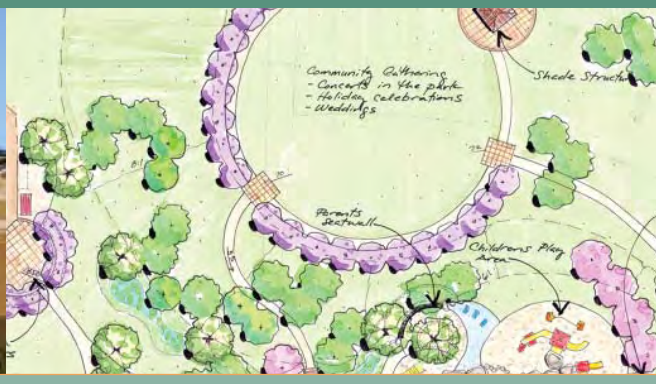
VOLUME II

Final Environmental Impact Report

Appendices

TR 060922
General Plan Amendment Case No. 200900009
CUP No. 200900121
CUP No. 04-075
Oak Tree Permit No. 04-075
Highway Realignment Case No. 200900001

Skyline Ranch Project



County Project No. 04-075-(5)
State Clearinghouse No. 2004101090

County of Los Angeles
Department of Regional Planning
Impact Analysis Section
320 West Temple Street
Los Angeles, California 90012-3225

February 2010

VOLUME II

Final Environmental Impact Report Appendices

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Skyline Ranch Project

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State Clearinghouse No. 2004101090

February 2010

Prepared by:
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233 Wilshire Boulevard
Santa Monica, California 90401
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PCR

TABLE OF CONTENTS

VOLUME I

Page

1.0 INTRODUCTION..... 1-1

2.0 COMMENTS AND RESPONSES 2-1
A. Responses to Individual Comments..... 2.A-1
B. Public Hearing Testimony and Responses.....2.B-1

3.0 CORRECTIONS AND ADDITIONS TO THE DRAFT EIR 3-1

4.0 MITIGATION MONITORING PROGRAM 4-1

VOLUME II

APPENDICES

Appendix A - Public Hearing Notice and Staff Report for the Public Hearing before the Regional Planning Commission (September 16, 2009)
Appendix B - Public Hearing Notice and Staff Report for the Public Hearing before the Regional Planning Commission (December 16, 2009)

LIST OF FIGURES

Figure		**Page**
2-3 (Revised)	Aerial View – Development and Conservation Areas	3-9
2-4 (New)	Mint Canyon Trail Entrance	3-10
2-5 (Revised)	Vesting Tentative Tract Map No. 060922	3-11
2-6	Proposed Entry and Other Off-Site Improvements	3-12
2-7	Skyline Ranch - Conceptual Site Plan	3-15
2-8	Proposed Public Park Plan	3-17
2-9	Proposed Parks and Trails Locations	3-18
2-10	Skyline Ranch Road Realignment (Off-Site)	3-21
2-11	Sierra Highway Striping Plan	3-22
2-12	Sierra Highway at Skyline Ranch Road Cross Section	3-23
2-13 (Revised)	Skyline Ranch Road Bridge Entrance Cross Section	3-25
2-14 (Revised)	~~**Conceptual Rendering of the**~~ Skyline Ranch Road Cross Section	3-26
2-15 (Revised)	Conceptual Rendering of the Skyline Ranch Road ~~**and Interior Loop Road**~~ Cross Sections	3-27
2-16	Interior Loop Road Cross Section	3-28
2-17	Conceptual Rendering of Roundabout Street Cross Section	3-29
2-18	Conceptual Rendering of Interior Local Street (64’ R.O.W.) Cross Sections	3-30
2-19	Conceptual Rendering of Interior Local Street (60’ R.O.W.) Cross Sections	3-31
2-20	Conceptual Rendering of Interior Local Street (58’ R.O.W.) Cross Sections	3-32
4.B-2 (Revised)	Existing County and FEMA Flood Plain Designations	3-42
4.B-5 (Revised)	Proposed County Flood Plain Boundary	3-44
4.I-2 (Revised)	Conceptual Water Plan	3-52

LIST OF TABLES

Table		Page
2-1	Summary of Comments on the Draft EIR	2-2
2-1	Skyline Ranch Project Land Use Summary	3-14
4-1	Skyline Ranch Mitigation Monitoring Program	4-2

APPENDIX A – PUBLIC HEARING NOTICE AND STAFF REPORT FOR THE PUBLIC HEARING BEFORE THE REGIONAL PLANNING COMMISSION (SEPTEMBER 16, 2009)

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

NOTICE OF PUBLIC HEARING AND NOTICE OF COMPLETION AND AVAILABILITY
DRAFT 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

Notice is hereby given that the Regional Planning Commission of Los Angeles County will conduct a public hearing concerning this proposed land development on Wednesday, **September 16, 2009**, at 9:00 a.m., in Room 150 Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Room 150 will open to the public at 8:50 a.m. Interested persons will be given an opportunity to testify.

General description of proposal: The tract map proposes to create 1260 single-family residential lots, a 12 acre public park lot, nine private park lots totaling over approximately 6 acres, 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 including area within recorded Tract Map Nos. 49433, 49434, and 44967. The conditional use permit is necessary to ensure compliance with requirements for development within urban and non-urban Hillside Management areas, density-controlled development, and onsite project grading exceeding 100,000 cubic yards. Proposed grading consists of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill balanced on site. An oak tree permit is required to authorize the removal of one oak tree (non heritage) within the project boundary. A highway realignment is required for the extension and realignment of Whites Canyon Road which will extend from Plum Canyon Road to Sierra Highway, a secondary highway on the County Master Plan of Highways, to be named Skyline Ranch Road.

General location of project site: West of Sierra Highway and south of Vasquez Canyon Road, within the Sand Canyon Zoned District, within the unincorporated area of Santa Clarita Valley.

The County of Los Angeles Department of Regional Planning acting in the capacity of "Lead Agency" under the County Environmental Document Reporting Procedures and Guidelines, Chapter III, Section 304, has filed a "Notice of Completion" of a Draft Environmental Impact Report (DEIR) for the **Skyline Ranch Project.** This document has been prepared in accordance with, and pursuant to, the California Environmental Quality Act (CEQA), as amended; Public Resources Code, Section 21000-21178; and the "Guidelines for California Environmental Quality Act" (State CEQA Guidelines), and California Code of Regulation, Title 14, Chapter 3, Section 15000-15387.

Topics found to have significant unavoidable impacts are: visual qualities, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal and global climate change.

The formal public review period for the DEIR will be from **July 30, 2009 to September 14, 2009** (45 days). All comments received prior to the close of the public hearing will be considered in the Final EIR. To ensure public access to the DEIR, copies of the document are available for review at the County libraries: County of Los Angeles Newhall Library, 22704 W. Ninth Street, Santa Clarita, CA 91321; Canyon Country Jo Anne Darcy Library, 18601 Soledad Canyon Road, Santa Clarita, CA 91351; Valencia Library, 23743 W. Valencia Blvd., Santa Clarita, CA 91355; Los Angeles County Public Library, 7400 E. Imperial Highway, Downey, CA 90241. Copies of the DEIR will also be available for public review Monday through Thursday, 7:30 a.m. to 5:30 p.m. at: County of Los Angeles, Department of Regional Planning, Impact Analysis Section, Room 1348, 320 West Temple Street, Los Angeles, CA 90012. The DEIR may also be viewed on the internet at: http://www.planning.lacounty.gov/case/all

Please submit written **comments on the DEIR** to **Michele Bush** of the Department of Regional Planning at the above address or mbush@planning.lacounty.gov.

Case materials, including the environmental documentation, are available for review Monday through Thursday, between 7:30 AM and 5:30 PM, at the Department of Regional Planning, Hall of Records, Room 1382, 320 West Temple Street, Los Angeles, California 90012. Our office is closed on Fridays. Case materials will be available for review beginning **August 17, 2009** at the Canyon Country Jo Anne Darcy Library. Selected materials will also be available on the Department of Regional Planning website at http://planning.lacounty.gov.

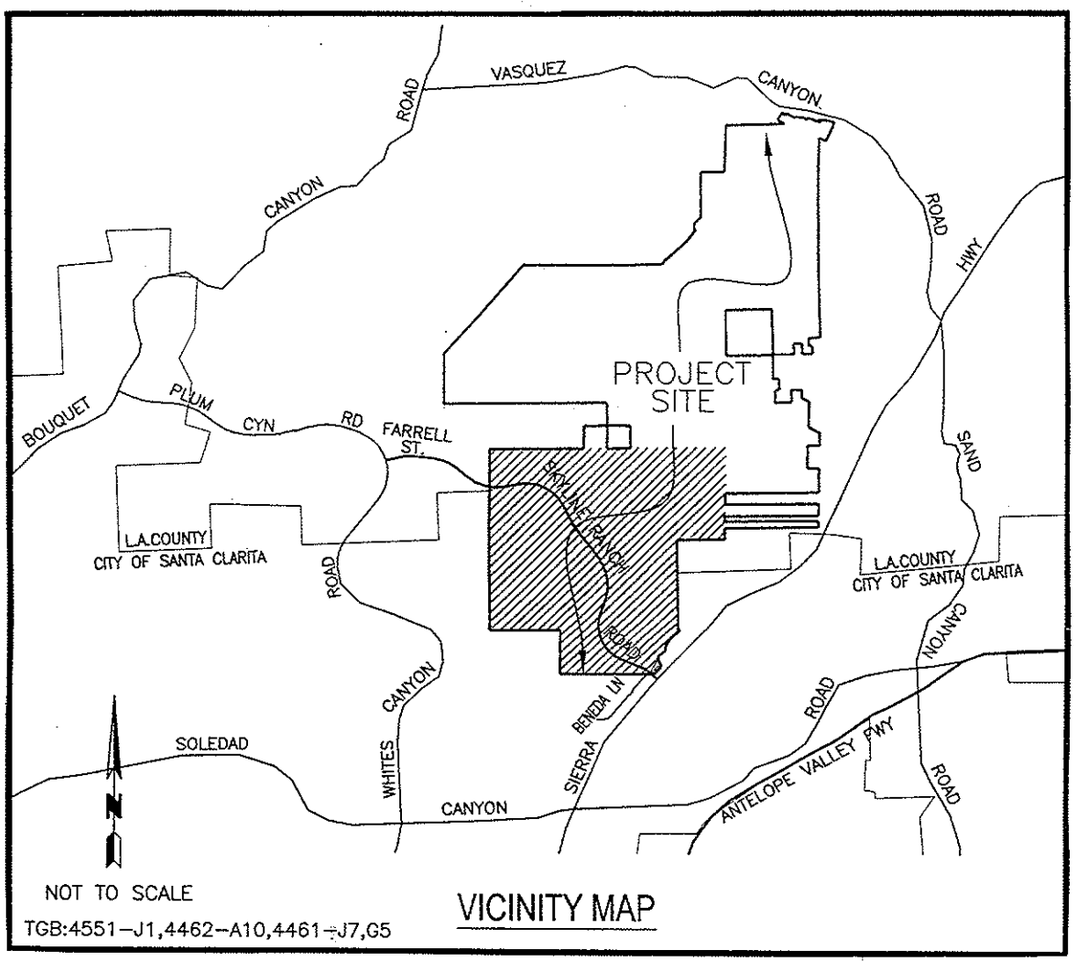
These cases do not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send **written comments**, please write to the Department of Regional Planning at the address given below, Attention: **Alejandrina C. Baldwin**. You may also obtain additional information concerning this case by phoning Alejandrina C. Baldwin at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 5:30 p.m., Monday through Thursday. Our office is closed on Fridays.

If you challenge a County action in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Regional Planning Commission at, or prior to, the public hearing.

Jon Sanabria
Acting Planning Director

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 TDD), with at least three business days notice."

Este es un aviso de una audiencia publica de acuerdo al Decreto de la Proteccion del Medio Ambiente de California. El proyecto que se considera por el condado de Los Angeles es una propuesta para subdividir 2,173 acres entre 1,260 lotes residenciales, un permiso conditional, un permiso de roble para remover un roble, y un permiso para alinear la carretera de Whites Canyon Road ha Sierra Highway Road. La audiencia publica para considerar el proyecto y Redacto de el Reporte de Impacto Ambiental se llevara acabo el **16 de septiembre de 2009** en el cuarto 150 del edificio Hall of Records; en el 320 W. Temple Street, Los Angeles, California, a las 9:00am. El period que el publico podra evaluar el Redacto de el Reporte de Impacto Ambiental sera 45 dias, desde el **30 de julio hasta el 14 de septiembre.** Si necesita mas informacion, o si quiere este aviso en Espanol, favor de llamar al Departamento de Planificacion al (213) 974-6466."



VICINITY MAP

RPC MEETING DATE September 16, 2009
AGENDA ITEM NO. **9 a, b, c, d, e**

REGIONAL PLANNING COMMISSION
TRANSMITTAL CHECKLIST

PROJECT NO: 04-075-(5)

CASE NO: 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

CONTACT PERSON: Alejandrina C. Baldwin

☒ FACTUAL

☒ GIS-NET MAPS

☒ THOMAS BROTHERS MAP

☒ STAFF REPORT

☒ DRAFT SUBDIVISION COMMITTEE CONDITIONS (excluding Regional Planning)

☒ DRAFT MITIGATION MONITORING PROGRAM

☒ BURDEN OF PROOF STATEMENTS

☒ CORRESPONDENCE

☐ PHOTOGRAPHS

☒ TENTATIVE AND EXHIBIT “A” MAP dated July 1, 2009

☒ LAND USE RADIUS MAP

Reviewed By: _____

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) **9 a, b, c, d, e**	
PUBLIC HEARING DATE September 16, 2009	

APPLICANT	OWNER	REPRESENTATIVE
Jim Bizzelle, Pardee Homes	Pardee Homes	Cox Castle, Charles J. Moore

REQUEST

Vesting Tentative Tract Map- 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.

Conditional Use Permit- 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.

Oak Tree Permit- To authorize the removal of one oak tree (no heritage oaks).

Highway Realignment Case- 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.

LOCATION/ADDRESS
West of Sierra Hwy and south of Vasquez Canyon Road.

ACCESS
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.

ZONED DISTRICT
Sand Canyon

COMMUNITY
Santa Clarita Valley

EXISTING ZONING
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).

SIZE	EXISTING LAND USE	SHAPE	TOPOGRAPHY
2,173 gross acres (2,148 net acres)	Vacant, Filming	Irregular	Hilly

SURROUNDING LAND USES & ZONING

North: Vacant/A-1, A-2-1	**East:** 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
South: 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	**West:** 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

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

PROJECT NO. 04-075-(5)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☐ APPROVAL ☒ DENIAL

☐ No improvements ____ 20 Acre Lots ____ 10 Acre Lots ____ 2½ Acre Lots ____Sect 191.2

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

__X__ Street Trees ___ Inverted Shoulder __X__ Sidewalks __X__ Off Site Paving

☒ 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

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TR 060922

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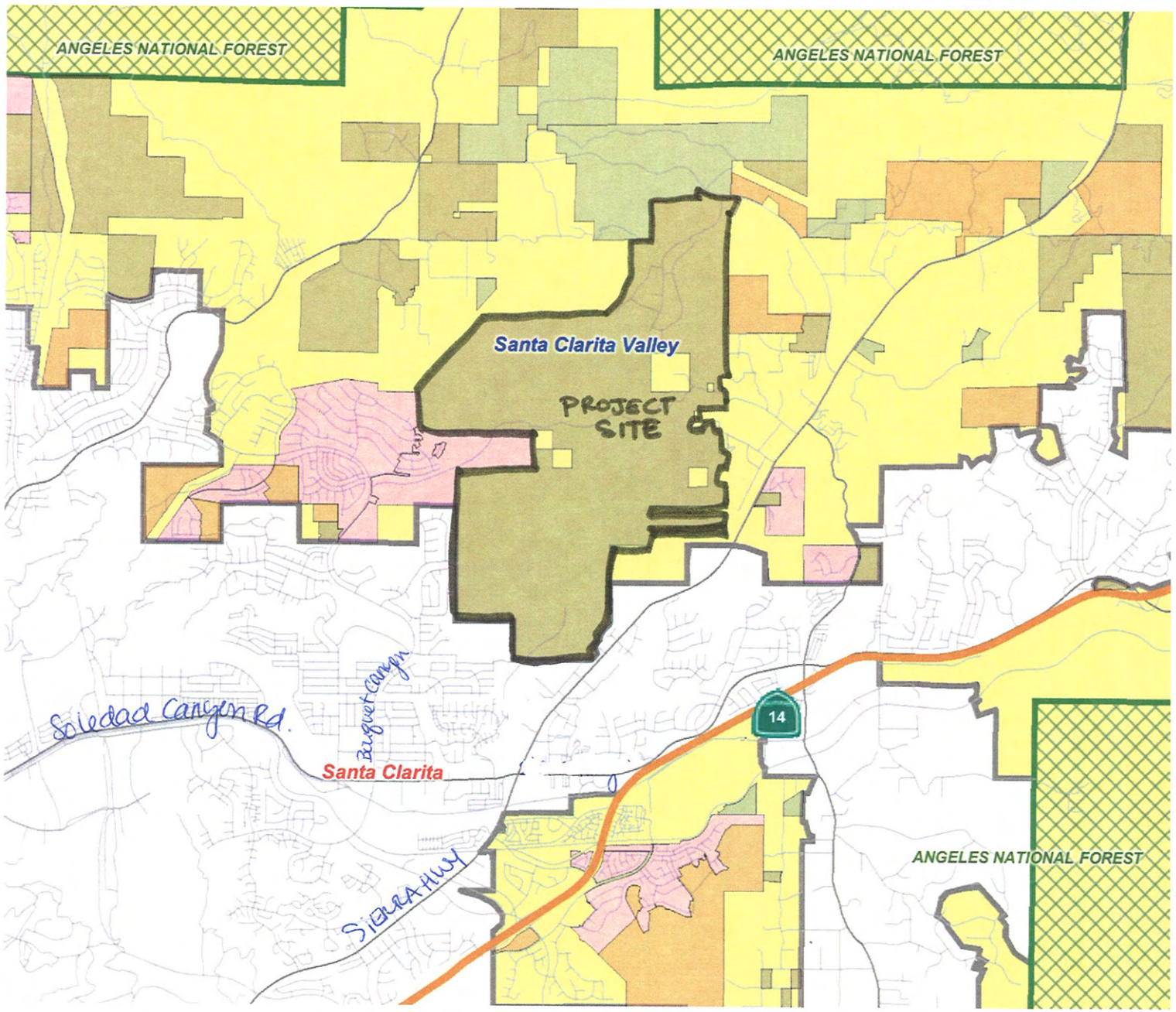

