacles in groups to serve two or more residential units.
  - 40. Provide and install street name signs prior to occupancy of buildings.
  - 41. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works.
  - 42. Prior to final map approval, the applicant shall pay the fees established by the Board of Supervisors for the portion of the subdivision within the boundaries for the Bouquet Canyon Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is \$15,640 per factored unit and is subject to change.

43. Comply with any additional requirements, as a means of mitigating any traffic impacts as identified in the traffic study approved by Public Works. If identified in the traffic study, prepare Traffic Signal Plans for all intersections (both on-site and off-site) affected by this subdivision to the satisfaction of Public Works.
44. Prepare signing and striping plans for Skyline Ranch Road within this subdivision to the satisfaction of Public Works.
45. Prepare Signing and Striping Plans for all off-site multi-lane highways and streets affected by this subdivision to the satisfaction of Public Works.
46. If the approved traffic study identifies the need of additional travel lanes on Main Street South and Main Street North, dedicate additional right of way on Main Street South and Main Street North to the satisfaction of Public Works.
47. If additional travel lanes are required on Main Street South and Main Street North, construct the additional travel lanes, and prepare signing and striping plans for Main Street South and Main Street North within this subdivision to the satisfaction of Public Works.
48. Establish a Landscape Maintenance District (LMD), subject to the approval of the Department of Parks and Recreation, for the purpose of maintaining the landscaped parkways and medians on Skyline Ranch Road.
49. Permission is granted to vacate all excess easements and right of way acquired by dedication on Tract No.'s 44967, 49433, 49434 by the recordation of Tract No. 60922 to the satisfaction of Public and the Department of Regional Planning. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.

*SRW*

Prepared by Sam Richards  
tr60922r-rev5(rev'd 3-03-10).doc

Phone (626) 458-4921

Date 03-03-2010



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. Comply with the mitigation measures as identified in the approved sewer area study (**PC 12109AS, dated 04-28-2009**) to the satisfaction of Public Works. The sewer area study shall be invalidated should the total number of dwelling units, increase, the density increases, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. Provide a digital copy (PDF Format) of the approved area study and/or approved sewer improvement plans.
4. 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.
5. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.
6. 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.
7. If proposed sewer crosses Flood hazard, alignment may be acceptable provided permits are obtained from agencies having jurisdiction for the existing natural water course crossings.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
TRACT NO. 60922 (Rev.)

Page 2/2

TENTATIVE MAP DATED 10-22-2009  
EXHIBIT MAP DATED 10-22-2009

8. Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record dedication or an irrevocable offer to dedicate sewer easements within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the irrevocable offer to dedicate has been recorded.

Prepared by  Tony Khalkhali  
t60922s-rev5.doc

Phone (626) 458-4921

Date 11-18-2009

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 booster 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. If necessary, extend the off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. Depict all line of sight easements on the landscaping and grading plans.
7. Install a separate water irrigation systems for recycled water use per landscape plans.
8. If necessary, install off-site recycle water mainline per landscape plans to serve this subdivision to the satisfaction of Public Work.
9. The recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.



COUNTY OF LOS ANGELES

pp. Susie

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 60922 Map Date October 22, 2009 - Ex. A

C.U.P. Map Grid 3030B

- 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: The Fire Department recommends APPROVAL of this subdivision as presently submitted with the following conditions of approval: (See additional sheet for specifics)

By Inspector: Juan C. Padilla Date November 18, 2009



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

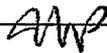
LAND DEVELOPMENT UNIT REQUIREMENTS  
ADDITIONAL PAGE

Subdivision No: TR 60922 Map Date: October 22, 2009 - Ex. A

**CONDITIONS OF APPROVALS**

- 1 The proposed Street Cross Sections and the Roundabout Detail shall be designed to comply with the County of Los Angeles Department of Public Works standards.
- 2 The proposed Culvert Bridge shall be designed to comply with the Department of Public Works standards and Section 503.2.6 of the 2002 Los Angeles County Fire Code (Title 32).
- 3 All proposed Flag Lots shall provide a minimum paved driveway width of 20ft.
- 4 All proposed Fire Road Access shall provide a minimum width of 20' and shall be provide adequate accessibility for emergency use and maintenance.
- 5 The School and Park sites shall provide a minimum paved access width of 26' for circulation purposes. Final design shall be further reviewed for access compliance when plans are submitted to Fire Prevention Engineering for building permit clearances or Land Development Unit for C.U.P. review.

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By Inspector: Juan C. Padilla  Date: November 18, 2009

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



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 60922 Tentative Map Date October 22, 2009 - Ex. A

Revised Report

- Checkboxes for fire flow requirements: Residential (1250 gpm), School Site (5000 gpm), Private on-site, Hydrant requirements (137 public, 4 school site), Hydrant specifications (6"x4"x2-1/2" brass), and installation/testing requirements.

Comments: The required fire hydrants shall be installed and tested or bonded for prior to Final Map clearance. Additional on-site fire hydrant for the School Site maybe required during the Building Plan Check process. THE FIRE FLOW FOR THE PUBLIC FIRE HYDRANTS AROUND THE SCHOOL SITE MAYBE REDUCED DURING THE BUILDING PERMIT REVIEW OR CUP (EXHIBIT "A") REVIEW PROCESS.

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 Juan C. Padilla Date November 18, 2009



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

Russ Guiney, Director

November 30, 2009

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

Dear Ms. Tae:

**VESTING TENTATIVE TRACT MAP 060922  
PARK CONDITIONS OF MAP APPROVAL  
Regional Planning Map dated October 22, 2009**

These are primarily park conditions; trail and Landscaping and Lighting Act District (LLAD) conditions may be submitted under separate cover. The basic Quimby park land obligation is 12.13 net acres (maximum slope 3%). As shown on the attached Quimby Obligation Report and Worksheet, the dedication of a 9.20 net-acre public park on Lot 1262 results in a remaining Quimby obligation of \$442,325 in fees in lieu of park land. Total park development costs, estimated at \$3,637,105 as of October 2009 will be credited against and eliminate the subdivision's remaining obligation. Subdivider has agreed, as a condition of map approval, to provide a fully developed public park as described in Condition 1 of this report, at no cost to the County. Subdivider is responsible for total park development costs, even if they exceed \$3,637,105.

1. Lot 1262, Public Park. Develop and then convey to the County a  $\pm$ 9.20 net-acre (maximum slope 3%) park with the following improvements: a park identity monument; a community gathering area; a children's play area with parents' seat wall; a shade structure near the community gathering area; shade structure with group picnic area; picnic tables near the grass volleyball area; open lawn area; a plaza seat wall; grass volleyball area; one (1) basketball court; one (1) comfort station (to include a restroom, drinking fountain and storage room); ball field with ball field plaza and bleachers; multi-use field; bio-swales and planted buffers; parking for 20 cars (including 1 van accessible space); security lighting (locations to be indicated in the Design Development Phase); drinking fountain(s) and trash enclosure(s) [locations to be indicated in the Design Development Phase]; locking gates at park entrance; park landscaping (including plant material, grading, irrigation and drainage); and ADA compliant walkways.
2. Removal of the landslide material on Lot 1262 shall be addressed on the park site grading plan to the satisfaction of the Department of Public Works.
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, sewer, and telephone).

4. Prior to the County accepting title to the public park, create a Landscaping and Lighting Act District (LLAD) for the mutual benefit of Subdivider and the County to maintain the park. When forming an LLAD, all easements must be dedicated with recordation.
5. Whenever these conditions require the Subdivider to enter into a Park Development Agreement (PDA) and to post bonds (Faithful Performance; Labor and Materials) with the Department and to submit a Park Delivery Schedule:
  - a. the PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on August 8, 2006;
  - b. the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW) and the Department may require them to be updated prior to construction commencement if contracted construction costs change; and
  - c. the Park Delivery Schedule shall use the critical path method (CPM), identify the design development phase and the various stages of construction document development, include all submittals, reviews, and approvals required by said phase/stages; permits; park construction commencement and completion dates identified as milestones; tests, inspections, and sign-offs; preparation and review time for the park deed, ALTA title policy and survey; and deed recordation. The Initial Park Delivery Schedule shall serve as the baseline for all activities. Subdivider 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 Subdivider 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. In the event Subdivider fails to comply with any submittal required by this condition, the Department shall give written notice to Subdivider describing such breach. If Subdivider fails to cure said breach, the Department may do one or both of the following: (1) withhold further clearance of final maps which contain residential units and (2) request the Department of Public Works to withhold further issuance of residential building permits until the required submittal is made. Notice shall be deemed given when sent by Certified Mail, postage prepaid or by reliable over-night courier to Subdivider's address set forth in the PDA.
6. Lot 1262, Public Park:
  - a. Enter into a PDA, post bonds, and submit a Park Delivery Schedule prior to the Department clearing the first unit (final) map containing housing:
  - b. Commence park construction before the Department clears a cumulative amount of 377 residential units, currently before tract 60922-06 is cleared. Construction commencement is defined as when the Subdivider starts fine grading for the park.

- c. Complete park construction and conveyance to the County twenty (20) months after entering into the PDA with the Department.
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. Subdivider's designated title company shall provide the County with an ALTA title policy and survey and shall record the park deed simultaneously to County's acceptance of the park improvements, as evidenced by the County's issuance of a Certificate of Acceptance for the park, and shall deliver the recorded deed to the Chief Executive Office Real Estate Division, Property Management Section, 222 South Hill Street, Third Floor, Los Angeles, CA 90012.
8. Any major change proposed by the Subdivider to the public park's improvements, size (not more than 2 acres variance), shape, location, or typography as shown on the approved tentative tract map shall be deemed a revision of the tentative tract map and shall require the filing of a revised map, as described in Los Angeles County Code Section 21.62.030.
9. Designate and identify a project manager who will oversee design and construction of the public park. The project manager shall communicate by providing written documentation via facsimile, e-mail, or mail to County's representative and abide by County's requirements and direction to ensure acceptable park completion; provide the 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 Subdivider 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.
10. Submit park plans and specifications 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 2006 format. Any corrections or changes made

by the Department during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for the Department's approval of said stage prior to permission by Department for Subdivider to proceed with the next stage. The public park shall be developed in accordance with 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 Subdivider.

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; provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide the County with certification that the playground(s) constructed in the public park meet American Society for Testing and Materials (ASTM) standards, United States Consumer Product Safety Commission (USCPSC) standards, and all State of California accessibility playground guidelines.
12. Provide the Department with written Notice of Construction Commencement for the public park. 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, Department shall provide Subdivider 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.
13. Upon Department's Notice of Acceptance of Completed Park Improvements, provide the Department with 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 public park. These documents shall also be submitted on a CD-ROM with the drawings in AutoCAD 2006 format.

Ms. Susie Tae  
November 30, 2009  
Page 5 of 5

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

Sincerely,



James Barber, Section Head  
Land Acquisition and Development

JB:CL 60922 SkyRnch\_10.22.09 DRP md\_11.30.09 scm

Attachments

Park Obligation Report and Worksheet  
c: K. Ritner, N.E. Garcia, L. Hensley, J. McCarthy (Parks and Recreation)  
P. Malekian (LLAD)  
Roger Hernandez (CEO-RED)



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION REPORT**

Tentative Map #	<b>60922</b>	DRP Map Date:	<b>10/22/2009</b>	SCM Date:	<b>11/30/2009</b>	Report Date:	<b>11/25/2009</b>
Park Planning Area #	<b>35D</b>		<b>CANYON COUNTRY</b>			Map Type:	<b>REV. (REV RECD)</b>

Total Units  = Proposed Units  + Exempt Units

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:	<b>12.13</b>
IN-LIEU FEES:	<b>\$1,831,193</b>

Conditions of the map approval:

The park obligation for this development will be met by:

- The dedication of 9.20 acres for public park purposes.
- Contributing \$442,325 in park improvements.
- Conditions of approval attached to report.

