Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

January 26, 2011

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

Dear Supervisors:

PROJECT NO. 03-304-(5)
ZONE CHANGE NO. 03-304
CONDITIONAL USE PERMIT NO. 03-304
OAK TREE PERMIT NO. 03-304
VESTING TENTATIVE TRACT MAP NO. 53933
APPLICANT: BAHRAM SAFAVI AND CAN SHELTER INC.
P.O. BOX 34898
LOS ANGELES, CA 90034
CASTAIC CANYON ZONED DISTRICT
FIFTH SUPERVISORIAL DISTRICT (3-VOTE)

IT IS RECOMMENDED THAT YOUR BOARD:

— Consider the Final Environmental Impact Report ("EIR") and Findings of Fact and Statement of Overriding Considerations ("SOC") for Project No. 03-304-(5), Zone Change No. 03-304, Conditional Use Permit No. 03-304, Oak Tree Permit No. 03-304, and Vesting Tentative Tract Map No. 53933 together with any comments received during the public review process, find on the basis of the whole record before the Board that there is substantial evidence the project will have a significant effect on the environment, find that there are overriding considerations that warrant approval of the project, find that the Final EIR reflects the independent judgment and analysis of the Board, and adopt the Final EIR and Findings of Fact and SOC with Mitigation Monitoring Program ("MMP").

— Instruct County Counsel to prepare the necessary documents to approve Zone Change No. 03-304, as recommended by the Los Angeles County Regional Planning Commission ("Commission").

— Instruct County Counsel to prepare the necessary findings to affirm the Commission's approval of Conditional Use Permit No. 03-304, Oak Tree Permit No. 03-304 and Vesting Tentative Tract Map No. 53933.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The project requests a change to the Los Angeles County Zoning Ordinance Map designation on the project site from A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) to RPD-5,000-1.9U Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-1.9 Dwelling Units Per Acre) on 42.02 acres and M-1-DP (Light Industrial-Development Program) on 5.21 acres. The Development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential and commercial development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new zone change and/or CUP is first obtained. The project also requests a conditional use permit 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 Residential Planned Development and Development Program zoning; an oak tree permit to authorize removal of 13 oak trees (nonheritage oaks) and encroachment within the protected zone of 20 oak trees (including two heritage oaks); and a vesting tentative tract map to create 79 lots (70 single-family residential lots, three commercial lots, four open space lots, one private park lot and one public facility lot) on 47.25 gross acres.

Implementation of Strategic Plan Goals

The proposed project promotes the following Strategic Plan Goals in the following way:

Public Safety
The project has a clustered design that allows for density to be transferred from geologic hazard areas, including a fault zone and steep terrain, to areas within the project site more appropriate for development. The residential cluster design reduces the grading footprint and amount of grading. Open space lots surround the residential and commercial footprints allowing for the preservation of continuous open space. In addition, future potential hazards are prevented through the grading of existing erosion scars.

The project's approved Drainage Concept Plan proposes to improve current property run-off of sheet flow drainage to offsite properties and reduces the storm run-off flow discharged to the adjacent properties over the existing conditions for 2-year, 5-year, 10-year, 25-year and 50-year storm events. In addition, the on-site detention basin is designed to reduce increased run-off to the downstream storm drain facilities.

Operational Effectiveness
The project's commercial component and residential entrance is designed along The Old Road providing easy access to and from the Castaic community, creating neighborhood interaction and potentially reducing the need for longer commutes to commercial services.

In line with environmentally responsible practices, this project incorporates low impact design features such as residential roof top rainwater collection devices, permeable driveway paving, drought-tolerant landscaping and low flow irrigation to help preserve project site water run-off and retention.

Community and Municipal Services
The project site is consistent with urban densities adjacent to the property, providing residential housing to help meet the Southern California Association of Governments (SCAG) housing projection goals and utilizing the existing public utilities adjacent to the property on The Old Road without exceeding the available capacities thereof. Consistent with the Santa Clarita Valley Area Plan, a component of the Los Angeles Countywide General Plan, the project's commercial component is designed closest to the designated Transportation Corridor.