Legend

- Parcel Boundary
- National Forest
- County Boundary

Subdivison Activities

- Inactive
- Pending
- Approved
- Recorded

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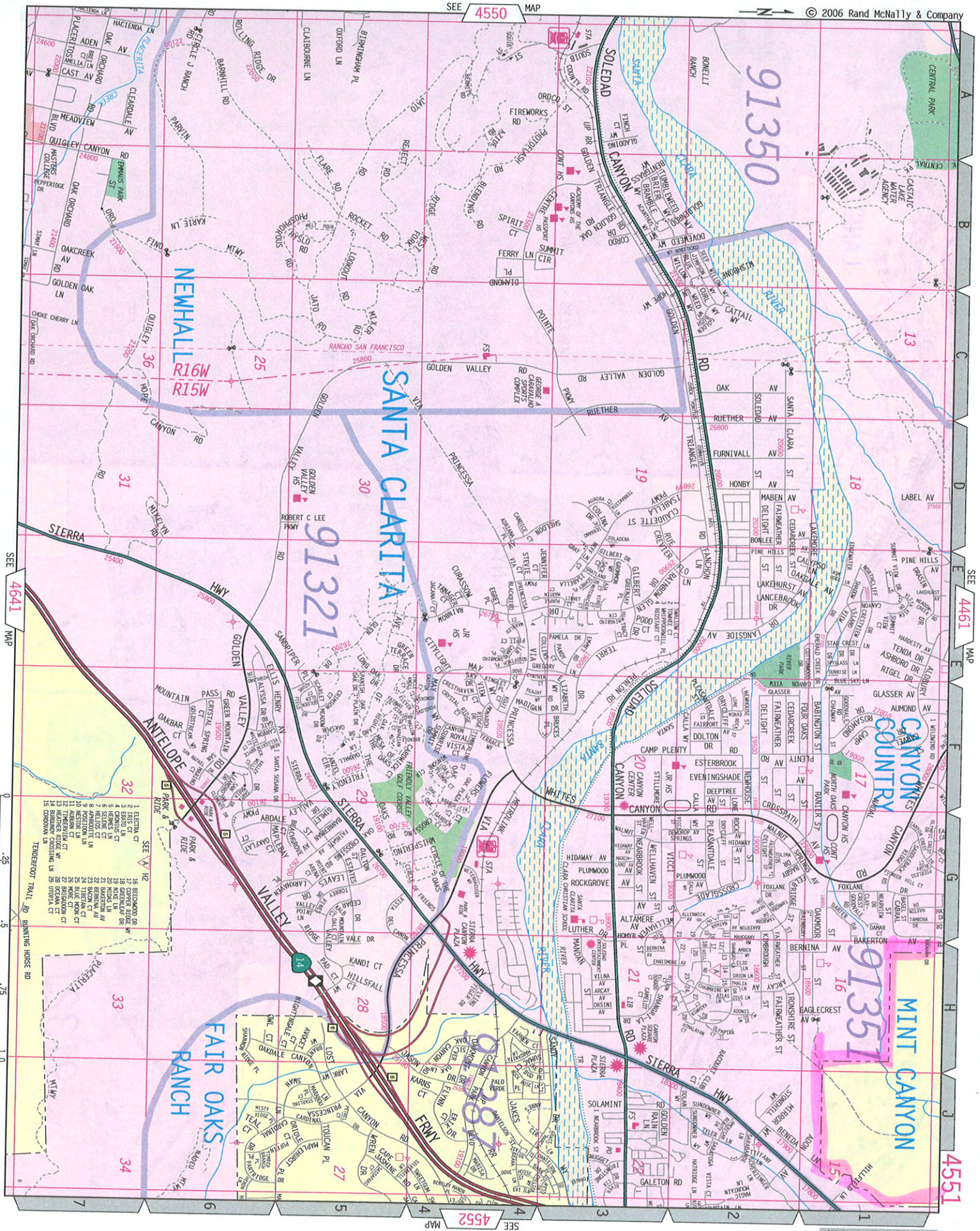

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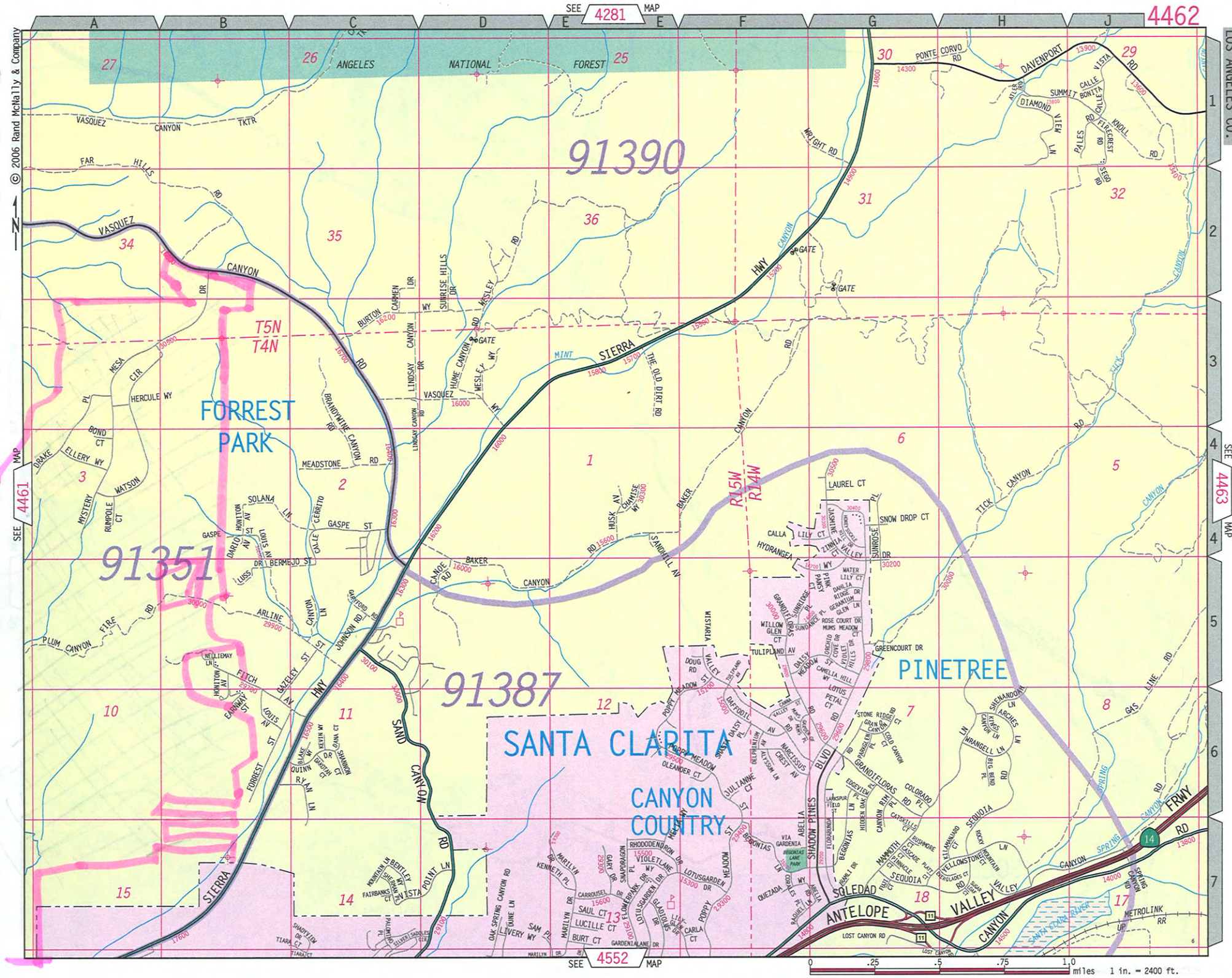
SEE 4550 MAP
SEE 4641 MAP
SEE 4461 MAP
SEE 4552 MAP
91350
91321
91351
SANTA CLARITA
NEWHALL
CANYON COUNTRY
MINT CANYON
FAIR OAKS RANCH
R16W
R15W
SOLEDAD CANYON RD
SIERRA HWY
ANTELOPE VALLEY FRWY
SANTA CLARA RIVER
CENTRAL PARK
CASTAIC LAKE WATER AGENCY
RANCHO SAN FRANCISCO
GEORGE A CARAVALHO SPORTS COMPLEX
FRIENDLY VALLEY GOLF COURSE
SANTA CLARITA CENTER
SANTA CLARITA CANYON SCHOOL
SIERRA CANYON PLAZA
SIERRA PLAZA
PARK & RIDE
LOS ANGELES CO.
miles 1 in. = 2400 ft.



SEE 4281 MAP
4462
LOS ANGELES CO.
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ANGELES NATIONAL FOREST
91390
91351
91387
FORREST PARK
SANTA CLARITA
CANYON COUNTRY
PINETREE
T5N
T4N
R15W
R14W
SIERRA HWY
VASQUEZ CANYON RD
SAND CANYON RD
BAKER CANYON RD
SOLEDAD CANYON RD
ANTELOPE VALLEY FRWY
SEE 4461 MAP
SEE 4463 MAP
SEE 4552 MAP
0 .25 .5 .75 1.0 miles 1 in. = 2400 ft.

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SEE 4462 MAP
SEE 4281 MAP
SEE 4551 MAP
SEE 4460 MAP
4461
91351
91390
91350
BOUQUET CANYON
CANYON COUNTRY
SANTA CLARITA
LOS ANGELES PROBATION CAMP SCUDDER
LOS ANGELES PROBATION CAMP SCOTT
DAVID MARCH COUNTY PARK
BOUQUET CANYON RD
VASQUEZ CANYON RD
WHITES CANYON RD
COPPER HILL DR
HASKELL CANYON RD
ANGELES NATIONAL FOREST
T5N
T4N
R16W
R15W
miles 1 in. = 2400 ft.
LOS ANGELES CO.

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Zoning Map 1

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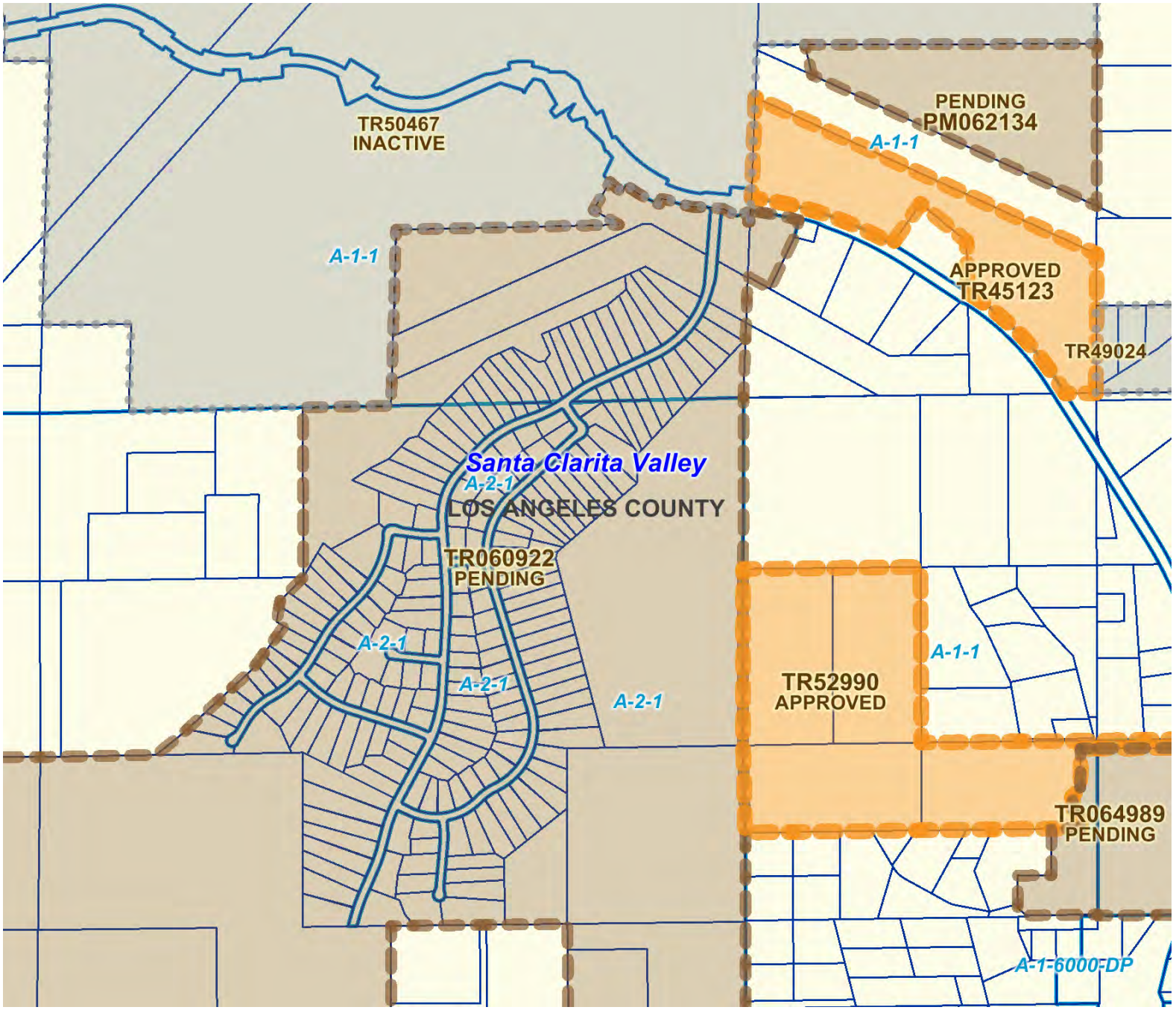

Legend

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- National Forest
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Subdivison Activities