Trails:

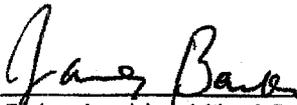
See also attached Trail Report. For Trail Requirements, please contact Mr. Robert Ettleman at (213) 351-5134.

\*\*\*Advisory:

The Representative Land Values (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1<sup>st</sup> of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1<sup>st</sup> pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By:   
James Barber, Land Acquisition & Development Section

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November 19, 2009 14:19:41  
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**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>60922</b>	DRP Map Date:	<b>10/22/2009</b>	SMC Date:	<b>11/30/2009</b>	Report Date:	<b>11/25/2009</b>
Park Planning Area #	<b>35D</b>		<b>CANYON COUNTRY</b>			Map Type:	<b>REV. (REV RECD)</b>

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

**(P)people x (0.003) Ratio x (U)units = (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.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio 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  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.21	0.0030	1,260	12.13
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	
<b>Total Acre Obligation =</b>				<b>12.13</b>

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	12.13	\$150,964	\$1,831,193

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
1262	Public Park	11.70	78.63%	9.20	Public
<b>Total Provided Acre Credit:</b>				<b>9.20</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
12.13	9.20	0.00	2.93	\$150,964	\$442,325



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

Russ Guiney, Director

November 30, 2009

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

Dear Ms Tae:

**TRAIL CONDITIONS OF MAP APPROVAL**  
**Vesting Tentative Tract Map # 060922**  
**Map date-stamped by Regional Planning: October 22, 2009**

The Department of Parks and Recreation (DPR) has completed the review of VTTM #060922. The proposed trail alignment with connection to TTM#46018 to the south and north to Bouquet Canyon as shown upon trail exhibit map [sheet five (5) of eight (8)] is approved. The Applicant shall provide a twenty (20)-foot wide easement for the Mint Canyon (Regional) Trail.

Applicant is required to construct a variable-width six to eight foot (6-8)' wide trail within the proposed switchbacks at the northern end of Open Space Lot 1293, as shown on sheet five (5) of eight (8) on the Trail Exhibit Map, to the satisfaction of Parks and Recreation Trail Construction Guidelines.

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 and Final Map.

The map is approved with the following conditions, prior to final map recordation:

Map Specific Conditions

1. After Department approval of the trail alignments shown on the rough grading plans, and prior to the Department clearing the final (unit) map containing residential units, the trail bonds (Faithful Performance, Labor and Materials) will be incorporated into the Park bonds to cover design and construction of the Mint Canyon Trail segment located at the northern most section of the natural open space lot #1293 (see trail exhibit map sheet 5 of 8), and the trail construction estimate will be incorporated into the Park Development Agreement.

2. Dedications and the following language (in exact form) must be shown for trail dedications on the first phase of final map recordation:
  - a. Title Page: We hereby dedicate to the County of Los Angeles, Department of Parks and Recreation a twenty (20) foot width multiuse (Equestrian, Mountain, Biking, and Hiking) trail easement, estimated length of two miles, designated as the, "Mint Canyon Trail."
  - b. If a waiver is filed, a Plat Map depicting the trail alignment must accompany the waiver.

#### Trail Construction Conditions

1. Full public access shall be provided for the multi-use (Equestrian, Mountain, Biking, and Hiking) trail easement.
2. The Applicant shall provide the submittal of the rough grading plans, to include detailed grading information for the segment of trails the County will accept. The detailed grading information for the trail construction, shall include all pertinent information required, per Department trail standards and all applicable codes, but not limited to the following:
  - a. Cross slope gradients not to exceed two percent (3%), and longitudinal (running) slope gradients not to exceed ten percent (10%) for more than 300 feet. The Department will review and may allow running slopes slightly greater than ten percent (10%) on a case by case basis.
  - b. Typical trail section and details to include:
    - Longitudinal (running) gradients
    - Cross slope gradients
    - Name of trail
    - Width of trail or, if requested by Department of Parks and Recreation, denote as variable width.
  - c. Appropriate retaining walls as needed.
  - d. Appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department of Parks and Recreation.
  - e. Trail easement must be outside of the road right-of-way, and slope easement.

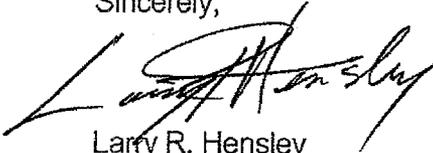
- f. If street crossing requested, streetlight pole(s) must have cross-walk activation buttons at two heights to accommodate both pedestrian and equestrian traffic. Contact the Los Angeles County, Department of Public Works (DPW) to address crosswalk design standards.
3. The Applicant shall submit a cost estimate for the construction of the trail(s) with the rough grading plans. An electronic copy (AutoCAD 2005 or newer version) of the rough grading plans shall also be submitted in a burned CD or DVD with the cost estimate.
4. After Department approval of the trail alignments shown on the rough grading plans, and prior to the Department clearing the final (unit) map containing residential units, the trail bonds (Faithful Performance, Labor and Materials) will be incorporated into the Park bonds to cover design and construction of the Mint Canyon Trail segment located at the northern most section of the natural open space lot #1293, and the trail construction estimate will be incorporated into the Park Development Agreement.
5. The Applicant then shall submit a preliminary construction schedule showing milestones for completing the trail.
6. Prior to the start of trail construction, the Applicant's authorized representative (project manager, licensed surveyor, etc.) shall stake or flag the centerline of the trail. The Applicant's representative shall then schedule a site meeting with the Department's Trails Case Planner for an inspection and approval.
7. The Applicant's representative shall provide updated trail construction schedules to the Department on a monthly basis. All schedule submittals shall provide a "Two Week Look-Ahead" schedule, to reflect any modifications to the original schedule.
8. Within five (5) business days after completing the trail, the Applicant shall notify the Department for a Final Inspection Trail Walk.
9. After the initial Final Inspection Trail Walk, any portions of the constructed trail not approved shall be corrected and brought into compliance, with the County of Los Angeles Department of Parks and Recreation Guidelines within thirty (30) calendar days. Applicant shall then call for another final inspection with the Department.
10. Upon Departmental verbal approval and acceptance of the trail construction, the Applicant shall:
  - a. Submit copies of the As-Built Trail drawing(s).

Ms. Susie Tae  
November 30, 2009  
Page 4

11. Upon receiving the submittal of the As-Built Trail drawing(s) the Department will issue the trail acceptance letter.

If you have any questions or comments, please contact Mr. Robert Ertleman, Park Planner at (213) 351-5134.

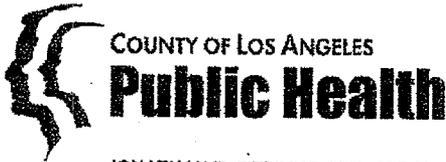
Sincerely,

A handwritten signature in black ink, appearing to read "Larry R. Hensley". The signature is stylized and written over a faint, larger version of the same name.

Larry R. Hensley  
Chief of Planning

LH:RE:tl:trlrpt060922-09c

- c: Regional Planning, S. Tae  
Pardee Homes, T. Mitchell  
Parks and Recreation (J. Barber and F. Moreno)



COUNTY OF LOS ANGELES  
**Public Health**

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

JONATHAN E. FREEDMAN  
Chief Deputy Director

ANGELO J. BELLOMO, REHS  
Director of Environmental Health

ALFONSO MEDINA, REHS  
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS  
Acting Environmental Health Staff Specialist  
6050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5280 • FAX (626) 960-2740



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October 30, 2009

RFS No 09-0029036

Tract Map No. 060922

Vicinity: Canyon Country

Tentative Tract Map Date: October 22, 2009 (Memo 5<sup>th</sup> Revision)

- Environmental Health recommends approval of this map.
- Environmental Health does NOT recommend approval of this map.

The County of Los Angeles Department of Public Health's has no objection to this subdivision and **Vesting Tentative Tract Map 060922** is cleared for public hearing. The following conditions still apply and are in force.

1. Potable water will be supplied by the **Santa Clarita Water Division of Castaic Lake Agency**, a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District No. 26 (Annexation)** as proposed.
3. Any existing private sewage disposal system to be decommissioned shall be properly emptied of effluent and filled with approved material.
4. Existing water wells to be decommissioned shall comply with all applicable laws and the requirements of the Department of Public Health.

If you have any questions or need additional information, please contact me at (626) 430-5262.

Respectfully,

Ken Habaradas, MS, REHS  
Bureau of Environmental Protection

**Table 4-1**  
**Skyline Ranch Mitigation Monitoring Program**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>A. GEOTECHNICAL RESOURCES</b></p> <p>Prior to issuance of grading or building permits, the following mitigation measures shall be revised as necessary to support an equivalent or greater level of environmental protection based on a design-level geotechnical investigation completed to the satisfaction of the County of Los Angeles Department of Public Works:</p>				
<p><b>4.A-1:</b> The following materials are considered unsuitable and shall be removed and recompacted in the grading of the site: existing fill soils, colluvial deposits and slopewash, alluvial deposits, landslide debris, and terrace deposits. Their removal and recompaction mitigate the potential for seismic settlement.</p>	<p>Submittal and approval of Grading Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DPW</p>
<p><b>4.A-2:</b> Landslides (or portions thereof) that remain in place and are not removed and recompacted following the grading of the project site shall be designated as Restricted Use Areas, in accordance with Los Angeles County Department of Public Works (LACDPW) requirements. Landslides designated as Restricted Use Areas and landslides that are removed and recompacted are identified in the Geotechnical Investigations prepared by Geolabs-Westlake Village (dated March, 6, 2004, August 23, 2004, January 3, 2005, November 16, 2006, April 13, 2007, and August 28, 2008).</p>	<p>Submittal and approval of Grading Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DPW</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>4.A-3(a):</b> Interior slopes with daylighted bedding conditions shall be analyzed for appropriate buttress design. Tall cut slopes in the southerly portion of the site are anticipated to expose friable, uncemented bedrock zones and large cobbles and boulders. Several of these slopes require stabilization in order to mitigate the potential for raveling and dislocation of cobbles and boulders. All stability fills and buttresses shall be provided with backdrains and shall incorporate the generalized stability fill key dimensions for the "refacing" of planned cuts slopes.</p>	<p>Submittal and approval of Grading Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DPW</p>
<p><b>4.A-3(b):</b> Fill caps for cut/fill lots shall be constructed to provide uniform foundational support for future structures. Shallow cut lots and cut/fill lots shall be provided with a minimum 5-foot cap of compacted fill. Cut/fill lots underlain by 10 feet or less of compacted fill on the fill portion of the lot shall have the cut portion overexcavated a minimum of 5 feet below finish grade and replaced with compacted fill, thus providing a fill cap with a minimum 5-foot fill thickness. For those transition lots with 10 to 20 feet of fill on the fill side, the cut side shall be provided with a minimum 7-foot-thick fill cap. For those transition lots with in excess of 20 feet of fill on the fill side, the cut side shall be provided with a minimum 10-foot-thick fill cap. Fill caps shall extend a minimum of 5 feet beyond the perimeter footings. Where the backslope is 3:1 or steeper, the last bench prior to reaching the undercut shall be at least 15 feet in width. The 15-foot-wide bench is intended to</p>	<p>Submittal and approval of Grading Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DPW</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
reduce the steep dip of the fill-bedrock contact commonly created during undercutting.				
<b>4.A-3(c):</b> All vegetation, trash debris, or other deleterious material shall be stripped from the area to be graded. These materials shall be removed from the site and deposited at a local landfill or recycled on site. Soils bearing sparse grasses may be thoroughly mixed with at least ten parts clean soil and incorporated into the engineered fill. Other materials shall be removed from the site.	Submittal and approval of Grading Plan Field verification	Prior to issuance of grading permit During grading	Applicant Applicant	DPW/DRP DPW/DRP
<b>4.A-3(d):</b> Fill slopes, which toe onto sloping ground, shall be founded in bedrock, below the compressible surface soils. The key shall be at least 20 feet wide and 3 feet deep (measured on the downslope side). The bottom of the key shall be graded so that there is at least 1 foot of fall across its width (toward the upslope side). The key shall be located in front of the toe of slope (as shown on the plan) so that the outside limit of the key lies at or beyond a 1:1 projection from the planned toe of the slope.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
<b>4.A-3(e):</b> Fill-over-cut slopes shall have the fill founded on a 20-foot-wide bench cut into the bedrock or, where bedrock is not present in the cut portion of the slope, on a key cut below the toe of the slope. The 20-foot bench shall be graded to provide at least 1 foot of fall toward its upslope side. If keyed below the toe of slope, then the key shall be at least 20 feet wide, 3 feet deep (below the toe), and tilted (at least 1 foot) into the slope. The cut portion of the slope shall be exposed (and observed by a representative of a	Submittal and approval of Grading Plan Field verification	Prior to issuance of grading permit During grading	Applicant Applicant	DPW Representative of qualified geotechnical firm