In line with cultural and recreational enrichment, the project will provide a 4.11 private park to be maintained by the Homeowner's Association and designed with a tot-lot, picnic area, a private walking trail with private trailhead, which may reduce the demand for recreational facilities within the Castaic area.

In addition to contributing to its fair share of fees toward the Castaic Bridge and Thoroughfare District, the project will also construct a portion of a County Capital Improvement project along The Old Road. Improvements will include widening of The Old Road to 84 feet of right-of-way, including two travel lanes in each direction, a 10-foot wide median, and bike lanes and sidewalks on each directional side of The Old Road fronting the project.

FISCAL IMPACT/FINANCING

Adoption of the proposed zone change as well as the approval of the conditional use permit, oak tree permit, and vesting tentative tract map should not result in any new significant costs to the County, as the owner is bearing the full costs of new development and construction. The open space lots and private park lots are proposed to be financially maintained by a Homeowners Association. No request for financing is being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On June 2, 2010, the Commission conducted a public hearing on Conditional Use Permit No. 03-304, Oak Tree Permit No. 03-304, and Vesting Tentative Tract Map No. 53933. Due to

outstanding technical holds for the project, staff recommended a continuance. Outstanding holds included revisions to the oak tree application, slope density analysis map, zone change request, and the preparation of final environmental documents. The Commission continued the public hearing to August 4, 2010, to allow the applicant to work with staff to resolve remaining outstanding holds and allow time for final documents to be prepared.

On August 4, 2010, a continued public hearing was held in where staff discussed how all remaining project holds were cleared. Holds were cleared with a revised oak tree permit requesting up to 20 encroachments (two heritage oaks); a revised residential zone change request to 1.9 dwelling units per acre instead of 2.5 dwelling units per acre as previously proposed; a revised slope density analysis map supporting a maximum density of 77 dwelling units per acre; and completion of final environmental documents.

The Commission closed the public hearing and approved the Conditional Use Permit, Oak Tree Permit, and Vesting Tentative Tract Map, and recommended the Zone Change for approval.

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

ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et.seq.), the State CEQA Guidelines, and the environmental document reporting procedures and guidelines of the County of Los Angeles. In accordance with State and County Environmental Quality guidelines, a Draft and Final EIR was prepared for the project. The EIR concludes that certain impacts cannot be mitigated to less than significant, which includes: air quality and noise (both temporary during construction) and biological resources (cumulative). The Findings of Fact and SOC have been prepared in response to Final EIR comments regarding the three factors that cannot be mitigated to less than significant. An MMP was also prepared to mitigate other potentially significant impacts to less than significant.

IMPACT ON CURRENT SERVICES OR PROJECTS

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

Respectfully submitted,

Richard J. Bruckner
Director

RJB:SMT:ACB

Attachments: Commission Resolution, Findings and Conditions;
Commission Staff Reports and Correspondence;
Vesting Tentative Tract Map and Exhibit "A" dated March 31, 2009,
Oak Tree Exhibit, Zone Change Exhibit and Land Use Map;
Draft EIR and Technical Appendices, Final EIR and Technical Appendices,
Findings of Fact and Statement of Overriding Considerations

c: Chief Executive Officer
County Counsel
Clerk of the Board
Assessor

A RESOLUTION OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
RELATING TO ZONE CHANGE CASE NO. 03-304

WHEREAS, the Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing regarding Zone Change Case No. 03-304, Vesting Tentative Tract Map No. 53933, Conditional Use Permit Case No. 03-304, and Oak Tree Permit Case No. 03-304 on June 2, 2010 and August 4, 2010; and

WHEREAS, Commission finds as follows:

1. The applicant, Bahram Safavi and Can Shelter Inc., is proposing to develop a clustered residential development of 70 single-family residential lots, three commercial lots, four open space lots, one private park lot and one public facility lot on 47.25 gross acres. The applicant also proposes to remove 13 oak trees (nonheritage oaks) and encroach within the protected zone of 20 oak trees (including two heritage oaks).