- Inactive
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- Recorded

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Zoning Map 2

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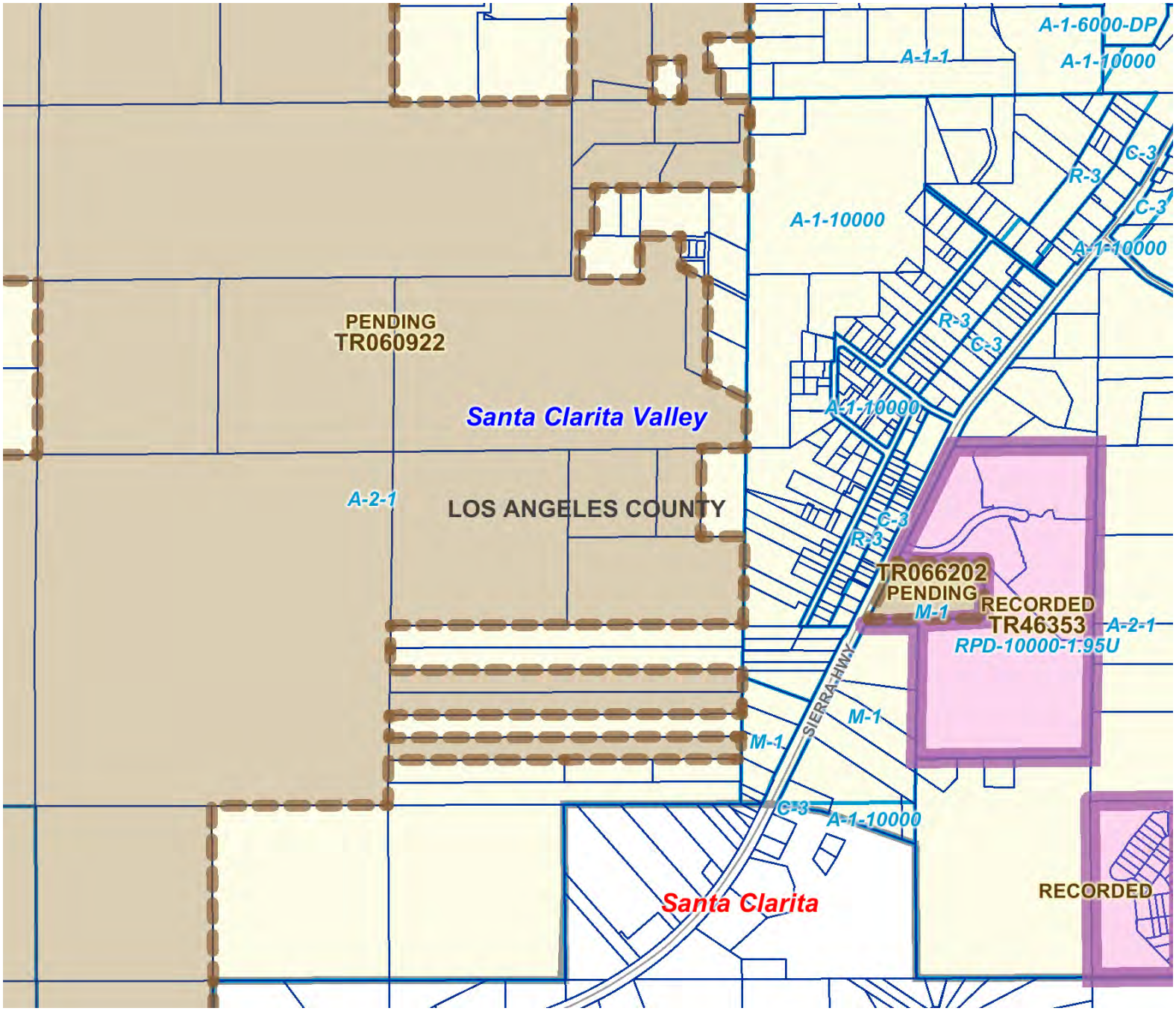

Legend

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- County Boundary

Subdivison Activities

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Zoning Map 3

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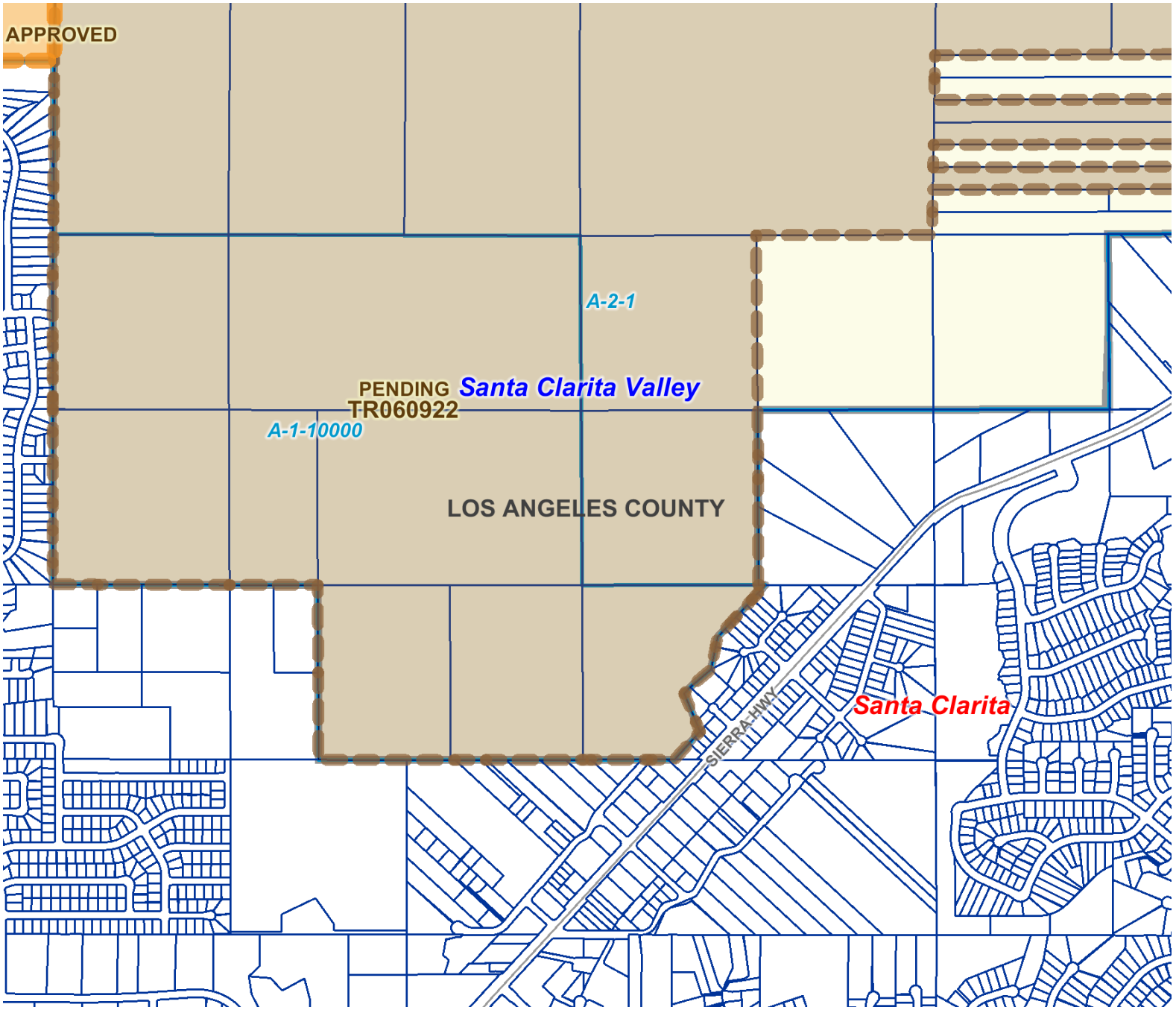

Legend

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Subdivison Activities

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- Pending
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- Recorded

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Zoning Map 4

TR 060922

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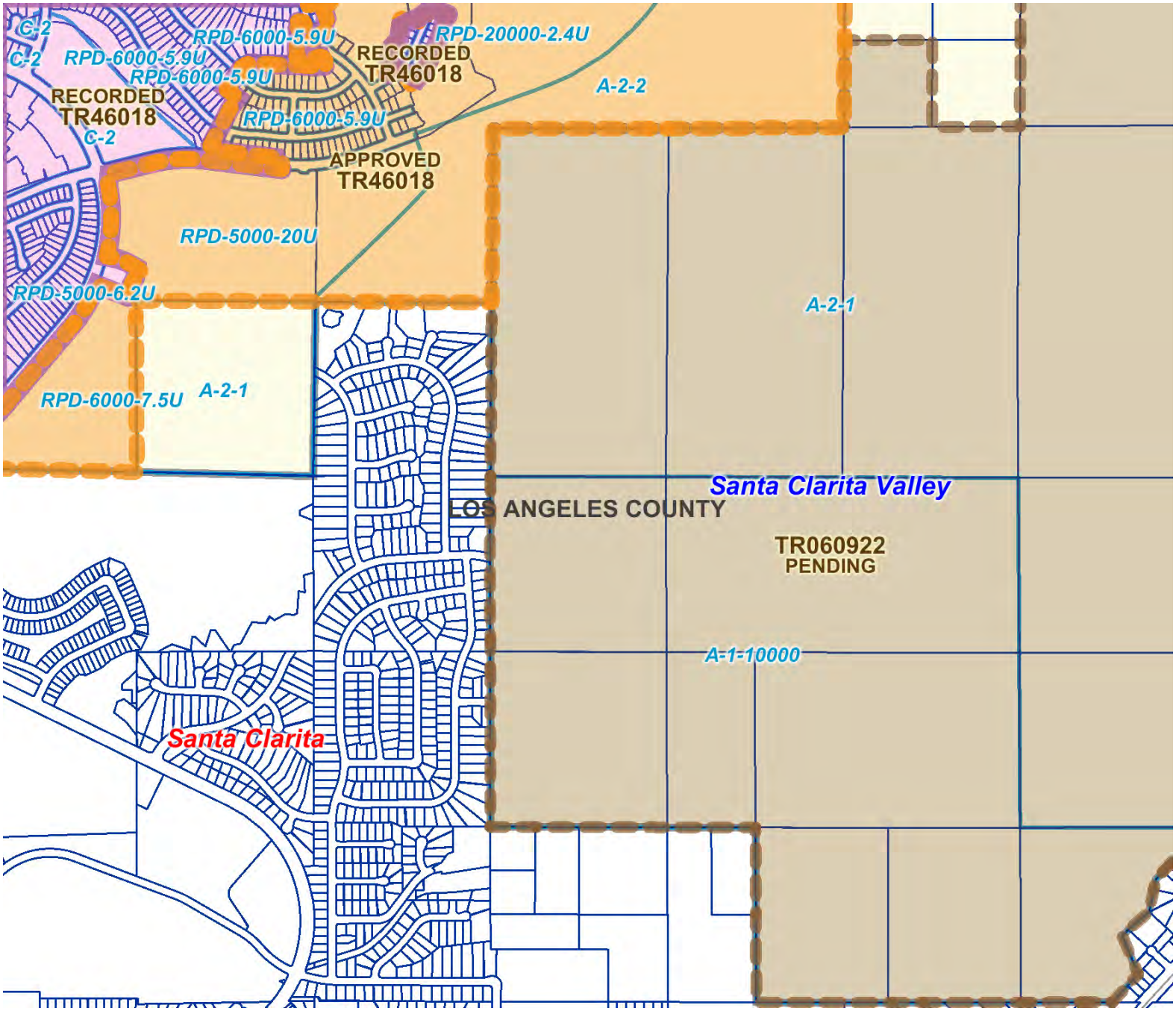

Legend

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Zoning Map 5

TR 060922

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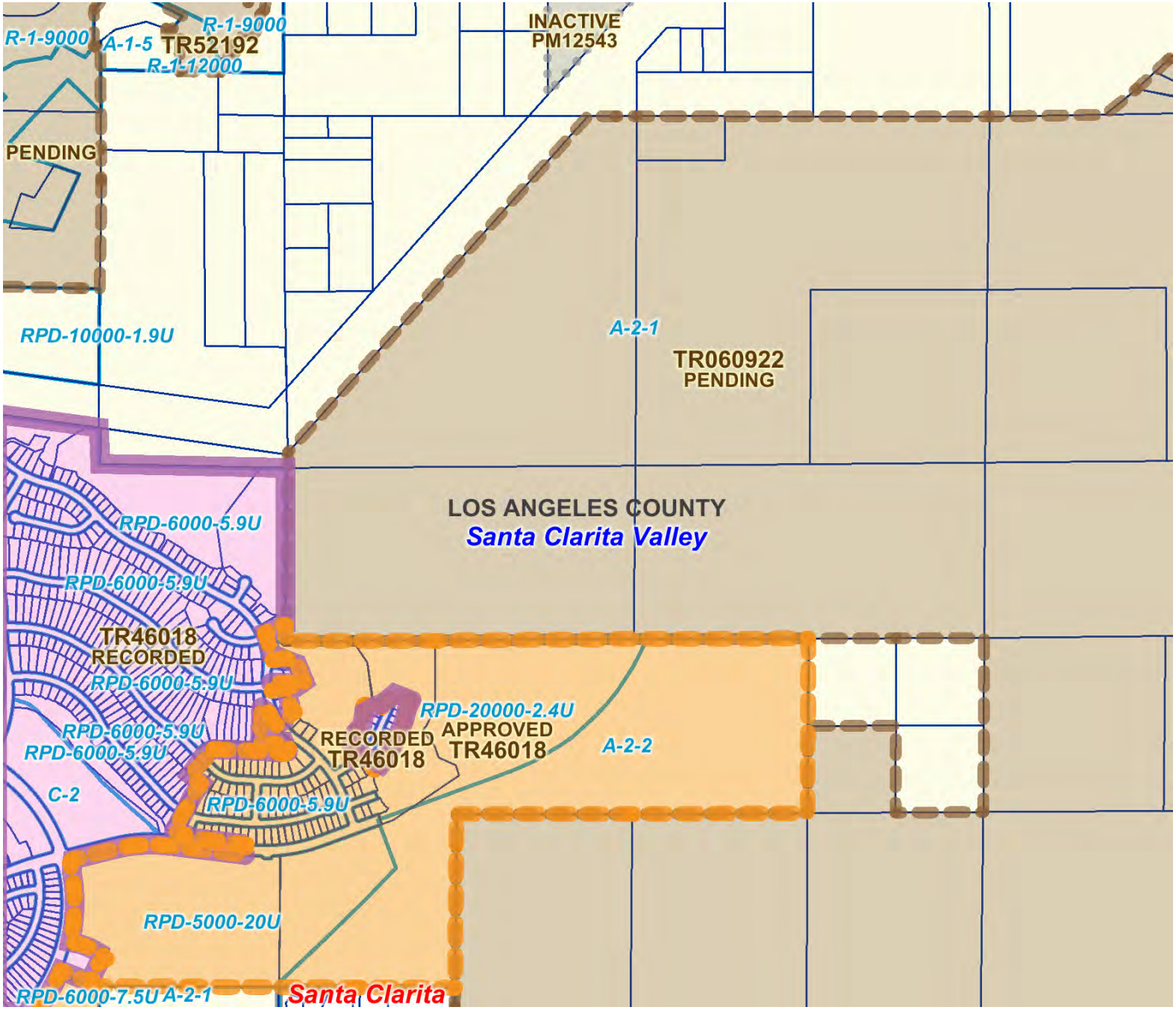

Legend

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Subdivison Activities

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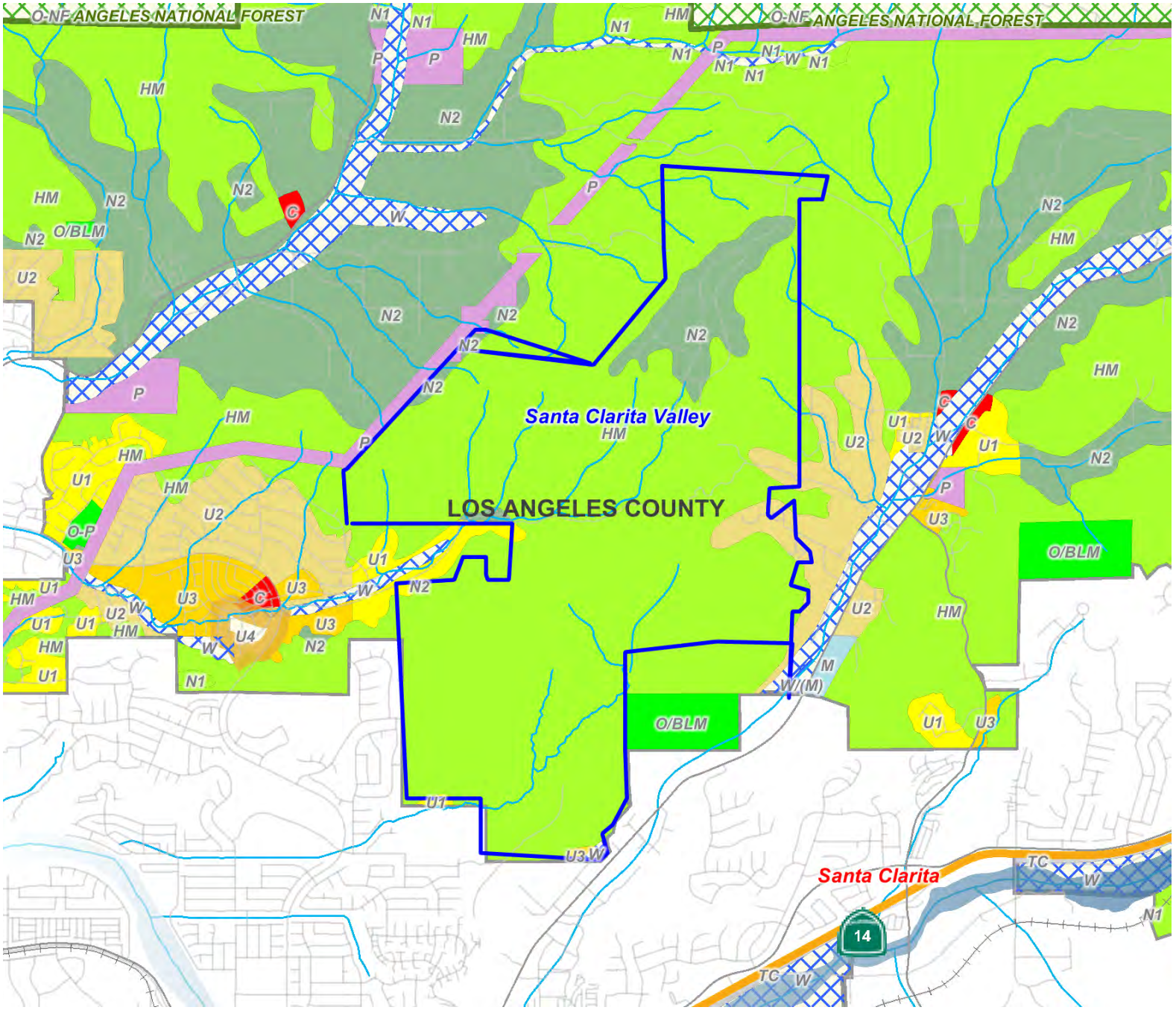
Santa Clarita Valley Area Plan