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
qualified geotechnical firm) prior to constructing the fill portion of the slope.				
<b>4.A-3(f):</b> Exposed surfaces shall be scarified, moistened, or air-dried, as appropriate, and compacted to 90 percent of the material's maximum dry density prior to placement of fill.	Submittal and approval of Grading Plan Field verification	Prior to issuance of grading permit During grading	Applicant Applicant	DPW DPW
<b>4.A-3(g):</b> Where the ground slopes steeper than 5:1 (horizontal: vertical), the fill shall be properly benched into bedrock.	Submittal and approval of Grading Plan Field verification during grading	Prior to issuance of grading permit During grading	Applicant Applicant	DPW DPW
<b>4.A-3(h):</b> All fill slopes shall utilize mixed soils [sand with some proportion of fines; i.e., clayey sand] in the outer 20 feet of the fill slope in order to minimize the potential for surficial slope deterioration.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
<b>4.A-3(i):</b> Fill materials shall be placed in thin lifts, watered to near the material's optimum moisture content (or to near two percent over optimum moisture content and compacted to the applicable level of relative compaction prior to placing the next lift).	Submittal and approval of Grading Plan Field verification	Prior to issuance of grading permit During grading	Applicant Applicant	DPW DPW
<b>4.A-3(j):</b> The 90 percent relative compaction standard applies to the face of fill slopes. This may be achieved by overfilling the constructed slope and trimming to a compacted finished surface, rolling the slope face with a sheepsfoot, or any method that achieves the desired product.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>4.A-3(k):</b> All retaining walls constructed within the project site shall be constructed in accordance with the Los Angeles County Building Code requirements and a design-level geotechnical investigation.</p>	<p>Submittal and approval of Building Plans</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<p>DPW</p>
<p><b>4.A-3(l):</b> Backfill for retaining walls shall be properly compacted. An impervious cap shall be provided at the top of the backfill to retard infiltration of water.</p>	<p>Submittal and approval of Building Plans</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<p>DPW</p>
<p><b>4.A-3(m):</b> Slope setbacks set forth in the Los Angeles County Building Code shall be applied to residences and appurtenant structures. Structures situated within the setback area shall require special foundation design, which might include deepening footings, pile/caisson construction, and/or consideration of creep loads.</p>	<p>Submittal and approval of Building Plans</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<p>DPW</p>
<p><b>4.A-3(n):</b> Backfill for utility trench excavations shall be compacted to at least 90 percent relative compaction. Where installed in sloping areas, the backfill shall be properly keyed and benched.</p>	<p>Submittal and approval of Improvement Plans</p>	<p>Prior to issuance of Improvement Plan</p>	<p>Applicant</p>	<p>DPW</p>
<p><b>4.A-3(o):</b> Those lots exposed to ascending natural slope conditions shall be provided with drainage ditches or swales, berms or impact walls, and/or small slopes descending from the pads to the natural slopes, to provide protection from potential debris flow hazard.</p>	<p>Submittal and approval of Grading Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DPW</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>4.A-4:</b> Expansive lithologies shall be over-excavated where encountered within lots and streets in order to mitigate the potential for differential expansion. The depth of such over-excavation shall range between 7 and 10 feet.</p>	<p>Submittal and approval of Grading Plan Field verification</p>	<p>Prior to issuance of grading permit During grading</p>	<p>Applicant Applicant</p>	<p>DPW DPW</p>
<p><b>4.A-5:</b> During grading, soils containing significant fines content (cohesive soils) shall be preferentially placed in the outer five feet of fill slopes. In addition, the required 90 percent relative compaction standard shall be applied to the outer face of fill slopes in order to reduce the amount of infiltration and erosion. Cut slopes exposing erodible bedrock formations shall require stabilization with engineered fill.</p>	<p>Submittal and approval of Grading Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DPW</p>
<p><b>B. HYDROLOGY AND WATER QUALITY</b></p>				
<p><b>4.B-1:</b> Final drainage improvement plans for the project shall ensure that there is no displacement of flood plain area in the vicinity of Sierra Highway and its intersection with proposed Skyline Ranch Road through construction of a culvert, bridge, or combination thereof, within the flood plain area. Final drainage improvement plans and the culvert or bridge shall be designed during the engineering stage by a licensed engineer to ensure that the water surface shall be equal or lower than existing conditions both downstream and upstream of the proposed project entrance along Sierra Highway and adjacent properties during a 50-year storm event and that post-development flow rates shall be less than existing conditions downstream along Sierra Highway and adjacent properties. Final drainage improvement plans</p>	<p>Submittal and approval of final drainage plans/Drainage Concept Plan</p>	<p>Prior to issuance of phased grading permit</p>	<p>Applicant</p>	<p>DPW/City of Santa Clarita</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>to achieve these standards shall be designed to the satisfaction of, and approved by, the Los Angeles County Department of Public Works and City of Santa Clarita, Department of Public Works.</p>				
<p><b>4.B-2:</b> Prior to issuance of grading permits, the construction contractor shall prepare an Erosion Control Plan (ECP) that incorporates BMPs to specifically address and reduce the potential for erosion and sedimentation impacts on downstream receiving waters. The project shall include any combination of the following erosion control BMPs: Hydraulic mulch, preservation of existing vegetation, hydroseeding, streambank stabilization, diversion of runoff (such as earth dikes, temporary drains, slope drains), velocity dissipation devices (outlet protection, check dams, and slope roughening/terracing), and dust control measures (such as sand fences and watering). Sedimentation control BMPs may include filtration devices and barriers (such as silt fencing, check berms, debris basins, sediment traps, fiber rolls, sandbags, gravel inlet filters, and straw bale barriers) and/or settling devices (such as sediment traps or basins). Stabilization control BMPs may include blankets, reinforced channel liners, soil cement, fiber matrices, geotextiles, or other erosion resistant soil coverings or treatments. The construction entrance(s)/exit(s) should also be stabilized (e.g. aggregate underdrain with filter</p>	<p>Submittal and approval of Erosion Control Plan/Drainage Concept Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DPW/LARWQCB</p>

<sup>1</sup> California Stormwater Quality Association, California Stormwater BMP Handbook—Construction, January 2003.

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>cloth). Specific application of these BMPs shall occur before site runoff is discharged to proposed and existing off-site storm drain/flood control channel systems that ultimately discharge water to the Santa Clara River.</p> <p>The ECP shall be reviewed by the Los Angeles County Department of Public Works and by the Los Angeles Regional Water Quality Control Board for inclusion of appropriate and effective erosion and sedimentation controls.</p>				
<p><b>4.B-3:</b> Prior to issuance of any grading permits, a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared by the construction contractor and submitted to the Los Angeles County Department of Public Works and the Los Angeles Regional Water Quality Control Board for approval. The SWPPP shall meet all applicable regulations by requiring controls of pollutant discharges that utilize best available technology economically achievable (BAT) and best conventional pollutant control technology (BCT) to reduce pollutants. The SWPPP shall be certified in accordance with the signatory requirements of the General Construction Permit.</p> <p>The SWPPP shall be developed and amended or revised, when necessary to meet the following objectives:</p> <ul style="list-style-type: none"> <li>• Identify all pollutant sources including sources of sediment that may affect the quality of storm water</li> </ul>	<p>Submittal and approval of Notice of Intent and Storm Water Pollution Prevention Plan/ Drainage Concept Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DPW/LARWQCB/ Construction Contractor</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>discharges associated with construction activity (storm water discharges) from the construction site;</p> <ul style="list-style-type: none"> <li>• Identify non-storm water discharges;</li> <li>• Identify, construct, implement in accordance with a time schedule, and maintain Best Management Practices (BMPs) to reduce or eliminate pollutants in storm water discharges and authorized non-storm water discharges from the construction site during construction; and,</li> <li>• Develop a maintenance schedule for BMPs installed during construction designed to reduce or eliminate pollutants after construction is completed (post-construction BMPs). Paving operations shall be performed using measures to prevent runoff pollution.</li> </ul> <p>In compliance with the SWPPP, non-stormwater level BMPs shall be implemented that include controls and objectives for vehicle and equipment maintenance, cleaning, and fueling, and potable water/irrigation practices. Material/waste management BMPs shall include: liquid waste management, spill prevention and control, hazardous waste management, and sanitary/septic waste management. Specific BMPs to be implemented by the construction contractor may include but are not necessarily limited to the following:</p> <ul style="list-style-type: none"> <li>• Paving operations shall be performed using measures to prevent runoff pollution;</li> </ul>				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<ul style="list-style-type: none"> <li>• Wash out areas for concrete trucks, construction vehicles and equipment, paint and stucco equipment, and other construction materials shall be designated, and containment measures employed, to prevent discharges of wash water;</li> <li>• Vehicle and equipment maintenance and fueling activities shall occur off-site to the degree feasible;</li> <li>• Construction area, street and pavement washing shall be controlled to preclude discharges of wash water;</li> <li>• Discharging super-chlorinated water pipe and sprinkler system flushing and test water to the storm drain system shall be prohibited;</li> <li>• All waste shall be properly stored and disposed of off-site;</li> <li>• Employees and subcontractors shall be trained in the prevention of storm water contamination;</li> <li>• Hazardous material (specifically chlorine- and ammonia-containing products) shall be stored in elevated (e.g., on pallets or a deck) and covered structures to prevent any contact between the chemicals and irrigation or precipitation;</li> <li>• All hazardous and chemical materials generated during construction (i.e., diesel fuel, hydraulic fluid, motor oil, etc.) shall be cleaned up and disposed of in compliance with Federal, State, and local laws, regulations and ordinances; and</li> </ul>				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<ul style="list-style-type: none"> <li>All structure construction and painting areas shall be enclosed, covered, or bermed to prevent run-on/run-off in these areas and associated contamination of storm water.</li> </ul> <p><b>4.B-4:</b> Prior to approval of a NPDES Stormwater Permit No. CAS004001 (Order No. 01-182) and issuance of a grading permit, the applicant or an applicant designee shall complete and have approved a Stormwater Quality Management Plan (SQMP) and a Standard Urban Stormwater Mitigation Plan (SUSMP) outlining usage of BMPs for non-point source pollution control measures to address pollutants from such sources as roofing materials, atmospheric deposition, grease, oil, suspended solids, metals, solvents, phosphates, fertilizers and pesticides. Post-construction structural or treatment BMPs shall be designed to meet performance standards that mitigate (treat) storm water runoff from either: 1) the 85<sup>th</sup> percentile 24-hour runoff event determined as the maximized capture storm water volume for the area, from the formula recommended in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87, (1998), or; 2) the volume of annual runoff based on unit basin storage water quality volume, to achieve 80 percent or more treatment by the method recommended in California Stormwater Best Management Practices Handbook—Industrial Commercial, (1993), or; 3) the volume of runoff produced from a 0.75 inch storm event, prior to its discharge to a storm water conveyance system; and, 4) the volume of runoff produced from a historical-</p>	<p>Submittal and approval of Stormwater Quality Management Plan and Standard Urban Stormwater Mitigation Plan/ Drainage Concept Plan</p>	<p>Prior to issuance of grading permit and approval of an NPDES Permit</p>	<p>Applicant</p>	<p>DPW/LARWQCB</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>record based reference 24-hour rainfall criterion for "treatment" (0.75 inch average for the Los Angeles County area) that achieves approximately the same reduction in pollutant loads achieved by the 85<sup>th</sup> percentile 24-hour runoff even. Furthermore, project BMPs and design features shall control peak flow discharge to provide stream channel and over bank flood protection, based on design criteria selected by the local agency.</p> <p>The range of BMPs, which shall meet the performance standards identified above, shall include but not be limited to the following to the extent feasible:</p> <p><u>Site Planning and Design BMPs</u></p> <p>Minimize Impervious Area and Directly Connected Impervious Areas</p> <ul style="list-style-type: none"> <li>Minimize impervious areas by incorporating landscaped areas over substantial portions of the project area. [For the Skyline Ranch Project, the area designated solely for uses with impervious surfaces are about 401 acres or 18 percent of the entire project site. This means the remaining 1,772 acres or 82 percent will be either vacant or in uses with impervious ground surface such as landscaped and park areas.]</li> <li>If possible, minimize directly connected impervious areas by draining parking lots to landscaped areas, desilting (secondary infiltration) basins or other previous surfaces to promote filtration and infiltration of storm water, if landscaping slopes</li> </ul>				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>are less than 2 percent and the area is not directly adjacent to steep slopes (which promotes further erosion); or the area is being treated with catch basin inserts. Furthermore, lot runoff (from the pervious surfaces) shall be infiltrated from the graded pad areas through onsite pervious soils.</p> <ul style="list-style-type: none"> <li>To the extent practicable, utilize vegetated areas (e.g., parks, setbacks, end islands, and median strips) for biofiltration and/or bioretention of nuisance and storm runoff flows from parking lots.</li> </ul> <p><u>Selection of Construction Materials and Design Practices</u></p> <ul style="list-style-type: none"> <li>Select building materials for roofs, roof gutters and downspouts that do not include exposed copper or zinc.</li> <li>Construct streets, sidewalks, and parking lot aisles to the minimum widths as specified in the Los Angeles County Department of Public Work's requirements (also in compliance with regulations for the Americans with Disabilities Act) for safety requirements for fire and emergency vehicle access and incorporate landscaped buffer areas between sidewalks and streets.</li> </ul> <p><u>Conserve Natural Areas</u></p> <ul style="list-style-type: none"> <li>Concentrate or cluster the development on the least environmentally sensitive portions of the project site while leaving the remaining land in a natural, undeveloped condition. [For the Skyline Ranch</li> </ul>				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Project, about 1,551 acres of the site (71 percent of the project site) is proposed to remain undeveloped, including 1,355 acres to be designated as natural open space through the establishment of the Skyline Ranch Conservation Area (SRCA).]</p> <ul style="list-style-type: none"> <li>Maximize canopy interception and water conservation by preserving existing native trees and shrubs and planting additional native or drought tolerant trees and large shrubs. [For the Skyline Ranch Project, approximately 71 percent of the project site is proposed to remain undeveloped, and along the perimeter of the site, landscaping would consist of a mix of native, drought-tolerant and non-invasive plant species.]</li> </ul> <p><u>Protect Slopes and Channels</u></p> <ul style="list-style-type: none"> <li>Protect slopes and minimize erosion potential by covering highly erodible soils with vegetative cover (preferably native or drought tolerant plants), route flows safely from or away from steep and or sensitive slopes, stabilize disturbed slopes. All slopes within the project should be designed and constructed to minimize erosion.</li> <li>Protect channels and minimize erosion by controlling and treating flows in landscaping and/or other controls prior to reaching existing natural drainage systems; stabilize channel crossings; ensure that increases in runoff velocity and frequency caused by the project do not erode</li> </ul>				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>the channel; install energy dissipaters (riprap), at the outlets of storm drains, culverts and conduits.</p> <p><u>Source (non-structural) Control BMPs</u></p> <ul style="list-style-type: none"> <li>• Drain Inlet Stenciling or Signage. Stenciling (or signage) is intended to raise public awareness and limit illegal dumping of trash, debris, oil, and other pollutants into storm drains. "Stenciling" may be accomplished via a traditional stencil or via the use of grates with text such as "Warning! Drains to Ocean" notes or other equivalent symbols. All catch basins and inlets shall be stenciled.</li> <li>• Irrigation Controls and Management. Irrigation controls shall be implemented to ensure that irrigation is conducted efficiently. Where feasible, plants with similar watering requirements shall be grouped in order to reduce excess irrigation runoff and promote surface filtration. Efficient irrigation systems may include computerized and/or radio telemetry that controls the amount of irrigation based on soil moisture or other indicators.</li> <li>• Proper Application of Fertilizers and Pesticides. Best management practices shall be implemented to minimize the application of fertilizers, pesticides, and other landscape management products on slopes and landscaped areas maintained by the homeowner's association (HOA) and/or landscape maintenance districts (if any). Examples of these management practices include, but are not limited to: the use of slow release</li> </ul>				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>fertilizers, applying fungicides only to greens to limit the use of pesticides, and closely monitoring weather forecast to ensure appropriate timing (during dry periods) for the application of landscape management products.</p> <ul style="list-style-type: none"> <li>Community Education Program. Public education shall be used to reduce the potential for hazardous materials entering the storm drain system. This shall be accomplished through distribution of brochures or other materials to property managers, owners and occupants, and employees at the time of initial sale or lease of property or hiring of employees and periodically thereafter. Brochures shall discuss, among other topics and as appropriate for the audience: 1) the importance of downstream water bodies, the storm water system, management of fertilizers, pesticides, and other harmful chemicals, 2) the impacts of dumping oil, antifreeze, pesticides, paints, and other pollutants into storm drains and proper handling and disposal of these materials, 3) effective cleaning practices such as the cleaning of vehicles only in maintenance areas where the water will be recycled or routed to the sanitary sewer system to prevent nuisance flows, 4) the benefits of the prevention of excessive erosion and sedimentation, 5) the benefits of proper landscaping practices, 6) pavement clean-up practices, 7) the impacts of over-irrigation, 8) swimming pool draining practices, and 9) other relevant issues.</li> </ul>				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<ul style="list-style-type: none"> <li>• Prevention of Nuisance Flows. Grease traps shall be included for school cafeterias (if any). Draining swimming pools into storm drains shall be prohibited. These flows shall be properly connected to sewer lines.</li> <li>• Pavement Sweeping Program. The majority of roads in the project area are proposed to be dedicated to the public, and would thus be maintained by the Los Angeles County Department of Public Works. The County has street sweeping programs that will help control trash, vegetation debris and sediment that may accumulate on roadways. Other non-public roadways shall also be periodically swept.</li> <li>• Litter Control Program &amp; Design of Trash Storage Areas. A program for litter control shall be implemented to control litter in common areas. The program may include standards for proper placement and emptying of trash receptacles, practices to ensure that trash bins are maintained in the closed position, and regular removal of trash from parking and landscaped areas. In conjunction with the litter control program, trash storage areas shall be designed to prevent introduction of pollutants into runoff. The design principles to prevent this pollution from occurring are using impervious surfaces for storage areas which prevent run-on from adjacent areas, ensuring that there is no connection of trash drains to the storm drain system, and keeping lids on all trash</li> </ul>				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>receptacles in addition to the use of roofs or awnings to minimize direct precipitation.</p> <ul style="list-style-type: none"> <li>• Proper Connection and Maintenance of Sewer Lines. Sewer lines shall be properly connected and adequately maintained.</li> <li>• Activity Restrictions (Conditions, Covenants, and Restrictions). For source control BMPs, County maintenance and implementation of BMPs or Conditions, Covenants, and Restrictions (CC&amp;Rs) shall be prepared requiring maintenance and implementation of BMPs by the HOA for the purpose of surface water quality protection, or use restrictions shall be developed through lease terms.</li> <li>• BMP Maintenance. Los Angeles County shall assume responsibility for the inspection and maintenance of structural BMPs within their boundaries. For the public school site, the school district with jurisdiction shall be responsible for the inspection and maintenance of structural BMPs. For private roads and private parks the HOA shall be responsible for BMP maintenance.</li> <li>• Common Area Drainage Facility Inspection. Privately-owned common area drainage facilities shall be inspected each year and, if necessary, cleaned and maintained prior to the storm season.</li> </ul> <p><u>Structural and Treatment Control BMPs</u> Implementation of NPDES General Permit requirements entails the use of post-construction</p>				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>structural controls that will remain in service to protect water quality throughout the life of the project. Therefore, these BMPs will need to be regularly maintained for proper function. As Los Angeles County will assume maintenance of BMPs in public rights-of-way, the main structural BMPs recommended below are systems that the County currently approves of for use within their jurisdiction. Final selection, design and siting of structural BMPs will ultimately depend on the project-wide drainage plan approved by the County. The following BMP options were selected due to their relative effectiveness for treating potential pollutants from the project site; as well as consideration for County of Los Angeles requirements and acceptance of these systems (as they would be maintained by the County), site feasibility, relative costs and benefits; and other constraints. The recommended BMP design flow rates, volumes, types and other specifications will be provided during final design stage of the project (with hydrology map approval).</p> <ul style="list-style-type: none"> <li>Hydrodynamic Separator Systems and Gross Solids Removal Devices. Hydrodynamic Separation Systems (HSS) and Gross Solids Removal Devices (GSRDs) are flow-based, flow-through BMPs that are installed within a storm drain line in order to remove large sediment particles and associated storm water pollutants, as well as trash, oils, and grease. HSS and/or GSRDs, such as a Continuous Deflective Separator (CDS), manufactured by CDS Technologies, Inc., supplemented with oil absorbent materials (such as pellets), are</li> </ul>				