Land Use Map TR 060922

Printed On: Oct 14, 2008



Legend

Parcel Boundary
Arterial Street
Highway
Freeway

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

Railroad or Rapid Transit
Railroad
Rapid Transit
Underground Rapid Transit

Significant Ridgelines
Castaic CSD Primary
Castaic CSD Secondary
SMMNA Significant

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

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

Zoning (Boundary)

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

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

Inland Waterbody
Perennial
Intermittent
Dry

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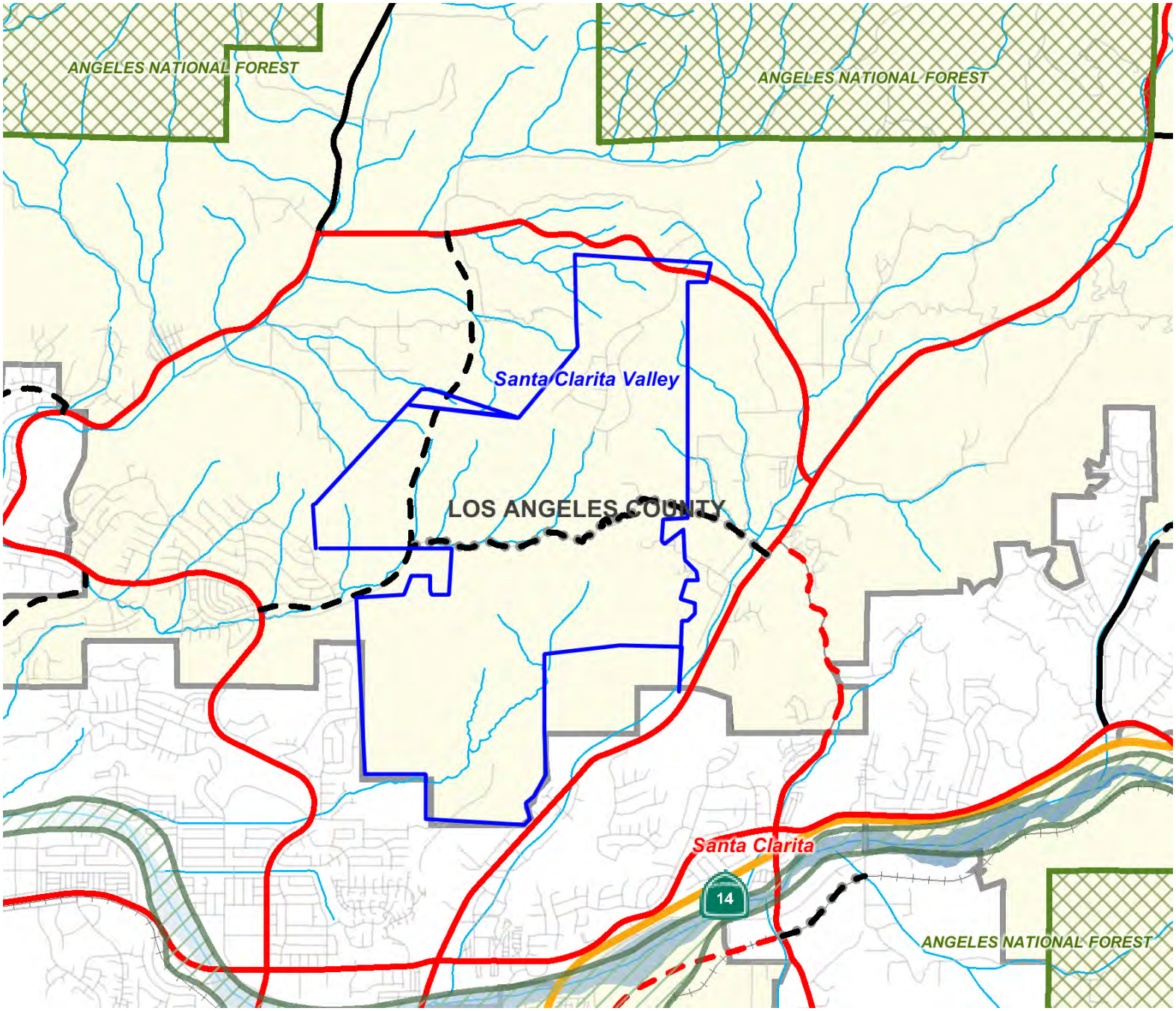
Master Plan of Highways

TR 060922

Printed On: Oct 14, 2008



Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway

Master Plan of Highways

- Expressway - (e)
- Expressway - (p)
- Ltd. Secondary Highway - (e)
- Ltd. Secondary Highway - (p)
- Parkway - (e)
- Parkway - (p)
- Major Highway - (e)
- Major Highway - (p)
- Secondary Highway - (e)
- Secondary Highway - (p)

(e) Existing (p) Proposed

Railroad or Rapid Transit

- Railroad
- Rapid Transit
- Underground Rapid Transit

Significant Ridgelines

- Castaic CSD Primary
- Castaic CSD Secondary
- SMMNA Significant

- Census Tract (2000)
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- Equestrian District (EQD)
- Transit Oriented District (TOD)
- Setback District
- Zoned District (ZD)
- Supervisorial District Boundary

Safety Related Stations (From TB)

- Fire Station
- Highway Patrol
- Police Station
- Ranger Station
- Sheriff Station

- Zoning (Boundary)

Zoning

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

Landuse Policy (Not in Comm / Area Plan)

- 1 - Low Density Residential (1 to 6 du/ac)
- 2 - Low/Medium Density Residential (6 to 12 du/ac)
- 3 - Medium Density Residential (12 to 22 du/ac)
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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 insist 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-leafed 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 opens 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

ST:ACB
9/03/2009

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

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.

HCW JKC

Prepared by John Chin Phone (626) 458-4918 Date 07-22-2009

tr60922L-rev4.doc

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 Yong Gao Date 07/22/09 Phone (626) 458-4921

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 60922 (Rev.)

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:

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.

Prepared by Sam Richards Phone (626) 458-4921 Date 07-21-2009
tr60922r-rev4.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 60922 (Rev.)

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 Phone (626)458-4921 Date 07-21-2009
tr60922w-rev4.doc

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 Phone (626) 458-4918 Date 07-21-2009
tr60922L-rev4.doc

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

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

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

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

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

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

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

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

7. 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 JKC

Prepared by John Chin Phone (626) 458-4918 Date 07-21-2009

tr60922L-rev4doc

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

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

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 Jon S Grico 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

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

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 8.2
Job Number LX001129
Sheet 1 of 1

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

Tentative Tract Map 60922
Location Santa Clarita
Developer/Owner Pardee Homes
Engineer/Architect Sikand
Soils Engineer Geolabs - Westlake Village
Geologist Same as above

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 RECOMMENED FOR THE REMOVAL AND RECOMPACTION OF LANDSLIDES QLS-9A, QLS-10, QLS-10A, L1, AND L17.

REGISTERED PROFESSIONAL ENGINEER YOSHIYA MORISAKU No. 67587 Exp. 6/30/11 STATE OF CALIFORNIA

Reviewed by Yoshiya Morisaku Date 7/8/09

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

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. 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.

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.

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DEAN D. EFSTATHIOU, Acting Director

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

- 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

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~~ * Bouquet Canyon/Eastside Bridge and Major Thoroughfare (B&T) Districts. The project shall pay its share of the ~~Via Princessa~~ * 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~~ * 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.

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 Winter

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

TML:cn
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cc: Caltrans (Elmer Alvarez)
City of Santa Clarita (Ian Pari)
Department of Regional Planning (Rudy Silva)

bc: Land Development (Narag)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 60922 (Rev.)

TENTATIVE MAP DATED 07-01-2009
EXHIBIT MAP DATED 07-01-2009

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.

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.

JKC

Prepared by Tony Khalkhali Phone (626) 458-4921 Date 07-21-2009

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 60922 (Rev.)

TENTATIVE MAP DATED 07-01-2009
EXHIBIT MAP DATED 07-01-2009

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. 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.

Prepared by Lana Radle Phone (626)458-4921 Date 07-21-2009

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

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

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:** 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

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 ≤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 ±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 posts 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

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 # **60922**	DRP Map Date: **07/01/2009**	SCM Date: **07/23/2009**	Report Date: **07/16/2009**
Park Planning Area # **35D**	**CANYON COUNTRY**		Map Type: **REV. (REV RECD)**

Total Units **1,260** = Proposed Units **1,260** + Exempt Units **0**

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	**12.13**
IN-LIEU FEES:	**$1,831,193**

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 1st 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 1st 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

Supv D 5th
July 16, 2009 12:38:53
QMB02F.FRX

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

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

Where:

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

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

U = Total approved number of Dwelling Units.

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

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

Total Units **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	
			Total Acre Obligation =	**12.13**

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
		Total Provided Acre Credit:		**10.60**	

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 Angels 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.

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.

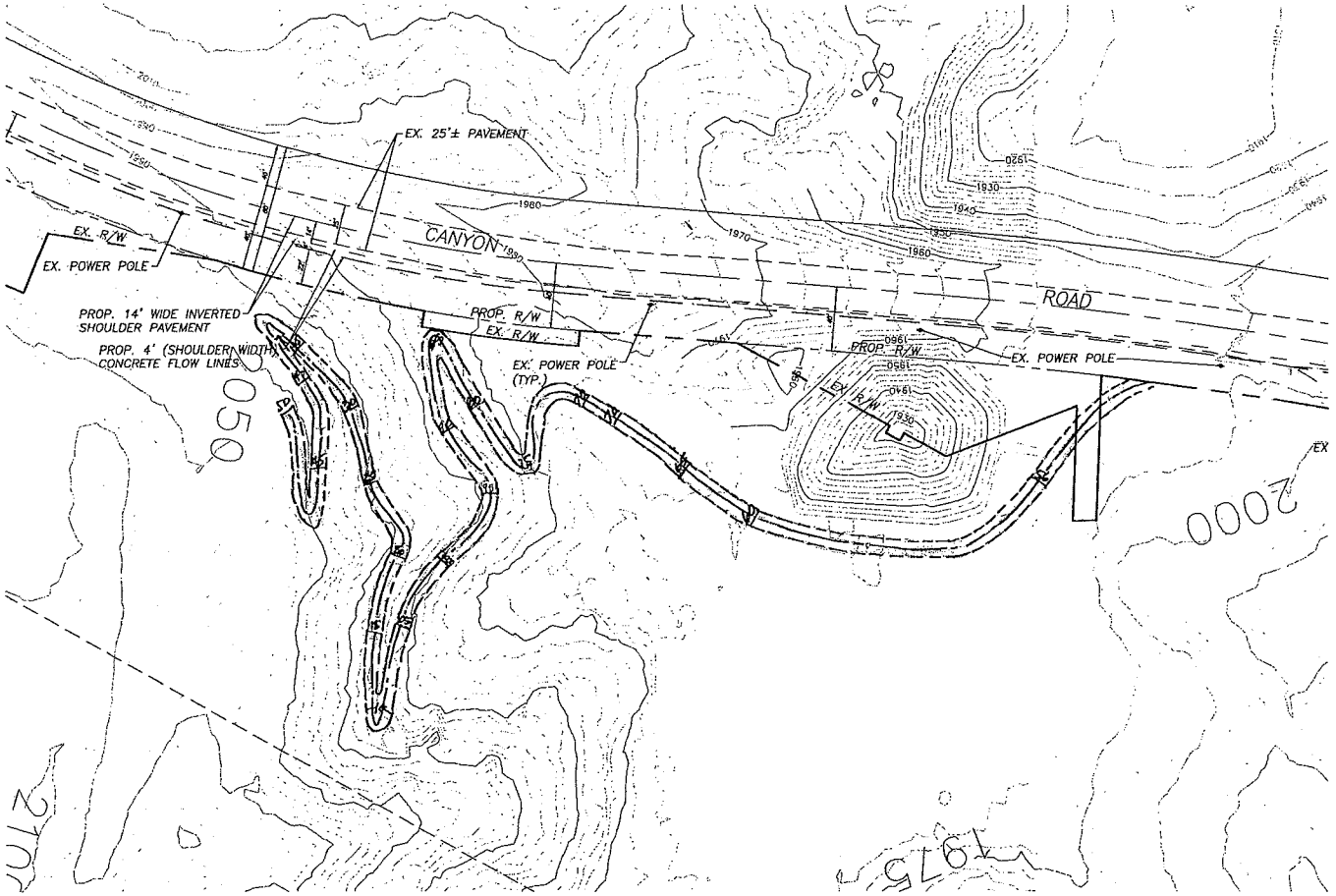
If you have any questions or comments, please contact Mr. Robert Ettleman, Park Planner at (213) 351-5134.

Sincerely,

Larry R. Hensley
Chief of Planning

LH:RE:tls:trlrpt060922-09b

c: Tom Mitchel, Pardee Homes
James Barber, Frank Moreno (Parks and Recreation)



MINT CYN. TRAIL

SCALE: 1"=40'

DATE: 12-01-08

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

BOARD OF SUPERVISORS
Gloria Molina
First District
Mark Ridley-Thomas
Second District
Zev Yaroslavsky
Third District
Don Knabe
Fourth District
Michael D. Antonovich
Fifth District

July 22, 2009

RFS No 09-0018098

Tract Map No. 060922

Vicinity: Canyon Country

Tentative Tract Map Date: July 12, 2009 (Memo 3rd 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

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
A. GEOTECHNICAL RESOURCES				
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:				
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.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
4.A-2: 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).	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
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	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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.	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
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.	Submittal and approval of Grading Plan Field verification	Prior to issuance of grading permit During grading	Applicant Applicant	DPW/DRP DPW/DRP
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.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
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	Submittal and approval of Grading Plan Field verification	Prior to issuance of grading permit During grading	Applicant Applicant	DPW Representative of qualified geotechnical firm

Applicant Initials _____

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.				
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.	Submittal and approval of Grading Plan Field verification	Prior to issuance of grading permit During grading	Applicant Applicant	DPW DPW
4.A-3(g): 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
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.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
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	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW

Applicant Initials _____

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
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.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
4.A-3(k): 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
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.	Submittal and approval of Building Plans	Prior to issuance of building permits	Applicant	DPW
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.	Submittal and approval of Building Plans	Prior to issuance of building permits	Applicant	DPW
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.	Submittal and approval of Improvement Plans	Prior to issuance of Improvement Plan	Applicant	DPW

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
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.	Submittal and approval of Grading Plan Field verification	Prior to issuance of grading permit During grading	Applicant Applicant	DPW DPW
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 if infiltration and erosion. Cut slopes exposing erodible bedrock formations shall require stabilization with engineered fill.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
B. HYDROLOGY AND WATER QUALITY				
4.B-1: 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	Submittal and approval of final drainage plans/Drainage Concept Plan	Prior to issuance of phased grading permit	Applicant	DPW/City of Santa Clarita

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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.				
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,[1] 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,	Submittal and approval of Erosion Control Plan/Drainage Concept Plan	Prior to issuance of grading permit	Applicant	DPW/LARWQCB

[1] *California Stormwater Quality Association, California Stormwater BMP Handbook—Construction, January 2003.*

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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.				
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	Submittal and approval of Notice of Intent and Storm Water Pollution Prevention Plan/Drainage Concept Plan	Prior to issuance of grading permit	Applicant	DPW/LARWQCB/Construction Contractor

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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				

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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-clorinated 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 palates or a deck) and covered structures to prevent any contact between the chemicals and irrigation or precipitation; • All hazardous and chemical materials generated				

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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.				
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—	Submittal and approval of Stormwater Quality Management Plan and Standard Urban Stormwater Mitigation Plan/Drainage Concept Plan	Prior to issuance of grading permit and approval of an NPDES Permit	Applicant	DPW/LARWQCB

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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: <u>Site Planning and Design BMPs</u> 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.]				

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
• 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 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. <u>Selection of Construction Materials and Design Practices</u> • 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.				