**Table 4-1 (Continued)**

**Skyline Ranch Mitigation Monitoring Program**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>recommended for use at various locations in the proposed storm drain systems. Depending on the particular model and manufacturer, maintenance shall occur quarterly to yearly for clean-outs. Cleaning after a storm event may also be required. Inspection is required to make certain that the unit is operating correctly and to make any repairs.</p> <ul style="list-style-type: none"> <li>Stormscreen. The StormScreen is a manufactured patented BMP by CONTECH Stormwater Solutions, Inc., designed to remove mostly trash and debris and larger suspended solids at high flow rates. The StormScreen is comprised of a grouping of StormScreen cartridges placed in a precast or cast-in-place concrete vault. Although maintenance may be required within six (6) months of project completion due to erosion occurring on newly constructed sites, it is intended that the StormScreen be maintained annually by the Los Angeles County Department of Public Works, Flood Control Division. For the StormScreen maintenance, during the first year, an inspection is recommended every other month for the first six months of operation in order to develop an ongoing maintenance schedule. A visual inspection can be conducted without entering the vault. Sediments and water must be disposed of in accordance with all applicable waste disposal regulations.</li> <li>Catch Basin Inserts. Catch basin inserts are flow-based BMP options for consideration at various locations to treat runoff before it enters the storm</li> </ul>				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>drain system by filtering or screening out sediments and associated storm water pollutants during dry weather and low flow events. During large flow events, they are typically designed to allow storm water runoff to bypass the inlet device and continue directly into the storm drain system. Although treatment levels are generally low for the pollutants of concern for this project, the inserts would provide pre-treatment of storm water runoff prior to further treatment at downstream BMPs. Drainage inserts could be replaced with HSS or GSRDs that perform similar functions and are interchangeable. At the time of final design, if the implementation of a CDS is deemed infeasible, a catch basin insert may be used in its place. Although maintenance requirements vary greatly depending on the particular model and manufacturer, they are typically maintained quarterly to yearly for clean-outs. Cleaning after a storm event and in anticipation of storm events after extended dry periods or periods of typical debris removal is recommended. Inspection will be required to make certain that the unit is operating correctly and to make any repairs.</p> <ul style="list-style-type: none"> <li>• Detention/Retention Basins. Detention and retention basins require a fairly large amount of space to build them. Basins can be used on sites with slopes up to about 15 percent. The design should incorporate enough elevation drop from the basins inlet to the outlet to ensure that flow can move through the system. These systems require</li> </ul>				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>regular maintenance (semi-annual and annual), as well as sediment removal from the forebay every 5 to 7 years and monitoring the sediment accumulation and removal when the volume has been significantly reduced (about every 25 to 50 years). Basins shall be properly maintained to avoid safety hazards.</p>				
<p><b>C. BIOLOGICAL RESOURCES</b></p>				
<p><b>4.C-1</b> Mitigation for grading and fuel modification impacts (calculated 200 feet beyond the limits of grading) to 467.9 acres of combined coastal sage scrub and disturbed coastal sage scrub (452.3 acres within on- and off-site, and 15.6 acres within on- and off-site fuel modification zones), 77.0 acres of coastal sage-chaparral scrub (69.9 acres within on- and off-site grading and 7.1 acres within on- and off-site fuel modification zones), and 2.8 acres of holly-leaved cherry scrub (2.1 acres within on-site grading and 0.7 acre within on- and off-site fuel modification zones) shall be provided by establishing a 1,355 acre conservation area [Skyline Ranch Conservation Area (SRCA)] within the northern portion of the study area as shown in Figure 2-3, Aerial View-Development and Conservation Area. The applicant shall cause the preservation of this 1,355-acre area through either a Declaration of Restrictions or a Conservation Easement, or dedication or transfer of the land to a conservation organization committed to the preservation of the land in perpetuity. A Declaration of Restrictions, Conservation Easement, or similar</p>	<p>Prepare a Declaration of Restrictions, Conservation Easement, or dedication or transfer to ensure the preservation of the 1,355 acre Skyline Ranch Conservation Area</p>	<p>Prior to transfer of SRCA</p>	<p>Applicant</p>	<p>DRP/Qualified Biologist</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>recorded instrument shall be placed and recorded in this area to ensure its long-term preservation. The applicant shall arrange for the long-term management of the property to ensure the long-term persistence of the property's biological resources through a non-profit organization, conservation-oriented entity, or entity with experience in biological resource conservation approved by the County. The applicant shall provide long-term funding to assure the management of the property to protect its biological resources in perpetuity. The SRCA includes approximately 623.9 acres of coastal sage scrub, 115.8 acres of disturbed coastal sage scrub, 248.6 acres of coastal sage-chaparral scrub, and 10.6 acres of holly-leaved cherry scrub. This area shall be preserved as natural open space. These 1,355 acres provide substantial ecological value based on the quantity, quality, and regional value of the habitats preserved. Establishment of the 1,355-acre SRCA shall achieve the following performance standards:</p> <ol style="list-style-type: none"> <li>1. Provision of sufficient quantity of habitat to offset vegetation impacts associated with the proposed project. When considering coastal sage scrub, disturbed coastal sage scrub, coastal sage-chaparral scrub, and holly-leaved cherry scrub collectively, this 1,355-acre area will provide close to 2:1 preservation of like and contiguous habitats [1,354.6 acres preserved vs. 642.1 acres impacted (621.7 acres impacted by grading and 20.4 acres impacted by fuel modification)]. Preserved habitats are similar to those impacted</li> </ol>				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>by the project and most vegetation communities (with the exception of sycamore woodland), regionally common species, and special status plant and wildlife species impacted by the project are represented within the SRCA.</p>				
<p>2. An on-going maintenance and management program shall be adequately funded and implemented to ensure the long-term integrity of biological resources within the 1,355-acre SRCA. Direct and indirect degradation of habitat shall be prevented in part through steep topography that separates the SRCA from the proposed development area and through the prohibition or restriction of uses within the SRCA.</p>	<p>Establishment, submittal, and approval of maintenance and management program for the SRCA to DRP</p>	<p>Post-Construction/Ongoing</p>	<p>Applicant and subsequent owner(s)</p>	<p>DRP/Qualified Biologist</p>
<p>3. The SRCA shall include signage, where appropriate, and other management practices to discourage off-road vehicles, domestic pets, and other activities harmful to natural lands.</p>				
<p>4. Any continued use of lands within the SRCA (such as film-making) shall be subject to approval by the SRCA habitat manager and restricted to uses that are not incompatible with the resource conservation objectives of the SRCA.</p>				
<p>5. A 21.6-acre Mitigation Exchange Area shall be provided to replace the 21.6 acres of preserve area that would be disturbed within Tract 46018 due to the construction of Skyline Ranch Road. This shall be established separately from the SRCA through an agreement between the applicant,</p>	<p>Establish a 21.6-acre Mitigation Exchange Area through an agreement between the applicant, Shapell-Monteverde Partnership.</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DRP/ACOE</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Shapell-Monteverde Partnership (owner of the recorded Tract 46018), the Army Corps of Engineers, and the County of Los Angeles.</p>	<p>the Army Corps of Engineers, and the County of Los Angeles</p>			
<p>6. Following grading operations any areas that have been disturbed within the 50-foot grading buffer zone; which includes coastal sage scrub (10.7 acres), disturbed coastal sage scrub (6.1 acres), coastal sage-chaparral scrub (3.3 acres), non-native grassland (1.8 acres), disturbed (0.8 acres), holly-leaved cherry scrub (0.7 acres) and sycamore riparian woodland (0.2 acres), shall be restored to pre-graded conditions by a qualified biologist. Restoration shall be designed to provide the same vegetation resources and habitat value as those removed within the buffer zone. At the end of all project grading, proposed restoration actions within the buffer zone (if necessary) shall be presented in a restoration plan provided to the County. Following approval by the County, restoration shall be initiated and completed according to the approved restoration plan.</p>	<p>Submittal and approval of a restoration plan</p>	<p>Following grading operations and prior to issuance of building permit</p>	<p>Applicant</p>	<p>DRP/Qualified Biologist</p>
<p>4.C-2: As detailed in the Habitat Mitigation and Monitoring Plan (HMMP) prepared by GLA, mitigation for impacts to 5.22 acres of Army Corps of Engineers (ACOE) and RWQCB jurisdiction, none of which consists of jurisdictional wetlands, and 9.30 acres of California Department of Fish and Game (CDFG) jurisdiction (of which 2.91 acres is vegetated riparian habitat) shall be accomplished by the applicant through the following:</p>	<p>Comply with provisions of Habitat Mitigation and Monitoring Plan and obtain permits from the Army Corps of Engineers, the Regional Water Quality Control Board, and from the California Department</p>	<p>Prior to transfer of SRCA</p>	<p>Applicant</p>	<p>DRP/ACOE/LARWQC B/CDFG</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required of Fish and Game	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>1. The preservation of 1,355 acres of natural open space within the SRCA through the use of a conservation easement or the dedication of such land to a qualified conservation organization. This 1,355-acre area includes approximately 5.35 acres of ACOE and RWQCB jurisdiction, none of which consists of jurisdictional wetlands and approximately 5.71 acres of CDFG jurisdiction (of which 0.31 acre is vegetated riparian habitat).</p> <p>2. The preservation of 1.53 acres of southern vernal pool and artificial pool habitats within the SRCA subject to RWQCB jurisdiction.</p> <p>3. On-site establishment of 7.27 acres of sycamore/cottonwood riparian woodland within Plum Canyon.</p> <p>As described further in the HMMP, the proposed 7.27-acre sycamore riparian woodland (mitigation site) will be established within portions of Plum Canyon on-site within the SRCA as shown in Figure 4.C-7, Proposed Conservation and Mitigation Areas, on page 4.C-74. Hydrology is currently present at the mitigation site and the mitigation site supports Cortina sandy loam and Saugus loam which are conducive to the establishment of sycamore riparian woodland. An ACOE-approved reference site will be used prior to implementation of the mitigation program to provide the necessary data to measure the performance of the mitigation site.</p>				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>The plant palette for the proposed mitigation site includes the planting of two riparian species; 727 one-gallon containers of Fremont cottonwood and 1,818 one-gallon containers of western sycamore. One-gallon upland buffer species will also be planted including chamise, hoaryleaf ceanothus, California buckwheat, deerweed, coast prickly pear, snake cholla, scrub oak, white sage, black sage, and our Lord's candle. A seed mix of 12 native shrub and herbaceous species will also be used.</p> <p>The planting of a sycamore riparian woodland in the vicinity of the holly-leaved cherry woodland is not intended to, nor is it expected to, result in an inadvertent conversion of the riparian area from holly-leaved cherry to sycamore woodland. The creation of 7.27 acres of sycamore riparian woodland within Plum Canyon within the SRCA is expected to provide an overstory on the edges of the holly-leaved cherry woodland that replicates the conditions currently found in Drainage 5 (where impacts are proposed). On-site occurrences of both species indicate that they can exist concomitantly without the risk of conversion from one type to another altogether. With appropriate spacing and the use of drip irrigation on the planted sycamores, the existing swath of holly-leaved cherry will not be adversely affected by the addition of the sycamore riparian woodland.</p>				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>The HMMP includes a number of features to ensure the success of the mitigation site including supervision by a qualified habitat restoration specialist, a 5-year qualitative and quantitative monitoring program, contractor education, the use of mycorrhizal fungi, supplemental irrigation, regular maintenance (e.g., exotic vegetation control, pest control, trash removal), and adaptive management assurances.</p> <p>The Hybrid Functional Assessment (HFA) conducted by GLA (2009) concluded that the proposed project, considering off-setting mitigation measures, would result in a 25 percent increase in the total functionality of the aquatic features remaining within the SRCA after project implementation.</p> <p>In addition to the measures proposed above, the project will require permits from the ACOE under section 404 of the Clean Water Act (CWA), from the Regional Water Quality Control Board (RWQCB) under section 401 of the CWA, and from the CDFG under section 1602 of the State Fish and Game Code. Should the ACOE, RWQCB, and/or CDFG impose additional or greater mitigation measures on the project for these impacts, those measures – to the extent that they exceed what is required by the measures contained herein – may be substituted for the measures set forth herein, as the County does not intend to require the project to mitigate twice for the same impact once the project has already mitigated the impact below a level of significance.</p>				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>4.C-3:</b> In order to avoid impacts to nesting birds protected by the Migratory Bird Treaty Act and raptors protected by State Fish and Game Code, project grading and vegetation removal should take place outside of the nesting season, roughly defined as mid-February to mid-August. If grading or vegetation removal is to take place during the nesting season, a biologist acceptable to Los Angeles County shall be present during vegetation clearing operations to search for and flag active nests so that they can be avoided. A raptor survey will also be required in the unnamed canyon prior to the fill of that drainage. An avoidance buffer of 100 to 500 feet (exact radius to be determined by the monitoring biologist) will be fenced around any active raptor nests and impacts to nests will be avoided until after the nesting season is over. After mitigation the anticipated impact on nesting birds is less than significant. The results of the nesting bird construction monitoring will be provided in writing to the CDFG and County Department of Regional Planning (DRP).</p>	<p>If grading or vegetation removal is to take place during the nesting season, a biologist shall survey and mark active nesting areas to avoid</p> <p>Conduct a raptor survey of the unnamed canyon prior to the fill of that drainage and delineate an avoidance buffer</p> <p>Provide written report documenting results of nesting bird construction monitoring/Field verification</p>	<p>Prior to grading</p> <p>Prior to grading</p> <p>After grading</p>	<p>Applicant</p> <p>Applicant</p> <p>Applicant</p>	<p>Qualified Biologist/DRP/CDFG</p> <p>DRP/CDFG</p> <p>DRP/CDFG/Qualified Biologist</p>
<p><b>4.C-4:</b> To mitigate the loss of the coast live oak on-site (32 inches diameter at breast height [dbh]) in the southeastern section of the study area, an oak tree permit will be obtained from the County. The impacted oak tree will be replaced at a minimum ratio of 10:1 in the appropriate location at the interface between development and undeveloped areas. This ratio is in excess of the mitigation ratio set forth in the County ordinance, which is 2:1.</p>	<p>Obtain oak tree permit</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DRP</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
No mitigation is necessary for oak woodlands regulated under SB 1334 because no oak woodlands occur within the study area.				
The loss of two California junipers within mixed coastal sage chaparral scrub shall be replaced in the landscaping scheme along roadways and in parks and other recreational areas at a minimum ratio of 3:1. Trees grown from local area stock shall be used, along with salvaged trees from the development area where possible.	Submittal and approval of Landscape Plan	Prior to issuance of grading permit	Applicant	DRP
To mitigate the potential loss of the coast live oak off-site, the Applicant shall obtain an oak tree removal permit from the City of Santa Clarita for the coast live oak tree that may be adversely impacted by trenching for the proposed 78-inch pipeline installation, prior to initiation of pipeline trenching and construction. To the extent feasible, impacts to areas within the drip line (or root system) should be avoided during construction.	Avoid root system during grading or obtain oak tree removal permit  Field verification	Prior to issuance of grading permit  During grading/construction	Applicant	DRP/DPW/City of Santa Clarita/Qualified Biologist
4.C-5: To mitigate potentially significant in direct impacts to open space areas adjacent to fuel modification zones due to the possible spread of invasive plant species, the proposed project shall incorporate the use of native plant species to the maximum extent practicable and avoid the use of plant species known to be highly invasive adjacent to open space areas. The plant palette for the fuel modification areas adjacent to open space areas shall be consistent	Submittal and approval of Fuel Modification Plan and Landscape Plan	Prior to issuance of grading permit	Applicant	Fire Department/DRP