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
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				

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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. <u>Source (non-structural) Control BMPs</u> • 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				

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
maintained by the homeowner's association (HOA) and/or landscape maintenance districts (if any). Examples of these management practices include, but are not to 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,				

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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				

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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. <u>Structural and Treatment Control BMPs</u> Implementation of NPDES General Permit				

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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.,				

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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				

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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				

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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.				
C. BIOLOGICAL RESOURCES				
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-leafed 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	Prepare a Declaration of Restrictions, Conservation Easement, or dedication or transfer to ensure the preservation of the 1,355 acre Skyline Ranch Conservation Area	Prior to transfer of SRCA	Applicant	DRP

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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-leafed 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-leafed 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				

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
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.	Establish maintenance and management program for the SRCA	Post-Construction/Ongoing	Applicant and subsequent owner(s)	DRP
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	Establish a 21.6-acre Mitigation Exchange Area through an agreement between the applicant, Shapell-Monteverde Partnership, the Army Corps of	Prior to issuance of grading permit	Applicant	DRP/ACOE

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
recorded Tract 46018), the Army Corps of Engineers, and the County of Los Angeles.	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.	Submittal and approval of a restoration plan	Following grading operations and prior to issuance of building permit	Applicant	DRP/Qualified Biologist
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:	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	Prior to transfer of SRCA	Applicant	DRP/ACOE/LARWQCB/ CDFG

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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-				

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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-leafed cherry woodland is not intended to, nor is it expected to, result in an inadvertent conversion of the riparian area from holly-leafed 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-leafed 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-leafed 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				

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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.				
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	If grading or vegetation removal is to take place during the nesting season, a biologist shall	Prior to grading	Applicant	Qualified Biologist/DRP/CDFG

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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).	survey and mark active nesting areas to avoid Conduct a raptor survey of the unnamed canyon prior to the fill of that drainage and delineate an avoidance buffer Provide written report documenting results of nesting bird construction monitoring/Field verification	Prior to grading After grading	**Applicant** **Applicant**	DRP/CDFG DRP/CDFG
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.	Obtain oak tree permit	Prior to issuance of grading permit	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
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	Prior to issuance of grading permit	Applicant	DRP/City of Santa Clarita
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	Submittal and approval of Fuel Modification Plan and Landscape Plan	Prior to issuance of grading permit	Applicant	Fire Department/DRP

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
with the County of Los Angeles Fire Department Fuel Modification Plan Guidelines[2] and shall focus on native species provided in the table of desirable plant species.				
D. CULTURAL AND PALEONTOLOGICAL RESOURCES				
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	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.	Prior to and during grading/construction	Applicant	Qualified Archaeologist/DPW

[2] *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.*

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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	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.	During grading/construction	Applicant	DPW/County Coroner/NAHC/MLD Representative

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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.				
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. 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.	Conduct paleontological survey. Submittal and approval of a paleontological resources mitigation and monitoring program.	Prior to issuance of grading permit and during grading/construction	Applicant	Qualified paleontologist/DPW
4.D-2(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.	Monitor sensitive areas as determined in the County approved monitoring plan.	During grading/construction	Applicant	Qualified Paleontologist/DPW

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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 paleontologist.	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.	Prior to and during grading/construction	Applicant	Qualified Paleontologist/DPW
E. VISUAL QUALITIES				
4.E-1: 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

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
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.	Revegetate and landscape slopes on both sides of Skyline Ranch Road Field Verification	After grading	Applicant	DRP/DPW
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	Submittal and approval of Landscape Plan Maintain landscaping/Field	Prior to issuance of grading permit Post	Applicant HOA	DRP DRP

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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.	verification	Construction/Ongoing		
F. TRAFFIC/ACCESS				
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 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.	Coordinate roadway improvements for Plum Canyon/Skyline Ranch Road/Heller Circle and payment of fair share fees with adjoining Tract 46018	Prior to issuance of a certificate of occupancy	Applicant	DPW
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.	Payment of fair share fees Submittal and approval of striping plans for Improvements to Golden Valley Road	Prior to final tract map approval Prior to final tract map approval	Applicant Applicant	DPW 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
	Construction of improvements	To be determined based on B&T District priorities	Applicant	DPW
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.	Payment of fair share fees	Prior to final tract map approval	Applicant	DPW/City of Santa Clarita
	Submittal and approval of striping plans for improvements to Sierra Highway	Prior to final tract map approval	Applicant	DPW/City of Santa Clarita
	Construction of improvements	To be determined based on B&T District priorities	Applicant	DPW/City of Santa Clarita
4.F-2(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	Submittal and approval of striping plans for intersection improvements to Sierra Highway at Skyline Ranch Road	Prior to final tract map approval	Applicant	DPW/City of Santa Clarita

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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.	Construction of improvements	Prior to issuance of the first building permit	Applicant	DPW/City of Santa Clarita
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.	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
G. NOISE				
4.G-1(a): 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 During construction	Applicant/Contractor Applicant/Contractor	DPW 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
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.	Submit a copy of approved Building Plans with note referencing noise attenuation measures	During construction	Applicant/Contractor	DPW
	Field Verification	During construction	Applicant/Contractor	DRP
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.	Submit a copy of approved Building Plans with note referencing noise attenuation measures	During construction	Applicant/Contractor	DPW
	Field Verification	During construction	Applicant/Contractor	DRP
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.	Submit a copy of approved Building Plans with note referencing noise attenuation measures	Prior to beginning construction/During construction	Applicant/Contractor	DPW/DRP
	Prepare and distribute notice	Prior to beginning construction/During construction	Applicant/Contractor	DPW/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
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.	Submit a copy of approved Building Plans with note referencing noise attenuation measures	During construction	Applicant/Contractor	DPW/DRP
	Install temporary acoustic barriers	During construction	Applicant/Contractor	DRP
	Field verification	During construction	Applicant/Contractor	DRP
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.	Submit a copy of approved Building Plans with note referencing noise attenuation measures	Prior to building construction	Applicant/Contractor	DPW/DPH
	Prepare acoustical study	Prior to building construction	Applicant	Acoustical Consultant/DPW/DPH
	Install temporary acoustic barriers	Prior to building construction	Applicant	DRP
	Field verification	During construction	Applicant	DRP

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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.	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
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.	Submit a copy of approved Building Plans with note referencing noise attenuation measures	Prior to building construction	Applicant	Acoustical Consultant/ DPW/DPH

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
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.	Submit a copy of approved Building Plans with note referencing noise attenuation measures Install air conditioning	Prior to building construction Prior to occupancy	Applicant Applicant	DPW/DPH DPW/DPH
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.	Submit a copy of approved Building Plans with note referencing noise attenuation measures Submittal and approval of a detailed acoustical analysis report	Prior to issuance of building permits Prior to building construction	Applicant Applicant	DPW/DPH Acoustical consultant/ DPW/DPH

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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.	Submit a copy of approved Building Plans with note referencing noise attenuation measures Submittal and approval of a detailed acoustical analysis report	Prior to construction Prior to completion of plans for proposed elementary school and public park	Applicant Applicant	DPW/DPH DPW/DPH
H. AIR QUALITY				
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	Submittal and approval of a construction management plan	Prior to issuance of grading permit	Applicant	DPW/SCAQMD
	Implement construction management plan	During construction	Applicant	DPW

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
(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	Field verification	During construction	Applicant	DRP

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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.				

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
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.	Submittal and approval of a construction management plan	During construction	Applicant	DPW
4.H-1(c): All on-site heavy-duty construction equipment shall be equipped with diesel particulate traps as feasible.	Submittal and approval of a construction management plan	During construction	Applicant	DPW
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.	Submit a copy of approved Building Plans with note referencing Green Building Ordinance requirements	Prior to issuance of building permits	Applicant	DPW/DRP
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.	Submittal and approval of a Lighting Plan with note referencing Green Building Ordinance requirements	Prior to issuance of building permits	Applicant	DPW/DRP
I. WATER RESOURCES				
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.	Submit a copy of approved Building Plans with note referencing Green Building Ordinance requirements	Prior to issuance of building permits	Applicant	DPW/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
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.	Submit a copy of approved Building Plans with note referencing Green Building Ordinance requirements	Prior to issuance of building permits	Applicant	DPW/DRP
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.	Submittal and approval of a Landscape Plan with note referencing Green Building Ordinance requirements	Prior to issuance of building permits	Applicant	DPW/DRP
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

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
L. LAW ENFORCEMENT SERVICES				
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.	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	Sheriff's Department
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.	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	Sheriff's Department

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
M. FIRE SERVICES AND HAZARDS				
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).	Payment of fees or in-lieu donation	Prior to issuance of building permits	Applicant	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.	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	LACoFD
4.M-1(c): Project buildings shall adhere to all applicable State and County Fire and Building Codes.	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	LACoFD
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	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	LACoFD

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
• 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.	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	LACoFD
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."	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	LACoFD
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.	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
4.M-1(h): Proposed traffic calming measures shall be submitted to the LACoFD for review and approval.	Submittal and approval of applicable measures	Prior to issuance of building permits	Applicant	LACoFD
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	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	LACoFD

Applicant Initials _____

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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.	Submittal and approval of Fuel Modification Plan	Prior to issuance of grading permit	Applicant	LACoFD/DRP
S. GLOBAL CLIMATE CHANGE				
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.	Submit a copy of approved Building Plans with note referencing Green Building Ordinance requirements	Prior to issuance of building permits	Applicant	DPW/DRP
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.	Submittal and approval of a Landscape Plan with note referencing Green Building Ordinance requirements	Prior to issuance of building permits	Applicant	DPW/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
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.	Identify bus stop locations, turnouts, and shelters on final plans	Prior to issuance of building permits	Applicant	Santa Clarita Transit District/DRP
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.	Develop and implement green educational program and provide information to residents	Post occupancy	Applicant	DRP
COMPLIANCE				
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

Applicant Initials _____

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 _____

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

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.

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.

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.

- 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.

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

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

WATER RECLAMATION
SOLID WASTE MANAGEMENT

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.

Recycled Paper

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

DOC# 1344135

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 301st 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 301st 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: Jon D. Osgood

Title: Sr. Vice President

By: _____

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-á-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-á-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

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

By: _____
Jaime Castellanos, Superintendent

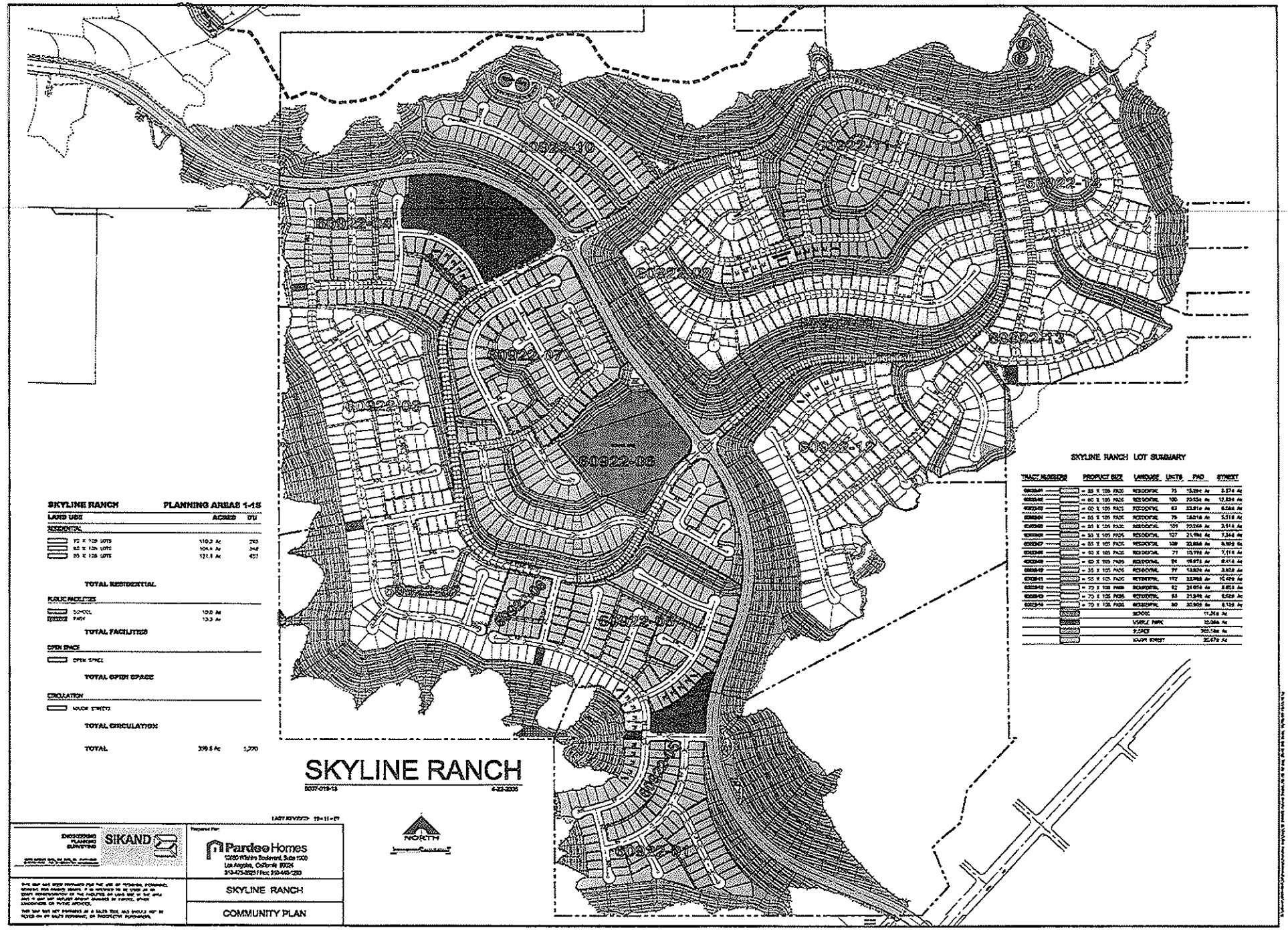
Sulphur Springs School District

By: _____
Print Name: _____
Title: _____

Pardee Homes

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

By: _____
Print Name: James C. Bizzell
Title: Vice President


SKYLINE RANCH
PLANNING AREAS 1-15
SKYLINE RANCH LOT SUMMARY
SKYLINE RANCH
COMMUNITY PLAN
Pardee Homes
SIKAND

SULPHUR SPRINGS SCHOOL DISTRICT

By: _____

Title: Supt.

ATTEST:

_____

Clerk of the Board of Trustees of
Sulphur Springs School District

PARDEE HOMES, a California corporation

By: _____

Title: Sr. Vice President

By: _____

Title: Vice President

RECEIVED
JUN 21 2006

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.

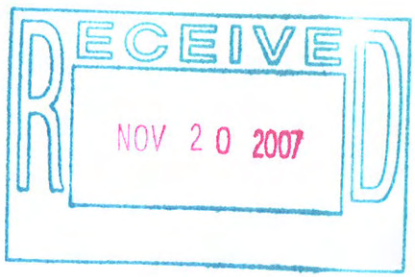
This substitute access should not impact your project nor have any financial cost to Pardee. I hope that you will respond and we can arrange an equitable resolution.

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.

- copy to Paul
- copy to Planning
ask them to put him on notification list

PETER HORSTMANN
28270 BAKERTON AVENUE
CANYON COUNTRY, CA 91351
Home: (661) 299-1690

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

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 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.

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 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 91355-2196
Phone: (661) 259-2489 • FAX: (661) 259-8125
www.santa-clarita.com

OCT 22 2008

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[1]	.88	.82	.71	.72	.16
Average:	.95	.94	.90	.74	.21

[1] 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 100th 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 generaged 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 Skeyline 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

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 starndard 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.

Sincerely,

Paul D. Brotzman
Director of Community Development

PB:DK:kb
S:\CD\CURRENT\IRP\IRP FILES\VTTM 60922 (Skyline Ranch)\rttm60922 Baldwin.doc

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, 5th 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

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

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

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.