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>with the County of Los Angeles Fire Department Fuel Modification Plan Guidelines<sup>2</sup> and shall focus on native species provided in the table of desirable plant species.</p>				
<p><b>D. CULTURAL AND PALEONTOLOGICAL RESOURCES</b></p>				
<p><b>4.D-1(a):</b> Archaeological Monitoring. Archaeological Monitoring. At the commencement of project grading or construction, all workers associated with earth disturbing activities (particularly remedial grading and excavation) shall be given an orientation regarding the possibility of exposing unexpected archaeological material and/or cultural remains by a qualified archaeologist who satisfies the Secretary of the Interior's Professional Qualification Standards for Archaeology (prehistoric/historic archaeology) pursuant to 36 CFR 61. The archaeologist shall also instruct the workers as to what steps are to be taken if such a find is encountered. Due to the moderate sensitivity and possibility of buried cultural materials within the project area, it is recommended that initial grading and ground disturbing activities in areas determined to be sensitive (primarily those areas proximal to recorded sites) be monitored by an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology (prehistoric/historic archaeology) pursuant to</p>	<p>Provide orientation to all workers associated with earth disturbing activities. Monitor initial grading and ground disturbing activities. Stop work if cultural remains are discovered and notify the applicant and County. If necessary, formulate and implement a mitigation plan.</p>	<p>Prior to and during grading/construction</p>	<p>Applicant</p>	<p>Qualified Archaeologist/DPW</p>

<sup>2</sup> County of Los Angeles Fire Department, Fuel Modification Unit, Prevention Bureau, Forestry Division, Brush Clearance Section. Fuel Modification Plan Guidelines. January 1998. Available at <http://www.fire.lacounty.gov/Forestry/PDF/FuelModificationPlan.pdf>.

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>36 CFR 61. The archaeologist shall have the authority to stop work if sensitive or potentially significant cultural remains are discovered during excavation or ground disturbing activities. Test excavations may be necessary to reveal whether such cultural materials are significant. In the event the archaeologist indicates that a significant or unique archaeological/cultural find has been unearthed, grading operations shall cease in the affected area until the geographic extent and scientific value of the resources can be reasonably verified. Upon such discoveries the archaeologist shall notify the applicant and Los Angeles County. Any excavation and recovery of resources shall be performed by a qualified archaeologist using standard archaeological techniques. If necessary, a mitigation plan shall be formulated. Work in the area shall only resume with the approval of the project archaeologist. Artifacts, notes, photographs, and other project materials recovered during the monitoring program shall be curated at a facility meeting federal and state standards.</p>				
<p><b>4.D-1(b):</b> Human Remains. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner will notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely</p>	<p>Stop work if human remains are discovered and notify County Coroner. If the remains are Native American then follow recommendations of Most Likely Descendent for disposition.</p>	<p>During grading/construction</p>	<p>Applicant</p>	<p>DPW/County Coroner/NAHC/MLD Representative</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Descendent (MLD) of the deceased Native American, who will have 24 hours to make a formal recommendation as to disposition of the remains. All work associated with the remains will be done respectfully, and with recognition that the remains are considered sacred. All work in the area of the remains will be monitored by an authorized representative of the MLD.</p>				
<p><b>4.D-2(a):</b> Paleontological Survey and Treatment Program. Prior to the implementation of grading or construction related activities, a qualified paleontologist shall be retained by the applicant to survey the project area to relocate known fossil localities, and determine the most sensitive areas. A qualified paleontologist is defined as a paleontologist meeting the criteria established by the Society for Vertebrate Paleontology including institutional affiliations/credentials, ability to recognize and recover vertebrate fossils in the field, local geological and biostratigraphic expertise, proficiency in identifying vertebrate fossils, publications in scientific journals. Following the survey, a paleontological resources monitoring and mitigation program will be developed by the qualified paleontologist that will include salvage of known fossil resources, areas that will be monitored during project-related earth-moving activities. The paleontological resources monitoring and mitigation program shall be submitted to the County for review and approval prior to construction grading activities. The program shall define specific procedures for construction monitoring; emergency discovery; sampling and data recovery, if</p>	<p>Conduct paleontological survey. Submittal and approval of a paleontological resources mitigation and monitoring program.</p>	<p>Prior to issuance of grading permit and during grading/construction</p>	<p>Applicant</p>	<p>Qualified paleontologist/DPW</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>needed; museum storage of any specimen and data recovered; preconstruction coordination; and reporting. Any curatoin costs shall be incurred by the applicant.</p>				
<p><b>4.D-2(b):</b> Paleontological Monitoring. The paleontological monitor, who has been trained by a qualified paleontologist to identify vertebrate fossils, shall monitor earth-moving construction activities at depths determined to be sensitive as specified in the County approved monitoring plan. Monitoring will not be conducted in areas where the ground has been previously disturbed or in areas where exposed sediment will be buried, but not otherwise disturbed.</p>	<p>Monitor sensitive areas as determined in the County approved monitoring plan.</p>	<p>During grading/construction</p>	<p>Applicant</p>	<p>Qualified Paleontologist/DPW</p>
<p><b>4.D-2(c):</b> Paleontological Data Recovery. Prior to the start of grading or construction related activities, construction personnel involved with earth-moving activities shall be informed of procedures to follow if fossil remains are encountered. In the event that paleontological resources are encountered during construction-related earth-moving activities, all work shall cease within the immediate area and be redirected elsewhere until the paleontological monitor has evaluated the situation and provided recommendations for the protection of, or mitigation of adverse effects to, significant paleontological resources assessed. Upon such discoveries, the contractor shall notify the applicant and Los Angeles County. Procedures for mitigating potential impacts to significant paleontological resources shall follow the monitoring and mitigation program previously developed under this mitigation measure. Construction work within this</p>	<p>Provide orientation to all workers associated with earth disturbing activities. Stop work if paleontological resources are encountered. Evaluate resources and provide recommendations for mitigation. Notify the applicant and County.</p>	<p>Prior to and during grading/construction</p>	<p>Applicant</p>	<p>Qualified Paleontologist/DPW</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
area shall resume upon approval from the principal project paleontological monitor.				
<b>E. VISUAL QUALITIES</b>				
<b>4.E-1:</b> During construction, the applicant or his contractors shall locate equipment, stockpiles, and staging areas out of direct public or private view to the extent feasible.	Field Verification	During construction	Applicant	DPW/DRP
<b>4.E-2(a):</b> To reduce the significant aesthetic impact associated with graded slopes and paved terrace drains along the southern entrance to the project site, the slopes on both sides of proposed Skyline Ranch Road shall be revegetated and landscaped as soon as feasible following grading and roadway development. Landscaping in this area shall be selected and planted to screen proposed terrace drains from public views and to merge ornamental and native materials such that sharp contrasts in form and color with undeveloped areas are avoided.	Revegetate and landscape slopes on both sides of Skyline Ranch Road Field Verification	After grading	Applicant	DRP/DPW
<b>4.E-2(b):</b> A landscape plan for the planned residential development shall be prepared by a Landscape Architect with a plant palette that will merge ornamental and native materials such that shape contrasts in form and color are avoided with adjacent undeveloped areas. Trees and shrubs on streets, slopes and ridgelines should emphasize mounded rather than columnar forms (such as palm trees and cypress). Plantings on the hillsides to the south and east of the entry road shall be specifically selected, sized, and placed to soften angular forms created by grading at	Submittal and approval of Landscape Plan Maintain landscaping/Field verification	Prior to issuance of grading permit Post Construction/Ongoing	Applicant HOA	DRP DRP

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>the interface of manufactured slopes and natural hillsides. Furthermore, every effort shall be made as grading plans are finalized and during grading to create rounded landforms that are generally reflective of the natural topography of the area. Planting of common landscape areas shall be undertaken as soon as possible following grading to avoid prolonged view degradation. Landscaping on the site shall be routinely maintained by a homeowners association and/or through Covenants, Conditions and Restrictions (CC&amp;Rs) throughout the life of the project. The landscape plan shall be subject to review and approval by the County prior to issuance of any grading permits.</p>				
<p><b>F. TRAFFIC/ACCESS</b></p>				
<p><b>4.F-1(a):</b> Plum Canyon Road at Skyline Ranch Road/Heller Circle (South): Prior to issuance of a certificate of occupancy, the project shall redesign and construct the new east leg (Skyline Ranch Road) to include one left-turn lane, one shared left/through lane, and one right-turn lane; and restripe the existing west leg (Heller Circle South) to consist of one left-turn lane and one shared through/right-turn lane; and restripe the existing north leg (Plum Canyon Road) left-turn pocket to allow the left-turn movement. Implementation of improvements and fair share determination shall be coordinated with adjoining Tract 46018, since many of the stated improvements are conditions of approval for Tract 46018 and are required to be in place prior to occupancy of Tract 46018 or the proposed project.</p>	<p>Coordinate roadway improvements for Plum Canyon/Skyline Ranch Road/Heller Circle and payment of fair share fees with adjoining Tract 46018</p>	<p>Prior to issuance of a certificate of occupancy</p>	<p>Applicant</p>	<p>DPW</p>