Sincerely,

Lisa Webber for Paul Brotzman

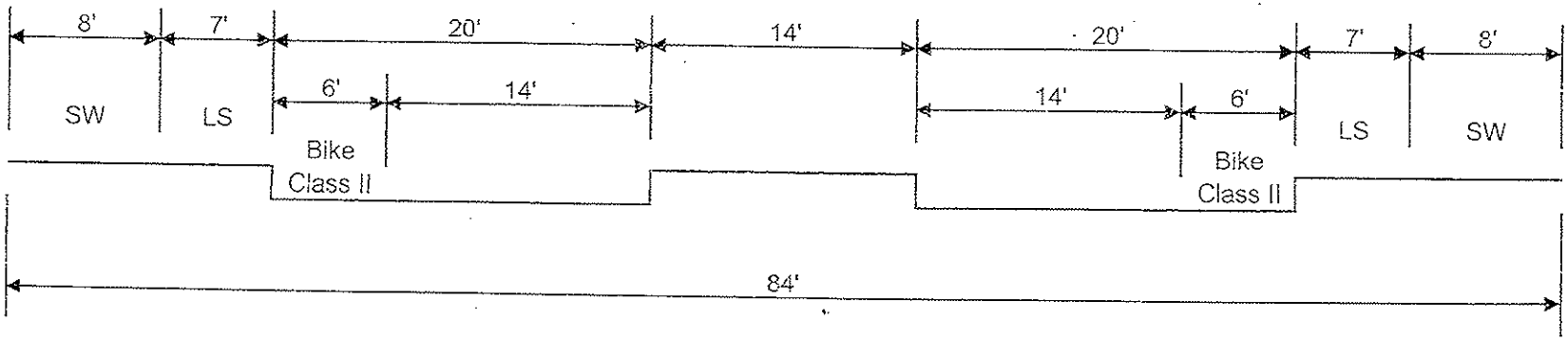
Paul D. Brotzman
Director of Community Development

PB:DK:kb
S:\CD\CURRENT\IRP\IRP FILES\VTTM 60922 (Skyline Ranch)\vttm60922 Baldwin 3-30-09.doc

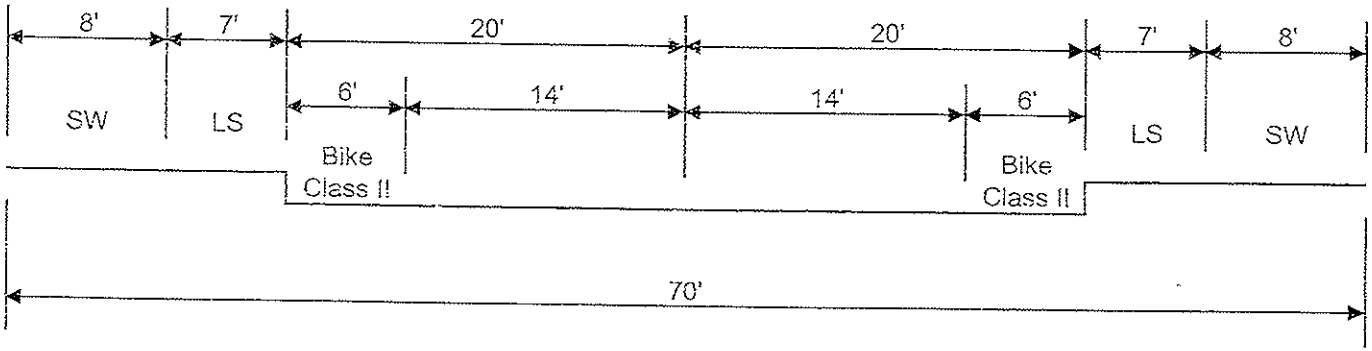
Attachment

cc: Paul Novak, 5th 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



per City of Santa Clarita - January 6, 2009

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 4th, 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. 17th, 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
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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 paragraphes:

On June 4th, 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 Water Division (name of water purveyor) 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	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

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(661) 259-2737

Table of Contents

1.0 INTRODUCTION 3

1.1 Background 3

1.2 Purpose 7

1.3 CLWA's 2005 Urban Water Management Plan 7

1.4 SCWD Policies, Annexation Requirements, Regulatory Approvals and Permits 9

1.5 Information Relied Upon in Preparation of this WSA 9

2.0 EXISTING WATER RESOURCES 11

2.1 Imported Supplies 12

2.1.1 SWP Table A Amount 12

2.1.2 Additional Litigation Effects on Availability of SWP Table A Amount 16

2.1.3 Additional Annual Imported Water Supplies 18

2.1.4 Additional Imported Water Supplies from Banking Programs 18

2.2 Groundwater 19

2.2.1 Water Code §10910(f)(1) 20

2.2.2 Water Code §10910(f)(2) 20

2.2.3 Water Code §10910(f)(3) 21

2.2.4 Water Code §10910(f)(4) 21

2.2.5 Water Code §10910(f)(5) 21

2.2.6 Perchlorate Contamination 22

2.3 Recycled Water 23

3.0 PLANNED WATER RESOURCES 23

3.1 Water Transfers 23

3.2 Additional Banking Programs 23

3.3 Increased Dry-Year Saugus Formation Pumping 24

3.4 Additional Recycled Water 24

3.5 Water Conservation 25

4.0 WATER USE 26

4.1 Historical Water Use 26

4.2 Water Use of Project 28

4.3 Future Water Use 29

5.0 NORMAL, SINGLE-DRY, AND MULTIPLE-DRY YEAR PLANNING 30

5.1 Summary of Existing and Planned Supplies 30

5.2 Normal Water Year 32

5.3 Single-Dry Year.....34
5.4 Multiple-Dry Year.....36
6.0 CONCLUSION.....38

List of Tables

2-1 Average and Dry Period SWP Table A Deliveries from the Delta under Current Conditions
2-2 Average and Dry Period SWP Table A Deliveries from the Delta under Future Conditions
3-1 Future Reliability Enhancement Programs
4-1 Historical Water Use for SCWD
4-2 Historical Water Use for the Santa Clarita Valley Region
4-3 Water Use Estimate for the Project
4-4 Past, Current, and Projected Water Demands for SCWD
4-5 Regional Projected Water Demands
5-1 Summary of Existing and Planned Supplies
5-2 Projected Average/Normal Year Supplies and Demands
5-3 Projected Single-Dry Year Supplies and Demands
5-4 Projected Multiple-Dry Year Supplies and Demands

List of Figures

1-1 Skyline Ranch Project Location
1-2 Purveyor Map

1.0 INTRODUCTION

1.1 Background

Project Location

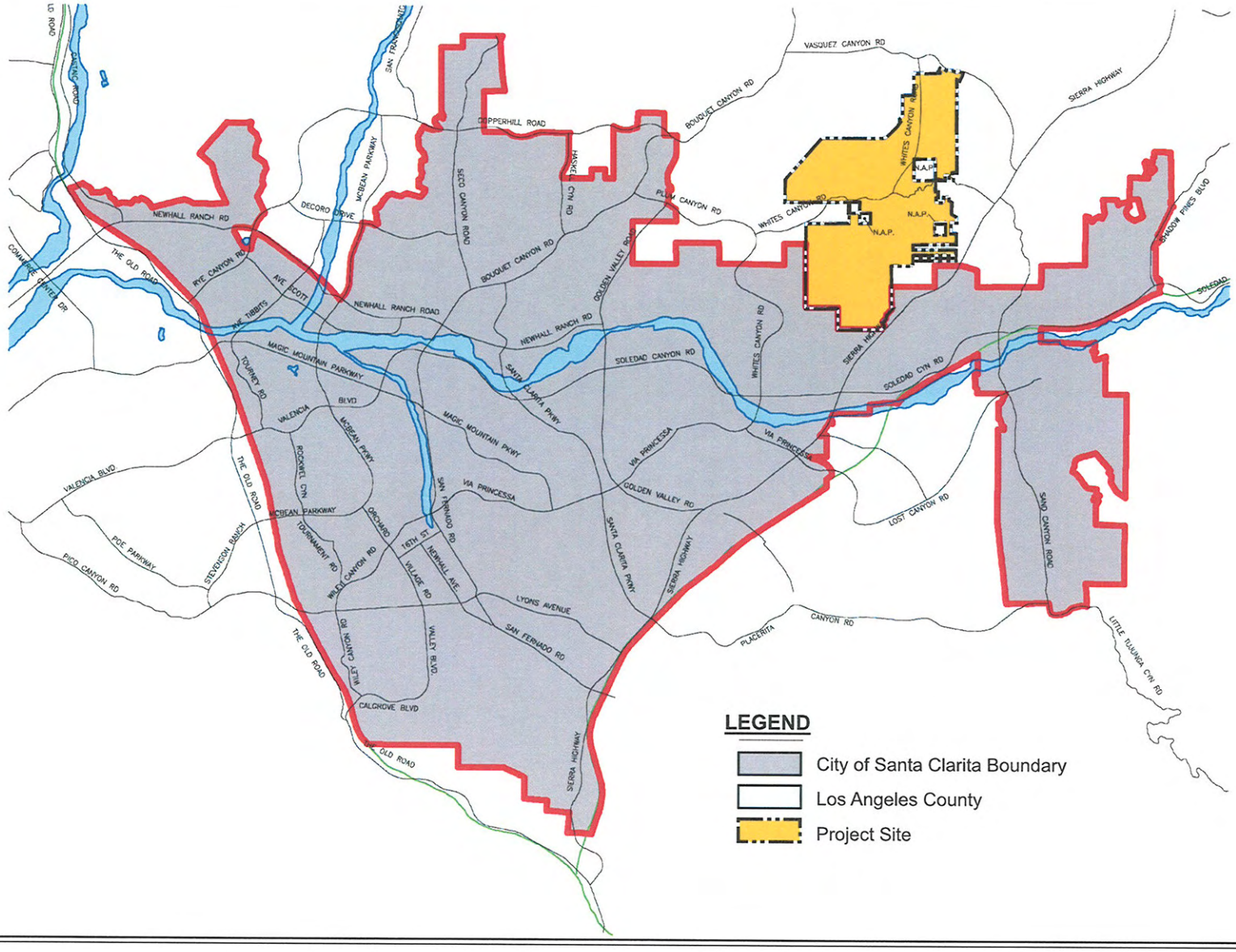
The 2,173-acre Skyline Ranch project (Project) site, Vesting Tentative Tract Map No. 060922, is located in the Santa Clarita Valley, north of Highway 14 (Antelope Valley Freeway) and the City of Santa Clarita, south of Vasquez Canyon Road, between Bouquet Canyon Road and Sierra Highway, in unincorporated 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 be 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



Not to Scale

Figure 1-1
Project Location Map

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,[1] 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.

[1] 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."

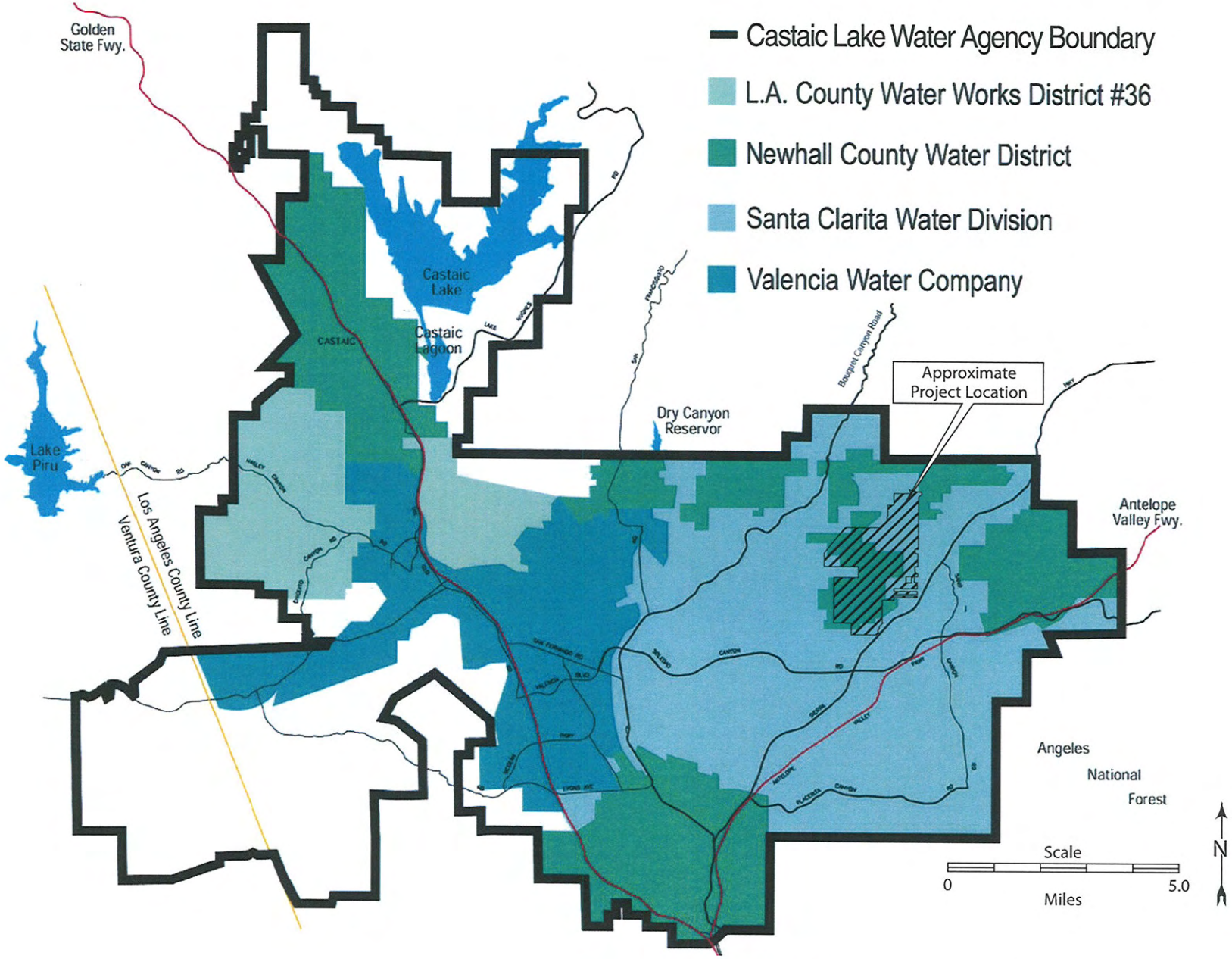


FIGURE 1-2
CLWA AND PURVEYORS' SERVICE AREAS
SKYLINE RANCH PROJECT

Source: Luhdorff & Scalmanini Consulting Engineers
Corrections based on 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[2] 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.[3] 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?[4]

A WSA is required for any "project" that is subject to CEQA[5] 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.[6] The Skyline Ranch project is a qualifying project under this definition.[7] 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.[8] 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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[2] 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.

[3] Water Code § 10911(b), (c).

[4] Water Code § 10910 (c) (4).

[5] Public Resources Code § 21080.

[6] 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.

[7] Water Code § 10912(a)(1).

[8] 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.[9] 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).

[9] 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[10] (open-water fish such as striped bass, Delta smelt[11] and longfin smelt[12]), 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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[10] 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).

[11] 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.

[12] 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.[13] 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.

[13] 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 (NFMS). 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

	SWP Table A Delivery from the Delta (in percent of maximum Table A[1])					
Study of Current Conditions	Long-term Average[2]	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[3]	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

	SWP Table A Delivery from the Delta (in percent of maximum Table A[1])					
Study of Future Conditions	Long-term Average[2]	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[3]	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).[14]

[14] 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.App4th 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).[15]

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[15] 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 Acquistion 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 section10910(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 section10753. 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)

Land Use Categories	*Water Use Factor (afy)*	*Size of Proposed Project (rounded)* [1]	*Estimated Water Use (afy)*
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 [2]	621
Road Parkways	3 per acre	26	78
Total			1,818

[1] Project details provided by CH2M HILL and PCR.

[2] 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	Comm-ercial	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
Existing Supplies (1)						
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
Local Supplies						
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
Total Existing Supplies	106,380	126,367	127,367	126,987	127,987	127,987
Existing Banking Programs (3)						
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
Total Existing Banking Programs	70,870	89,698	38,828	38,828	38,828	38,828
Planned Supplies (1)						
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
Total Planned Supplies	0	10,000	13,100	28,800	34,500	41,100
Planned Banking Programs (3)						
Additional Planned Banking	0	0	20,000	20,000	20,000	20,000
Total Planned Banking Programs	0	0	20,000	20,000	20,000	20,000

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
Existing Supplies					
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
Total Existing Supplies	120,707	121,407	122,107	122,807	123,107
Existing Banking Programs					
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
Total Existing Banking Programs	0	0	0	0	0
Planned Supplies					
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
Total Planned Supplies	0	3,100	8,800	14,500	21,100
Planned Banking Programs					
Additional Planned Banking (2)	0	0	0	0	0
Total Planned Banking Programs	0	0	0	0	0
Total Existing and Planned Supplies and Banking	120,707	124,507	130,907	137,307	144,207
Total Estimated Demand (w/o conservation) (4)	100,050	109,400	117,150	128,400	138,300
Conservation (5)	(8,600)	(9,700)	(10,700)	(11,900)	(12,900)
Total Adjusted Demand	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
Existing Supplies					
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
Local Supplies					
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
Total Existing Supplies	73,767	73,967	72,787	73,087	73,187
Existing Banking Programs					
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
Total Existing Banking Programs	41,950	24,950	24,950	24,950	24,950
Planned Supplies					
Local Supplies					
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
Total Planned Supplies	10,000	13,100	28,800	34,500	41,100
Planned Banking Programs					
Additional Planned Banking (6)	0	20,000	20,000	20,000	20,000
Total Planned Banking Programs	0	20,000	20,000	20,000	20,000
Total Existing and Planned Supplies and Banking	125,717	132,017	146,537	152,537	159,237
Total Estimated Demand (w/o conservation) (7) (8)	110,100	120,300	128,900	141,200	152,100
Conservation (9)	(9,500)	(10,700)	(11,700)	(13,100)	(14,200)
Total Adjusted Demand	100,600	109,600	117,200	128,100	137,900

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
Existing Supplies					
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
Local Supplies					
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
Total Existing Supplies	96,217	95,517	94,477	93,677	93,477
Existing Banking Programs					
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
Total Existing Banking Programs	22,650	19,950	19,950	19,950	19,950
Planned Supplies					
Local Supplies					
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
Total Planned Supplies	6,500	9,600	15,300	21,000	27,600
Planned Banking Programs					
Additional Planned Banking (7) (8)	0	5,000	15,000	15,000	15,000
Total Planned Banking Programs	0	5,000	15,000	15,000	15,000
Total Existing and Planned Supplies and Banking	125,367	130,067	144,727	149,627	156,027
Total Estimated Demand (w/o conservation) (9) (10)	110,100	120,300	128,900	141,200	152,100
Conservation (11)	(9,500)	(10,700)	(11,700)	(13,100)	(14,200)
Total Adjusted Demand	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.