**Table 4-1 (Continued)**

**Skyline Ranch Mitigation Monitoring Program**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>4.F-1(b):</b> Golden Valley Road at Plum Canyon Road: The project shall pay its fair share (53 percent) to restripe the northbound Golden Valley Road approach to provide a second left-turn lane, for a total of two northbound left-turn lanes, one northbound through lane, and one northbound right-turn lane. Timing of improvement shall be determined by the County based on Bridge and Thoroughfare (B&amp;T) District priorities.</p>	<p>Payment of fair share fees Submittal and approval of striping plans for Improvements to Golden Valley Road Construction of improvements</p>	<p>Prior to final tract map approval Prior to final tract map approval To be determined based on B&amp;T District priorities</p>	<p>Applicant Applicant Applicant</p>	<p>DPW DPW DPW</p>
<p><b>4.F-2(a):</b> Sierra Highway at Soledad Canyon Road: The project shall pay its fair share (100 percent) to add a second southbound left-turn lane, for a total of five approach lanes and reconfigure the approach lanes as two left-turn lanes, two through lanes, and one right turn lane, so as to mirror the northbound approach. This improvement may require the acquisition of additional right-of-way to widen the southbound approach of the north leg. Timing of improvement shall be determined by the City based on B&amp;T District priorities.</p>	<p>Payment of fair share fees Submittal and approval of striping plans for improvements to Sierra Highway Construction of improvements</p>	<p>Prior to final tract map approval Prior to final tract map approval To be determined based on B&amp;T District priorities</p>	<p>Applicant Applicant Applicant</p>	<p>DPW/City of Santa Clarita DPW/City of Santa Clarita DPW/City of Santa Clarita</p>
<p><b>4.F-2(b):</b> Sierra Highway at Skyline Ranch Road: Prior to the issuance of the 301st building permit the project shall construct a new intersection for project access; provide one northbound left-turn lane, two northbound through lanes, two southbound through lanes, one eastbound left-turn lane, and two eastbound right-turn lanes; and install a traffic signal. The placement of the new west leg should be of sufficient distance from the Sierra Highway centerline to allow</p>	<p>Submittal and approval of striping plans for intersection improvements to Sierra Highway at Skyline Ranch Road Construction of improvements</p>	<p>Prior to final tract map approval Prior to issuance of the 301<sup>st</sup> building</p>	<p>Applicant Applicant</p>	<p>DPW/City of Santa Clarita DPW/City of Santa Clarita</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
for the eventual addition of a third southbound through lane as identified in the City of Santa Clarita General Plan Circulation Element.		permit		
<b>4.F-3:</b> In the event the State approves a Caltrans impact fee mitigation program prior to implementation of the proposed project, the applicant shall pay a fair share to fund programmed improvements to Highway 14 that would mitigate the project's contribution to cumulative impacts on the highway. Such improvements may include the addition of HOV lanes, truck lanes, and additional mixed flow lanes to the segments of Highway 14 between Sand Canyon Road to south of the Sierra Highway interchange, that have been identified in the Short Range Plan outlined in the North County Combined Highway Corridors Study.	Payment of fair share fees if Caltrans impact fee mitigation program approved and implemented by the State	Prior to implementation of the project (if Caltrans impact fee program implemented)	Applicant	DPW/Caltrans
<b>G. NOISE</b>				
<b>4.G-1(a):</b> Construction truck routes and equipment shall, to the extent feasible, avoid residential areas and roadways adjacent to noise sensitive receptors.	Submit a copy of approved Building Plans with note referencing noise attenuation measures Field Verification	During construction	Applicant/Contractor	DPW
		During construction	Applicant/Contractor	DRP

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>4.G-1(b):</b> Wherever heavy duty truck traffic associated with project construction utilizes roadways with adjacent noise sensitive receptors, the trucks shall avoid peak hour traffic in order to minimize potential truck idling in proximity to these receptors.</p>	<p>Submit a copy of approved Building Plans with note referencing noise attenuation measures</p> <p>Field Verification</p>	<p>During construction</p>	<p>Applicant/Contractor</p>	<p>DPW</p>
<p><b>4.G-2(a):</b> All construction activities within 300 feet of an occupied single- or multi-family residential lot shall be restricted to between the hours of 7:00 A.M. and 7:00 P.M. Monday through Friday, and between 8:00 A.M. and 6:00 P.M. on Saturday. Construction work shall be prohibited on Sundays, New Year's Day, Independence Day, Thanksgiving Day, Christmas Day, Memorial Day, and Labor Day.</p>	<p>Submit a copy of approved Building Plans with note referencing noise attenuation measures</p> <p>Field Verification</p>	<p>During construction</p>	<p>Applicant/Contractor</p>	<p>DPW</p>
<p><b>4.G-2(b):</b> The construction contractor shall provide at least 72-hour advance notice of the start of construction activities to all noise sensitive uses within 300 feet of on-site and off-site occupied residences. Notification shall be by mail. The announcement shall state specifically where and when construction activities will occur, and provide contact information for filing noise complaints. Notices shall provide tips on reducing noise intrusion, for example, by closing windows facing the planned construction.</p>	<p>Submit a copy of approved Building Plans with note referencing noise attenuation measures</p> <p>Prepare and distribute notice</p>	<p>Prior to beginning construction/During construction</p>	<p>Applicant/Contractor</p>	<p>DPW/DRP</p>
<p><b>4.G-2(c):</b> When construction operations occur within 300 feet of on-site or off-site occupied residences, all feasible measures to reduce construction equipment noise levels at the residences shall be employed. These measures shall include among other things changing</p>	<p>Submit a copy of approved Building Plans with note referencing noise attenuation measures</p>	<p>During construction</p>	<p>Applicant/Contractor</p>	<p>DPW/DRP</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
the location of stationary construction equipment to increase the distance between the equipment and the receptors, shutting off idling equipment, notifying residents in advance of construction work, and installing temporary acoustic barriers around stationary construction noise sources.	Install temporary acoustic barriers Field verification	During construction During construction	Applicant/Contractor Applicant/Contractor	DRP DRP
<b>4.G-2(d):</b> Prior to construction of structures on the residential lots east of existing residences east of Falcon Crest Drive and Bakerton Avenue, temporary acoustic barriers shall be erected along the rear lot lines within 300 feet of the western site boundary. The extent of this requirement, including the height, length, number of properties, etc., shall be determined by an acoustical consultant retained by the applicant with access to project-related design and construction information. These barriers may be constructed of any solid material, shall be continuous with no gaps, and shall remain in place until building construction on these lots is completed.	Submit a copy of approved Building Plans with note referencing noise attenuation measures Prepare acoustical study Install temporary acoustic barriers Field verification	Prior to building construction Prior to building construction Prior to building construction During construction	Applicant/Contractor Applicant Applicant Applicant	DPW/DPH Acoustical Consultant/DPW/DPH DRP DRP
<b>4.G-3(a):</b> Prior to construction of any residential development along Skyline Ranch Road a detailed acoustical analysis report prepared by a qualified acoustical consultant shall be submitted to the County for review and approval. For all on-site single family residences that have rear and/or side yard lines within 100 feet from the centerline of the proposed Skyline Ranch Road, the acoustical analysis report shall describe and quantify the noise sources impacting the area and the measures required to meet the 60 dBA CNEL residential noise standard. Based on a	Submit a copy of approved Building Plans with note referencing noise attenuation measures Submittal and approval of a detailed acoustical analysis report Field verification	Prior to building construction Prior to building construction Prior to occupancy	Applicant Applicant Applicant	DPW/DPH Acoustical Consultant/DPW/DPH DRP

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>preliminary acoustical analysis included in Appendix G of this Draft EIR, the placement of a 6-foot high solid masonry wall is recommended at the locations shown in Appendix G, Figures 1 through 8, in order to achieve this noise standard.</p> <p><b>4.G-3(b):</b> Balconies, greater than six (6) feet in depth, are considered exterior living areas and must also meet the exterior noise standard. Therefore, balconies shall either be discouraged from exposure to exterior noise levels greater than the 65 dBA CNEL (residences that are within 50 feet from the edge of the proposed Skyline Ranch Road) standard for single-family residences through architectural or site design, or balconies shall be enclosed by solid noise barriers, such as 3/8-inch glass or 5/8-inch Plexiglas or other equally effective construction materials to a height specified by a qualified noise consultant.</p>	<p>Submit a copy of approved Building Plans with note referencing noise attenuation measures</p>	<p>Prior to building construction</p>	<p>Applicant</p>	<p>Acoustical Consultant/ DPW/DPH</p>
<p><b>4.G-3(c):</b> All on-site single-family residences within 50 feet of the Skyline Ranch Road right-of-way shall include whole-house air conditioning so that windows facing the roadway may be closed without compromising a comfortable interior living environment.</p>	<p>Submit a copy of approved Building Plans with note referencing noise attenuation measures</p> <p>Install air conditioning</p>	<p>Prior to building construction</p>	<p>Applicant</p>	<p>DPW/DPH</p>
<p><b>4.G-4(a)</b> Prior to issuance of building permits, a detailed acoustical analysis study shall be prepared by a qualified acoustical consultant for all on-site single family residences that have rear and/or side yard lines within line-of-site of the proposed school and/or park</p>	<p>Submit a copy of approved Building Plans with note referencing noise attenuation measures</p>	<p>Prior to occupancy</p> <p>Prior to issuance of building permits</p>	<p>Applicant</p> <p>Applicant</p>	<p>DPW/DPH</p> <p>DPW/DPH</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>and shall be submitted to the County. This acoustical analysis report shall describe and quantify the noise sources impacting the area. In the event the report shows that noise levels for the residences would exceed applicable standards, measures shall be required to reduce noise to levels that are within applicable standards. Such measures may include:</p> <ul style="list-style-type: none"> <li>• Locate student pick-up/drop-off and parking areas as far away from residences as feasible;</li> <li>• Arrange school buildings such that they will provide shielding between the play field and the residences; or</li> <li>• Provide acoustical walls with sufficient mass, length and height to break the line-of-sight between the residences and the play field.</li> </ul> <p>The acoustical analysis report shall be subject to review and approval by the County and shall ensure compliance with applicable noise standards in the County Code.</p>	<p>Submittal and approval of a detailed acoustical analysis report</p>	<p>Prior to building construction</p>	<p>Applicant</p>	<p>Acoustical consultant/ DPW/DPH</p>
<p><b>4.G-4(b)</b> Prior to completion of plans for the proposed elementary school and public park, a detailed acoustical analysis report shall be prepared by a qualified acoustical consultant in consultation with the Sulfur Springs School District and the County of Los Angeles Department of Parks and Recreation. The requirements set forth in the report shall ensure that on-site single family residences that have rear and/or side yard lines within line-of-site of the proposed school and/or park are not subject to unacceptably high levels</p>	<p>Submit a copy of approved Building Plans with note referencing noise attenuation measures</p> <p>Submittal and approval of a detailed acoustical analysis report</p>	<p>Prior to construction</p> <p>Prior to completion of plans for proposed elementary school and public park</p>	<p>Applicant</p> <p>Applicant</p>	<p>DPW/DPH</p> <p>DPW/DPH</p>