W 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 out attached correspondence.

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

Sincerely,
Cam Noltemeyer
Board Member

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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
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McCORMICK, KIDMAN & BEHRENS, LLP

SECRETARY
APRIL JACOBS

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

Sincerely,

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

TABLE OF CONTENTS

1.0 INTRODUCTION 1
- 1.1 Skyline Ranch Project 3
- 1.2 Purpose of the WSA 3
- 1.3 Castaic Lake Water Agency 3
- 1.4 Santa Clarita Water Division 4
- 1.5 2005 UWMP 4

2.0 WATER SUPPLY ASSESSMENT 6
- 2.1 Average/Normal Year, Single Dry Year and Multiple Dry Year Water Assessment 7

3.0 IDENTIFICATION OF EXISTING WATER SUPPLY SOURCES 15
- 3.1 Annual Existing Water Supply Entitlements, Water Rights, or Water Service Contracts 15
- 3.2 Groundwater 16
- 3.3 Sustainability of Existing Groundwater Supplies and Projected Supplies 19
- 3.4 Recycled Water 20
- 3.5 State Water Project Water 20
- 3.6 Water Reliability Actions 21
  - 3.6.1 SWP Terminal Reservoir Flexible Storage 21
  - 3.6.2 Semitropic Groundwater Banking Projects 21
  - 3.6.3 Rosedale-Rio Bravo Water Storage District Groundwater Storage, Banking, Exchange, Extraction and Conjunctive Use Program 21
  - 3.6.4 Water Acquisition from the Buena Vista Water Storage District and Rosedale-Rio Bravo Water Storage District Water Banking and Recovery Program 22

4.0 LITIGATION EFFECTS ON AVAILABILITY OF IMPORTED WATER 22
- 4.1 Litigation Concerning CEQA Review of the Monterey Agreement 22
- 4.2 Litigation Concerning CEQA Review of the 41,000 AFY Transfer 23
- 4.3 Litigation Concerning the Adequacy of the 2005 UWMP 26
- 4.4 Litigation Concerning Water Acquisition from BVWSD/RRBWSD 26
- 4.5 Summary of Litigation Effect on Sufficiency of Water Supplies 27

LIST OF TABLES

1 Water Use Estimate 7
2 Current and Planned Water Supplies and Banking Programs 8
3 Projected Average/Normal Year Supplies and Demands 10
4 Projected Single Dry Year Supplies and Demands 11
5 Projected Multiple Dry Year Supplies and Demands 13

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[1] 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)[2] 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.[3]

A WSA is required for any "project" that is subject to CEQA[4] guidelines and proposes, among other things, residential development of more than 500 dwelling units.[5] The Skyline Ranch project is a qualifying project under this definition.[6] 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.

---

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.

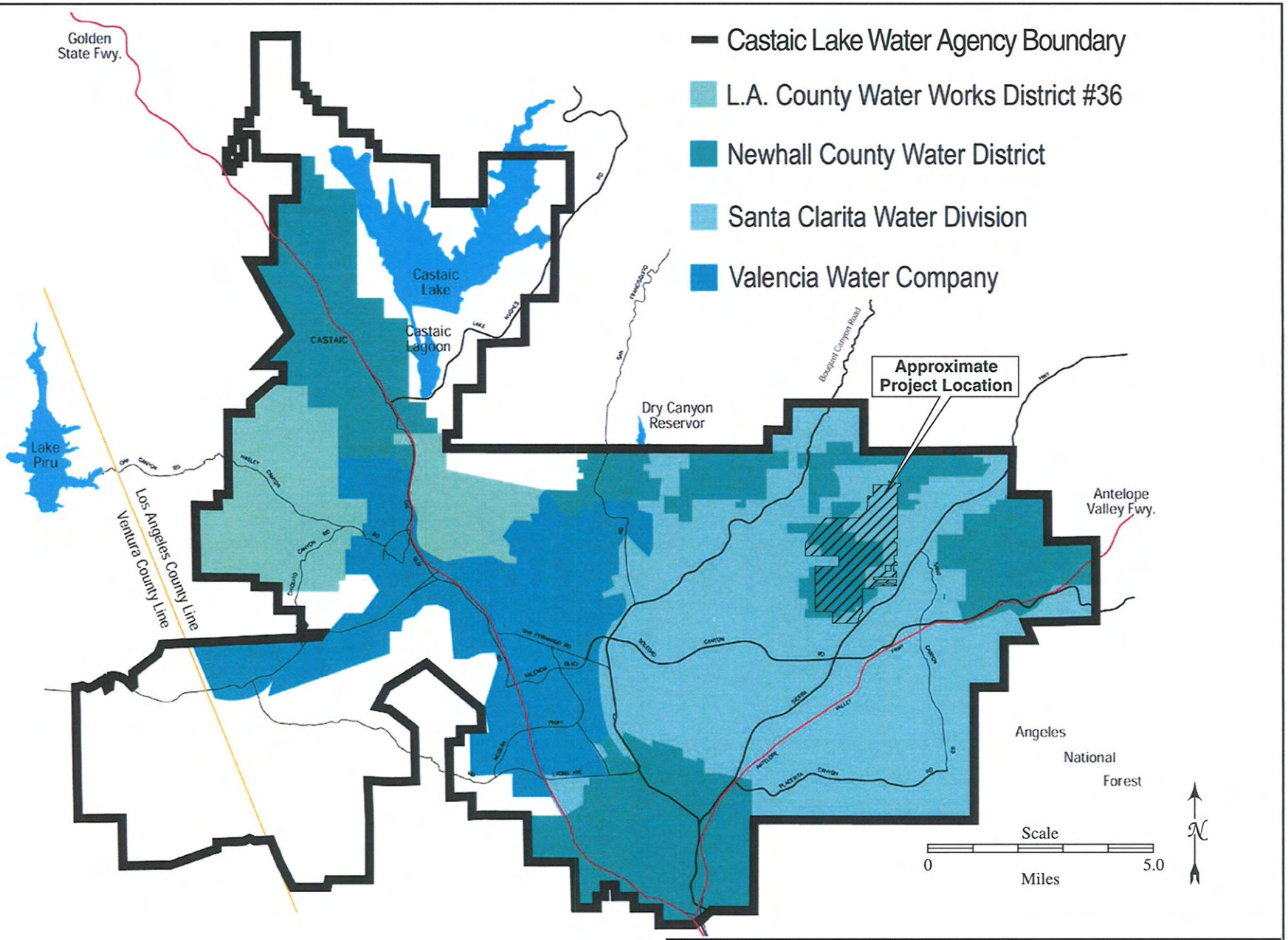

FIGURE 1
CLWA AND PURVEYORS' SERVICE AREAS
SKYLINE RANCH PROJECT

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

CH2MHILL

ES082006006SAC figure_4_l_1.ai 10-17-06 sbm

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.[7] 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.[8] If the water supply is anticipated to be insufficient, the WSA must describe measures being taken to obtain an adequate supply.[9] 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.[10]

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

7 Water Code § 10910(c).
8 Water Code § 10910 (c) (4).
9 Water Code § 10911(a).
10 Water Code § 10911(b), (c).

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.[11] 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[12] and as part

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. Last Updated by City March 2005, by County June 2004.

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) 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)[13]

13 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[14] 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.

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

Land Use Categories	Water Use Factor[1] AFY	Size of Proposed Project (rounded)	Estimated Water Use (AFY)
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[2]	621
Road Parkways	3 per acre	26	78
Total			1,793

[1] *Factors provided by SCWD.*

[2] *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[1]
(ACRE-FEET)

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

Table 2
CURRENT AND PLANNED WATER SUPPLIES AND BANKING PROGRAMS[1]
(ACRE-FEET)

	2005	*2010*	*2015*	*2020*	*2025*	*2030*
Total Planned Banking Programs	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*
EXISTING SUPPLIES					
Wholesale (Imported)	*67,600*	*69,500*	*71,400*	*73,300*	*73,300*
SWP Table A Supply [1]	67,600	69,500	71,400	73,300	73,300
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
Total Existing Supplies	115,300	117,200	119,100	121,000	121,000
EXISTING BANKING PROGRAMS					
Semitropic Water Bank[2]	0	0	0	0	0
Rosedale-Rio Bravo[2]	0	0	0	0	0
Total Existing Banking Programs	0	0	0	0	0
PLANNED SUPPLIES					
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[3]	0	1,600	6,300	11,000	15,700
Transfers					
Buena Vista-Rosedale [4]	11,000	11,000	11,000	11,000	11,000
Total Planned Supplies	11,000	12,600	17,300	22,000	26,700
PLANNED BANKING PROGRAMS					
Additional Planned Banking[2]	0	0	0	0	0
Total Planned Banking Programs	0	0	0	0	0
Total Existing and Planned Supplies and Banking	126,300	129,800	136,400	143,000	147,700
Total Estimated Demand (w/o conservation)[5]	100,050	109,400	117,150	128,400	138,300
Conservation[6]	(8,600)	(9,700)	(10,700)	(11,900)	(12,900)
Total Adjusted Demand	91,450	99,700	106,450	116,500	125,400

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*
EXISTING SUPPLIES					
Wholesale (Imported)	*9,860*	*9,860*	*8,480*	*9,480*	*9,480*
SWP Table A Supply [1]	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)[2]	1,380	1,380	0	0	0
Local Supplies					
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
Total Existing Supplies	59,060	59,060	57,680	58,680	58,680
EXISTING BANKING PROGRAMS					
Semitropic Water Bank [3]	17,000	0	0	0	0
Rosedale-Rio Bravo[6]	20,000	20,000	20,000	20,000	20,000
Total Existing Banking Programs	37,000	20,000	20,000	20,000	20,000
PLANNED SUPPLIES					
Local Supplies					
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[4]	0	1,600	6,300	11,000	15,700
Transfers					
Buena Vista-Rosedale[5]	11,000	11,000	11,000	11,000	11,000
Total Planned Supplies	21,000	22,600	37,300	42,000	46,700
PLANNED BANKING PROGRAMS					
Additional Planned Banking[7]	0	20,000	20,000	20,000	20,000
Total Planned Banking Programs	0	20,000	20,000	20,000	20,000
Total Existing and Planned Supplies and Banking	117,060	121,660	134,980	140,680	145,380
Total Estimated Demand (w/o conservation)[8,9]	110,100	120,300	128,900	141,200	152,100
Conservation[10]	(9,500)	(10,700)	(11,700)	(13,100)	(14,200)
Total Adjusted Demand	100,600	109,600	117,200	128,100	137,900

Notes:

1. *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).*
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 Chapter 4, Recycled Water of the 2005 UWMP.*
5. *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.*
6. *Rosedale-Rio Bravo Water Banking and Recovery Program went online in 2005.*
7. *Assumes additional planned banking supplies available by 2014.*
8. *Assumes increase in total demand of 10 percent during dry years.*
9. *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).*
10. *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 6-3.

Table 5
PROJECTED MULTIPLE DRY YEAR SUPPLIES AND DEMANDS[1] (ACRE-FEET)

	2010	*2015*	*2020*	*2025*	*2030*
EXISTING SUPPLIES					
Wholesale (Imported)	*32,010*	*32,910*	*32,570*	*32,570*	*32,570*
SWP Table A Supply [2]	30,500	31,400	31,400	31,400	31,400
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
Local Supplies					
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
Total Existing Supplies	81,210	82,110	81,770	81,770	81,770
EXISTING BANKING PROGRAMS					
Semitropic Water Bank[3]	12,700	0	0	0	0
Rosedale-Rio Bravo[7,8]	5,000	15,000	15,000	15,000	15,000
Total Existing Banking Programs	17,700	15,000	15,000	15,000	15,000
PLANNED SUPPLIES					
Local Supplies					
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
Transfers					
Buena Vista-Rosedale [6]	11,000	11,000	11,000	11,000	11,000
Total Planned Supplies	17,500	19,100	23,800	28,500	33,200
PLANNED BANKING PROGRAMS					
Additional Banking Programs[8,9]	0	5,000	15,000	15,000	15,000
Total Planned Banking Programs	0	5,000	15,000	15,000	15,000
Total Existing and Planned Supplies and Banking	116,410	121,210	135,570	140,270	144,970
Total Estimated Demand (w/o conservation)[10,11]	110,100	120,300	128,900	141,200	152,100
Conservation[12]	(9,500)	(10,700)	(11,700)	(13,100)	(14,200)
Total Adjusted Demand	100,600	106,900	117,200	128,100	137,900

Table 5
PROJECTED MULTIPLE DRY YEAR SUPPLIES AND DEMANDS[1] (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)[15]; (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,

15 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

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).

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.[16] 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

[16] 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.

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

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

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.[17] 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.

[17] 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 expect 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.

california water network

1-24-07

Carolee K. Krieger *president*
Dorothy Green *secretary*
Joan Hartmann *treasurer*
Lloyd G. Carter *director*
Malinda Chouinard *director*
Yvon Chouinard *director*
Jim Edmondson *director*
Michael Jackson *director*
Huey Johnson *director*
Linda Mitrovich *director*
Tom Stokely *director*

Castaic Lake Water Agency
27234 Bouquet Canyon Rd.
Castaic, CA 91350

FAX : (661) 297-1611

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:

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

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.

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 EIR

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Angeles Chapter

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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

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

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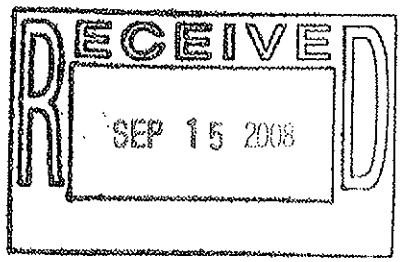
Resolution of the Executive Committee of the Angeles Chapter

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

CASTAIC LAKE WATER AGENCY

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.

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GENERAL MANAGER
DAN MASNADA

GENERAL COUNSEL
McCORMICK, KIDMAN & BEHRENS, LLP

SECRETARY
APRIL JACOBS

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 pgs total

Carolee K. Krieger *president*

Dorothy Green *secretary*

Jim Edmondson *treasurer*

Lloyd Carter *director*

Malinda Chouinard *director*

Yvon Chouinard *director*

Joan Hartmann *director*

Michael Jackson *director*

Huey Johnson *director*

Tom Stokely *director*

8-14-08

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, LA County Project #04-075

Dear Sirs and Madams:

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.

On June 4th, the governor of the State of California declared a statewide drought. Executive Order S-06-08 reads in part:

> "**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
> **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
> **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.

808 Romero Canyon Road, Santa Barbara, CA 93108, email: caroleekrieger@cox.net, Phone: 805.969.0824, Fax: 805.565.3394

In an article that appeared in the New York Times on June 7th, (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. 17th, 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. 17th 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 2nd 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 7th 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: Raphael G. 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 contactor 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)
FEATHER RIVER				
County of Butte	27,500	27,500	9,625	35%
Plumas County FC&WCD	2,020	2,020	964	48%
City of Yuba City	9,600	9,600	3,360	35%
Subtotal	39,120	39,120	13,949	
NORTH BAY				
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	
SOUTH BAY				
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	
SAN JOAQUIN VALLEY				
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	
CENTRAL COASTAL				
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	
SOUTHERN CALIFORNIA				
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	42,385	35%
Crestline-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 Gorgonio 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	
TOTAL	4,165,931	4,165,931	1,457,283	

SWPAO
31-Jan-08

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 is 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 calls 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

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Santa Clarita Organization for Planning the Environment (SCOPE)

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Los Padres Chapter

Surfrider Foundation

Audubon Society
Ventura Chapter

Ventura County Environmental Coalition

August 25, 2008

Castaic Lake Water Agency
27234 Bouquet Cyn Rd.
Saugus CA 91350

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.

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

Ron Bottorff, Chair

CC: County of Los Angeles Dept of Regional Planning

Jeff F.

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 4th, the governor of the State of California signed Executive Order S-06-08 declaring a statewide drought. On Tuesday, June 5th, 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. 17th, 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

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 paragraphes:

On June 4th, 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.

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: 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.

ADDITONAL 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

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

27536 Marta Lane, Unit 103
Canyon Country, California 91387

(213) 200-1563
www.TheWolcottCompany.com
denis@TheWolcottCompany.com

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, 13th 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,

Larry G. Mankin
President/CEO

15 YEARS
ACCREDITED
CHAMBER OF COMMERCE
CHAMBER OF COMMERCE OF THE UNITED STATES

August 17, 2009

County of Los Angeles
Regional Planning Commission
320 W. Temple Street, 13th 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,

Jim Tanner
Realty Executives
661-964-1600

August 25, 2009

County of Los Angeles
Regional Planning Commission
320 W. Temple Street, 13th 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.