**Table 4-1 (Continued)**

**Skyline Ranch Mitigation Monitoring Program**

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>of noise (i.e., noise levels in excess of the standards provided in the County Code) from school yard or park activities. The acoustical analysis report, subject to review and approval by the County, shall include requirements relating to the locations of courts and playfields and the materials and heights of property walls as necessary to support compliance with applicable noise standards in the County Code.</p>				
<p><b>H. AIR QUALITY</b></p>				
<p><b>4.H-1(a):</b> Develop and implement a construction management plan, as approved by the County of Los Angeles prior to issuance of a grading permit, which includes the following measures recommended by the South Coast Air Quality Management District (SCAQMD) to implement SCAQMD Rule 403.</p> <ul style="list-style-type: none"> <li>a. Ground cover shall be replaced in disturbed areas as quickly as practicable;</li> <li>b. Soil stabilizers/dust suppressants shall be applied to inactive disturbed areas in sufficient quantity and frequency to maintain a stabilized surface;</li> <li>c. Haul roads and site access roads shall be watered no less than three times daily;</li> <li>d. Disturbed surfaces shall be watered no less than two times daily;</li> <li>e. All stockpiles shall be covered with tarps as soon as practicable;</li> </ul>	<p>Submittal and approval of a construction management plan Implement construction management plan Field verification</p>	<p>Prior to issuance of grading permit During construction During construction</p>	<p>Applicant Applicant Applicant</p>	<p>DPW/SCAQMD DPW DRP/DPW</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>f. Travel speed on unpaved surfaces shall not exceed 15 miles per hour;</p> <p>g. Provide a publicly visible sign and directly notify property owners in the vicinity of a contact person and telephone number to call regarding dust complaints; the contact person shall respond with appropriate corrective actions within 24 hours;</p> <p>h. Prohibit construction vehicle idling in excess of 10 minutes;</p> <p>i. Stockpiles, haul routes, staging locations, and parking areas shall be located as far as possible from adjacent residential uses;</p> <p>j. Pave or place gravel on all construction access roads at least 100 feet on to the site from the main road;</p> <p>k. Configure construction parking to minimize traffic interference;</p> <p>l. Provide temporary traffic controls when construction activities have the potential to disrupt traffic to maintain traffic flow (e.g., signage, flag person, detours);</p> <p>m. Schedule construction activities that affect traffic flow to off-peak hours (e.g., between 7:00 P.M. and 6:00 A.M. and between 10:00 A.M. and 3:00 P.M.);</p> <p>n. Develop a construction traffic management plan that includes the following measures to address</p>				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>construction traffic that has the potential to affect traffic on public streets:</p> <ul style="list-style-type: none"> <li>• Consolidate truck deliveries</li> <li>• Provide temporary dedicated turn lanes for movement of construction trucks and equipment on and off of the site;</li> </ul> <p>o. Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at 800/242-4022 for daily forecasts;</p> <p>p. Use electricity from power poles rather than temporary fossil fuel-powered generators; and</p> <p>q. Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices.</p>				
<p><b>4.H-1(b):</b> Maintain construction equipment and vehicle engines in good condition and in proper tune as per manufacturers' specifications and per SCAQMD rules, to minimize exhaust emissions.</p>	<p>Submittal and approval of a construction management plan</p>	<p>During construction</p>	<p>Applicant</p>	<p>DPW</p>
<p><b>4.H-1(c):</b> All on-site heavy-duty construction equipment shall be equipped with diesel particulate traps as feasible.</p>	<p>Submittal and approval of a construction management plan</p>	<p>During construction</p>	<p>Applicant</p>	<p>DPW</p>
<p><b>4.H-2(a):</b> Subdivisions and buildings will be required to exceed Title 24 of the California Code of Regulations (also known as the California Building Standards Code) 2005 requirements by 15 percent.</p>	<p>Submit a copy of approved Building Plans with note referencing Green Building Ordinance requirements</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<p>DPW/DRP</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>4.H-2(b):</b> Lighting for public streets, parking areas, and recreation areas shall utilize energy efficient light and mechanical, computerized or photo cell switching devices to reduce unnecessary energy usage.</p>	<p>Submit a copy of a Lighting Plan with note referencing Green Building Ordinance requirements</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<p>DPW/DRP</p>
<p><b>I. WATER RESOURCES</b></p>				
<p><b>4.I-1</b> All appliances such as showerheads, lavatory faucets and sink faucets shall comply with efficiency standards set forth in Title 20, California Administrative Code Section 1604(f). Title 24 of the California Administrative Code Section 1606(b) prohibits the installation of fixtures unless the manufacturer has certified to the California Energy Conservation compliance with the flow rate standards.</p>	<p>Submit a copy of approved Building Plans with note referencing Green Building Ordinance requirements</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<p>DPW/DRP</p>
<p><b>4.I-2</b> Low flush toilets shall be installed as specified in California State Health and Safety Code Section 17921.3 and the County Green Building Ordinance.</p>	<p>Submit a copy of approved Building Plans with note referencing Green Building Ordinance requirements</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<p>DPW/DRP</p>
<p><b>4.I-3</b> All common area irrigation areas shall be capable of being operated by a computerized irrigation system which includes an onsite weather station/ET gage capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in</p>	<p>Submit a copy of a Landscape Plan with note referencing Green Building Ordinance requirements</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<p>DPW/DRP</p>

Table 4-1 (Continued)

Skylane Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
the event of a mainline break or broken head. All common area irrigation controllers shall also include a rain sensing automatic shutoff.				
4.I-4 Common area landscaping shall emphasize drought-tolerant vegetation. Plants of similar water use shall be grouped to reduce over-irrigation of low-water-using plants. Those areas not designed with drought-tolerant vegetation shall be gauged to receive irrigation using the minimal requirements.	Submittal and approval of a Landscape Plan with note referencing Drought-Tolerant Landscaping Ordinance requirements	Prior to issuance of building permits	Applicant	DPW/DRP
4.I-5 Residential occupants shall be informed as to the benefits of low-water-using landscaping and sources of additional assistance in such.	Provide information to residents	Post occupancy	Applicant	DRP
<b>L. LAW ENFORCEMENT SERVICES</b>				
4.L-1(a): Prior to issuance of building permits, the project shall incorporate Crime Prevention Through Environmental Design (CPTED) features into the project, in coordination with and to the satisfaction of the Sheriff's Department. Such features should include, but are not limited to the following: <ul style="list-style-type: none"> <li>• Lighting in parking lots and low-level security lighting;</li> <li>• Provision that doors and windows are visible from the street and between buildings;</li> <li>• Lighting of building address numbers to ensure visibility from the street for emergency response agencies; and</li> <li>• Landscaping that would minimize opportunities for hiding.</li> </ul>	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	Sheriff's Department

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>4.L-1(b):</b> Prior to issuance of building permits, the applicant shall provide the Sheriff's Department with plans indicating the project's street circulation system and building addresses to facilitate emergency response.</p>	<p>Submittal and approval of final plans</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<p>Sheriff's Department</p>
<p><b>M. FIRE SERVICES AND HAZARDS</b></p>				
<p><b>4.M-1(a):</b> Prior to issuance of building permits, the applicant shall pay fees pursuant to the Developer Fee Program or make an in-lieu donation, as determined appropriate by the Los Angeles County Fire Department (LACoFD).</p>	<p>Payment of fees or in-lieu donation</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<p>LACoFD</p>
<p><b>4.M-1(b):</b> Development of the project shall occur in accordance with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and hydrants.</p>	<p>Submittal and approval of final plans</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<p>LACoFD</p>
<p><b>4.M-1(c):</b> Project buildings shall adhere to all applicable State and County Fire and Building Codes.</p>	<p>Submittal and approval of final plans</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<p>LACoFD</p>
<p><b>4.M-1(d):</b> The project shall provide adequate emergency access. Access roads shall:</p> <ul style="list-style-type: none"> <li>• Provide a minimum width of 20 feet;</li> <li>• extend to within 150 feet of any exterior portion of all structures;</li> <li>• meet the minimum width requirements prescribed by the LACoFD;</li> <li>• be constructed with an all-weather surface;</li> <li>• have a minimum of 10 feet of brush clearance on each side;</li> </ul>	<p>Submittal and approval of final plans</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<p>LACoFD</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<ul style="list-style-type: none"> <li>have an unobstructed vertical clearance clear-to-sky with the exception of protected tree species;</li> <li>have a vertical clearance of 13.5 feet when protected tree species are overhanging; and</li> <li>have a turning radii of no less than 32 feet.</li> </ul>				
<p><b>4.M-1(e):</b> A turning area satisfactory to the LACoFD shall be provided for all driveways exceeding 150 feet in length and at the end of all cul-de-sacs.</p>	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	LACoFD
<p><b>4.M-1(f):</b> All fire lanes must be a minimum of 26 feet in width (clear-to-sky) and marked "NO PARKING—FIRE LANE."</p>	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	LACoFD
<p><b>4.M-1(g):</b> All access devices and gates for the proposed school shall comply with California Code of Regulations, Title 19, Article 3.05, including providing a minimum paved access width of 26 feet for circulation purposes.</p>	Submittal and approval of final plans	Prior to completion of plans for proposed elementary school and public park	Applicant/Sulphur Springs School District	DRP/LACoFD
<p><b>4.M-1(h):</b> Proposed traffic calming measures shall be submitted to the LACoFD for review and approval.</p>	Submittal and approval of applicable measures	Prior to issuance of building permits	Applicant	LACoFD
<p><b>4.M-1(i)</b> All fire hydrants shall:</p> <ul style="list-style-type: none"> <li>Measure 6"x4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal;</li> <li>On-site hydrants shall be installed a minimum 25 feet from a structure or protected by a two-hour rated firewall;</li> </ul>	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	LACoFD

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<ul style="list-style-type: none"> <li>Fire hydrants shall be installed, tested, and accepted prior to construction;</li> <li>Vehicular access to fire hydrants shall be provided and maintained serviceable throughout construction.</li> </ul>				
<p><b>4.M-2:</b> Prior to the issuance of any grading permit, a Fuel Modification Plan, consistent with the Fuel Modification Plan Guidelines, shall be submitted for review and approval by the Department of Regional Planning and the Forestry Division of the LACoFD to reduce the threat of wildfire. The Fuel Modification Plan shall require that applicant or homeowners association provide and maintain fuel modification and brush clearance zones around each on-site structure. Said plan shall be approved by the Forestry Division prior to completion of final landscape plans.</p>	<p>Submittal and approval of Fuel Modification Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>LACoFD/DRP</p>
<p><b>S. GLOBAL CLIMATE CHANGE</b></p>				
<p><b>GHG Reduction Measure GCC-1:</b> The builder shall strive to construct at least 10 percent of dwelling units in the proposed project with LIVINGSMART® features so as to achieve a minimum of 25 percent reduction in projected GHG emissions. The builder commits to offer enhanced advertising, education, and, if needed, other incentives to encourage market acceptance of these various energy- and water-conserving options.</p>	<p>Submit a copy of approved Building Plans with note referencing Green Building Ordinance requirements</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<p>DPW/DRP</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<b>GHG Reduction Measure GCC-2:</b> The builder shall plant approximately 40 trees per landscaped acre as a means to capture (sequester) carbon dioxide emissions and to provide shade to the buildings, which can decrease the need for air conditioning.	Submittal and approval of a Landscape Plan with note referencing Green Building Ordinance requirements	Prior to issuance of building permits	Applicant	DPW/DRP
<b>GHG Reduction Measure GCC-3:</b> To facilitate the extension of existing bus service to include Skyline Ranch Road, the builder shall work with the Santa Clarita Transit District to design and provide bus turnouts and shelters along Skyline Ranch Road.	Identify bus stop locations, turnouts, and shelters on final plans	Prior to issuance of building permits	Applicant	Santa Clarita Transit District/DRP
<b>GHG Reduction Measure GCC-4:</b> In order to increase awareness of green building practices and to promote water and energy conservation, the builder will develop and implement a green educational program. The program will include but not necessarily be limited to a pamphlet that educates and promotes conservation practices that homeowners can implement, with specific guidance on landscaping with drought tolerant plants, use of efficient irrigation systems, compact florescent lighting, and other measures that help lower GHG emissions.	Develop and implement green educational program and provide information to residents	Post occupancy	Applicant	DRP

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<b>COMPLIANCE</b>				
As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance reports to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required	Applicant and subsequent owner(s)	DRP
The subdivision shall conform to the design standards and policies of the Department of Public Works.	Submittal and approval of Public Works Plans	Prior to Final Map Approval	Applicant	DPW/DRP

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

Applicant Signature \_\_\_\_\_

\_\_\_\_\_ Date

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

Staff Signature \_\_\_\_\_

\_\_\_\_\_ Date