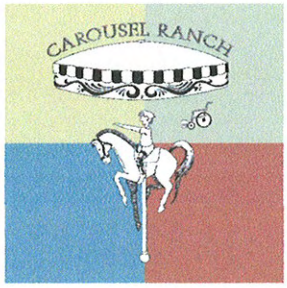
We have not fully studied the proposed Skyline Ranch project and, therefore, cannot speak to that specific project. However, based on our observation of the projects Pardee Homes has developed in our area, we know that Pardee Homes is committed to constructing well designed master-planned communities with amenities that significantly enhance the quality of the neighborhoods.

Sincerely,

Max Hobbs

Daniel Carmichael

Carousel Ranch
...where hope goes round and round



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Dr. Kent Robbins
Jeri Seratti-Goldman

August 19, 2009

Jim Bizzelle
Vice President, Community Development
Pardee Homes
10880 Wilshire Blvd., Ste. 1900
Los Angeles, CA 90024

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

Santa Clarita Valley
Committee on Aging Corp.
22900 Market Street • Santa Clarita, CA 91321-3608
(661) 259-9444 • Fax (661) 259-1647
E-mail: admin@scvsc.org

August 21, 2009

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

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

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

THE
Santa Clarita Valley
FOOD
PANTRY
Established 1985

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

Board of Directors

Barry Gribbons
President

Mike Riley
Vice President

Cathy Lynskey
Treasurer

Beth Shott

Paul Travers

Tim Whyte

Patricia Rose
Board Member Emeritus

Belinda Crawford
Executive Director

Non-profit Tax ID
#95-4014804

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.

Agenda Item No. 9
September 16, 2009

ADDITIONAL CORRESPONDENCE

Skyline Ranch
Project No. 04-075-(5)
TR 060922

Baldwin, Alejandrina C.

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-0113.pdf

Importance: High

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

TAKE PRIDE IN AMERICA

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 (CNDDB): The BRA frequently references the CNDDB and its role in determining which species may occur onsite. While the CNDDB 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 CNDDB in the project vicinity still have a potential to occur on the project site.

Furthermore, the references made to the CNDDB were made from a search compiled in 2004, according to the BRA. This further limits the applicability of the CNDDB 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 CNDDB 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 (CNDDB 2009, occurrences 867, 853, respectively). We recommend that the information in the DEIR that has been derived from the CNDDB 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 (CNDDB 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 though 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 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

[CNDDB] 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:kat_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
Total	7,900		3,900

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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

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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 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 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.[1] 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[2], 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.

---

[1] See well graphs available through Santa Clarita Water Co.

[2] *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[3]. 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[4], 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[5].

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.[6]

---

[3] Groundwater Basin Yield, 2008, Ludhdroff and Scalmanini and GSI Solutions, Inc., 2009, hereby included by reference in this administrative record.

[4] Stadium Well, Valencia Well Q2, Valencia Well 157, Saugus 1 and 2, NCWD 11

[5] *Friends of the Santa Clara River v. Castaic Lake Water Agency et al.*, 2004, CalAp5

[6] 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[7] 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.

---

[7] 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

CEQA filing fee increase (January) and other information regarding no effect exemptions - 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
SANTA CLARITA

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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.

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.

Sincerely,

Sharon Sorensen

Sharon Sorensen
Senior Planner

SS:DK:kb
S:\CD\CURRENT\IRP\IRP FILES\VTTM 60922 (Skyline Ranch)\vttm60922 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 Marsailes [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]
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

Please consider the environment before printing this email.

SOUTHERN CALIFORNIA
ASSOCIATION of GOVERNMENTS

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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

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[1]

	2010	2015	2020	2025	2030	2035
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)[1]

	2010	2015	2020	2025	2030	2035
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)[1]

	2010	2015	2020	2025	2030	2035
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)[1]

	2010	2015	2020	2025	2030	2035
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)[1]

	2010	2015	2020	2025	2030	2035
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

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).

APPENDIX B – PUBLIC HEARING NOTICE AND STAFF REPORT FOR THE PUBLIC HEARING BEFORE THE REGIONAL PLANNING COMMISSION (DECEMBER 16, 2009)

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

REVISED PUBLIC HEARING NOTICE
NOTICE OF CONTINUED PUBLIC HEARING

COUNTY PROJECT NUMBER 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. 04-075
HIGHWAY REALIGNMENT CASE NO. 200900001

Notice is hereby given that the Regional Planning Commission of Los Angeles County will conduct a continued public hearing concerning this proposed land development on Wednesday, **December 16, 2009**, at 9:00 a.m., in Room 150 Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Room 150 will open to the public at 8:50 a.m. Interested persons will be given an opportunity to testify.

General description of proposal: ***The project was first considered by the Regional Planning Commission on September 16, 2009. A general plan amendment has been filed since the original notice, 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 to Sierra Highway. Work associated with offsite grading and construction of Skyline Ranch Road has also been added to the conditional use permit.*** The tract map continues to propose to create 1260 single-family residential lots, a 12 acre public park lot, nine private park lots totaling over approximately 6 acres, 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 including area within recorded Tract Map Nos: 49433, 49434, and 44967. The conditional use permit is also necessary to ensure compliance with requirements for development within urban and non-urban Hillside Management areas, density-controlled development, and onsite project grading exceeding 100,000 cubic yards. Proposed grading consists of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill balanced on site. An oak tree permit is required to authorize the removal of one oak tree (non heritage) within the project boundary. A highway realignment is required for the extension and realignment of Whites Canyon Road which will extend from Plum Canyon Road to Sierra Highway, a secondary highway on the County Master Plan of Highways, to be named Skyline Ranch Road.

General location of project site: West of Sierra Highway and south of Vasquez Canyon Road, within the Sand Canyon Zoned District, within the unincorporated area of Santa Clarita Valley.

Case materials, including the environmental documentation, are available for review Monday through Thursday, between 7:30 AM and 5:30 PM, at the Department of Regional Planning, Hall of Records, Room 1382, 320 West Temple Street, Los Angeles, California 90012. Our office is closed on Fridays. Case materials will be available for review beginning **August 17, 2009** at the Canyon Country Jo Anne Darcy Library. Selected materials will also be available on the Department of Regional Planning website at http://planning.lacounty.gov.

These cases do not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send **written comments**, please write to the Department of Regional Planning at the address given below, Attention: **Susan Tae**. You may also obtain additional information concerning this case by phoning Susan Tae at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 5:30 p.m., Monday through Thursday. Our office is closed on Fridays.

If you challenge a County action in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Regional Planning Commission at, or prior to, the public hearing.

Jon Sanabria
Acting Planning Director

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 TDD), with at least three business days notice."

Este es un aviso de una audiencia publica de acuerdo al Decreto de la Proteccion del Medio Ambiente de California. El proyecto fue considerado por la Comisión Regional de Planificación el 16 de septiembre de 2009. Una enmienda al plan general se ha presentado desde el anuncio original, para enmendar el Plan General del Condado de Los Angeles de Carreteras para realinear Whites Canyon Road a la propuesta de la alineación Skyline Ranch Road como una carretera secundaria de Plum Cañón a Sierra Highway. Un permiso de uso condicional también se ha añadido para la nivelación de tierra fuera de sitio y la construcción de Skyline Ranch Road. El proyecto que se considera por el condado de Los Angeles es una propuesta para subdividir 2,173 acres entre 1,260 lotes residenciales, un permiso conditional, un permiso de roble para remover un roble, y un permiso para alinear la carretera de Whites Canyon Road ha Sierra Highway Road. La audiencia publica continuado para considerar el proyecto y Redacto de el Reporte de Impacto Ambiental se llevara acabo el **16 de diciembre de 2009** en el cuarto 150 del edificio Hall of Records; en el 320 W. Temple Street, Los Angeles, California, a las 9:00am. Si necesita mas informacion, o si quiere este aviso en Espanol, favor de llamar al Departamento de Planificacion al (213) 974-6466."

DEPARTMENT OF REGIONAL PLANNING
LAND DIVISIONS
320 W. TEMPLE STREET, ROOM 1362
LOS ANGELES, CALIFORNIA 90012-3225

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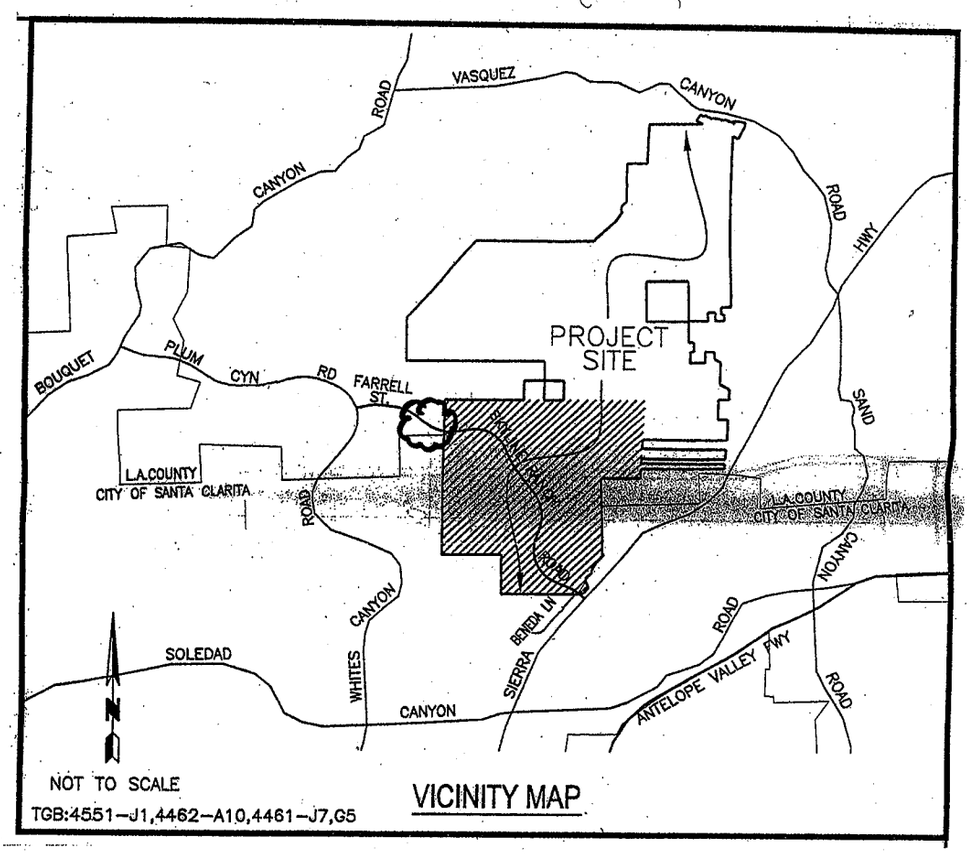

VICINITY MAP

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
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 discusssed 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 years 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
Interim*		
Travel Lanes (total)	2	N/A
Bike Lane	Class II	N/A
Landscaped Median**	29' total	N/A
Parkway**	6' (sidewalk only)	N/A
Full Improvement		
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
Interim*		
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
Full Improvement		
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
Full Improvement		
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
Full Improvement		
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 **Exhibit "A" Map Date: 10-22-09**
CONDITIONAL USE PERMIT CASE NO. 04-075

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.

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7. Within three (3) days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angles 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 changed 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

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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").

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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.

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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

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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 **Exhibit "A" Map Date: 10-22-09**
CONDITIONAL USE PERMIT CASE NO. 200900121

DRAFT CONDITIONS:

1. This grant authorizes the use of the subject property for a solid fill project, consisting of approximately 535,000 cubic years 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 Angles 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 changed 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

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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:

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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.

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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.

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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.

DEPARTMENT OF REGIONAL PLANNING
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. 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").

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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.

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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 Angles 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.

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RP

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

Prepared by John Chin Phone (626) 458-4918 Date 11-23-2009

tr60922L-rev5.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 60922 (Rev.)

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 Phone (626) 458-4921 Date 11-24-2009
tr60922r-rev5.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 60922 (Rev.)

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 Phone (626)458-4921 Date 11-18-2009
tr60922w-rev5.doc

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

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

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

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

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

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

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

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

7. 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 JKC John Chin Phone (626) 458-4918 Date 11-19-2009

tr60922L-rev5doc

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 Phone (626) 458-4918 Date 11-19-2009
tr60922L-rev5.doc

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.

AL Name [signature] 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
__ 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

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey
60922, TM11 APP

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 8.2
Job Number LX001129
Sheet 1 of 1

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

Tentative Tract Map	60922
Location	Santa Clarita
Developer/Owner	Pardee Homes
Engineer/Architect	Sikand
Soils Engineer	Geolabs - Westlake Village
Geologist	Same as above

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.

REGISTERED PROFESSIONAL ENGINEER
YOSHIYA MORISAKU
No. 67597
Exp. 6/30/11
CIVIL
STATE OF CALIFORNIA

Reviewed by Yoshiya Morisaku 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

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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 60922 (Rev.)

REVISED MAP DATED 10-22-2009
EXHIBIT MAP DATED 10-22-2009

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

1. A 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.

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 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.

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 Phone (626) 458-4921 Date 11-18-2009

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 60922 (Rev.)

TENTATIVE MAP DATED 10-22-2009
EXHIBIT MAP DATED 10-22-2009

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.

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 Phone (626)458-4921 Date 11-18-2009
tr60922w-rev5.doc

PR. Susie

COUNTY OF LOS ANGELES
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

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 Date: November 18, 2009

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 posts 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.

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 # **60922**	DRP Map Date: **10/22/2009**	SCM Date: **11/30/2009**	Report Date: **11/25/2009**
Park Planning Area # **35D**	**CANYON COUNTRY**		Map Type: **REV. (REV RECD)**

Total Units **1,260** = Proposed Units **1,260** + Exempt Units **0**

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	**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 1st 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 1st 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

Supv D 5th
November 19, 2009 14:19:41
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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)eople 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	
			Total Acre Obligation =	**12.13**

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
		Total Provided Acre Credit:		**9.20**	

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 Angels 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).

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,

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
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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 5th 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

October, 2009

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.

October 2009

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.

October 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

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.

October 2009

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 though 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.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

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

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 Angles 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

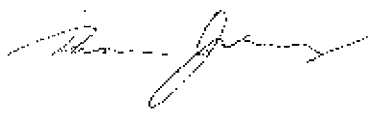
Consistent with the Draft DIER the Applicant proposes to plant a minimum of ten (10) 24 '' box coast live oaks in the proposed project's open space areas that are suitable for the long term establishment of oaks. Mitigation oaks shall be selected by a qualified oak tree consultant. All selected oaks 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

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.

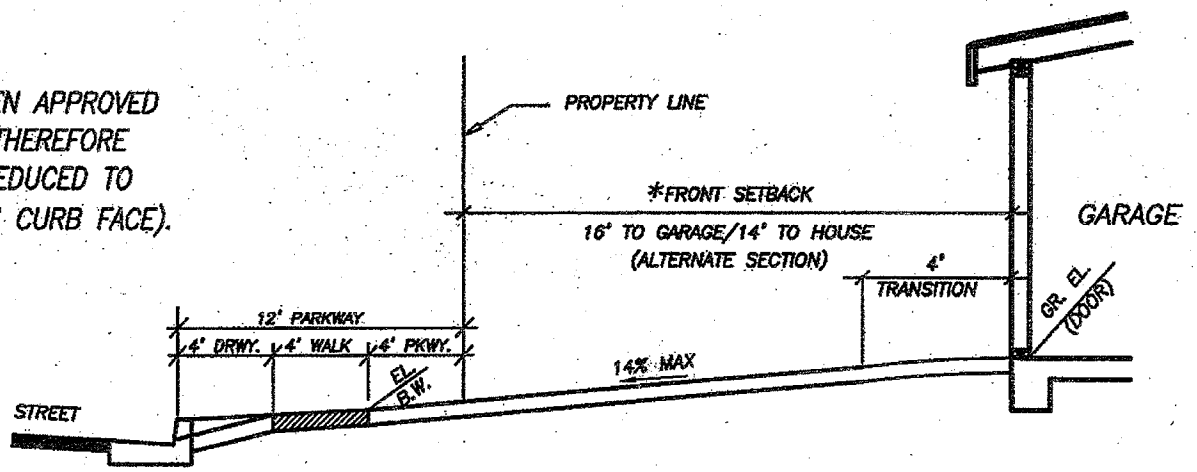
Traditional flag lots are discouraged for safety reasons because it can be difficult for emergency services to locate and access lots that do not have direct frontage along a County-maintained street and are often hidden behind other homes. With the proposed design, the new homes will have direct frontage 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.

*** 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).



TYPICAL DRIVEWAY

NO SCALE

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

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
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

December, 2009

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-feet 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.

STATE OF CALIFORNIA–THE RESOURCES AGENCY ARNOLD SCHWARZENEGGER, *Governor*

SANTA MONICA MOUNTAINS CONSERVANCY
RAMIREZ CANYON PARK
5750 RAMIREZ CANYON ROAD
MALIBU, CALIFORNIA 90265
PHONE (310) 589-3200
FAX (310) 589-3207

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 alterative 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.

Please address any questions to Paul Edelman of our staff at the above address and by phone at (310) 589-3200 ext. 128.

Sincerely,

RONALD P. SCHAFER
Chairperson

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

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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: for 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.

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.

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.

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.

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.

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.

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