2. Zone Change Case No. 03-304 is a request by the applicant to change the zoning from A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) to RPD-5,000-1.9U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-1.9 Dwelling Units Per Acre) on 42.04 acres and M-1-DP (Light Industrial-Development Program) on 5.21 acres. The Development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new zone change and/or conditional use permit ("CUP") is first obtained.

3. Vesting Tentative Tract Map No. 53933 is a related request to create 79 lots (70 single-family residential lots, three commercial lots, four open space lots, one private park lot and one public facility lot) on 47.25 gross acres.

4. Conditional Use Permit Case No. 03-304 is a related request 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 Residential Planned Development and Development Program zoning pursuant to Sections 22.20.460, 22.40.040, 22.40.070, 22.40.080, 22.56.205, 22.56.210, and 22.56.215.

5. Oak Tree Permit Case No. 03-304 is a related request to authorize removal of 13 oak trees (nonheritage oaks) and encroachment within the protected zone of 20 oak trees (including two heritage oaks) pursuant to Section 22.56.2060.

6. Approval of the vesting tentative tract map, conditional use permit, and oak tree permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board of Supervisors") has adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

7. The subject site is located parallel to and southwest of The Old Road and Golden State Freeway (I-5), south of Parker Road and north of Villa Canyon Road, within the Castaic Canyon Zoned District and Castaic Area Community Standards District ("CSD"), within the unincorporated area of Santa Clarita Valley.

8. The rectangular-shaped property is 47.25 acres in size with ridges, intervening canyons and level terrain. Approximately 20 percent of the subject property has zero to 25 percent slopes, 25 percent has 25 to 50 percent slopes, and 55 percent has slopes greater than 50 percent.

9. The project site is currently zoned A-2-2, which was established by Ordinance No. 7486 on April 3, 1959. The project proposes a zone change from A-2-2 to RPD-5,000-1.9U on 42.04 acres and to M-1-DP on 5.21 acres. Surrounding zoning includes RPD-9,000-6.5U (Residential Planned Development-9,000 Square Feet Minimum Required Lot Area-6.5 Dwelling Units Per Acre), R-3-13U-DP (Limited Multiple Residence-13 Dwelling Units Per Acre-Development Program) and CPD (Commercial Planned Development) to the north; A-2-2 and M-1-DP to the east; A-2-2 to the south; and A-2-2 to the west.

10. The subject property consists of four vacant lots. Surrounding uses include a mobile home park, multi-family and truck dealership to the north; building materials yard and I-5 Freeway to the east; vacant to the south; and vacant to the west.

11. Access to the proposed development is provided by The Old Road, a varying 80 to 84-foot wide secondary highway, onto a varying 60 to 66-foot new commercial "A" Street which will turn into a collector street within the project. Three 58-foot-wide cul-de-sac streets will connect to the collector street.

12. The approved vesting tentative tract map and Exhibit "A", dated March 31, 2009, depicts 70 single-family lots clustered over approximately 42.04 acres in the middle portion of the project site. The single-family lots range in size from 5,003 to 16,927 net square feet and are designed along one main collector street (varying 60 to 64 feet in width) and four connecting (58 feet wide) cul-de-sac streets in a clustered design within the interior of the project. The residential lots are designed with frontage ranging from 40 to 90 feet in width and average 6,000 square feet.

    Three commercial lots are designed at the entrance of the development with frontage on the interior 66-foot wide commercial Street "A". A commercial building for retail

and/or professional office use is depicted on each commercial lot. The three commercial buildings will total 69,250 square feet. A total of 277 parking spaces are depicted within the three commercial lots which will provide required parking to a combination of office and retail uses. No eating establishments are depicted or proposed.

A total of 640,000 cubic yards each of cut and fill earthwork (total of 1.28 million cubic yards) is shown to be balanced on-site. The grading will consist of on-site improvements including development of single-family residential lots, and on-site and off-site improvements along The Old Road.

The Oak Tree Exhibit, dated May 21, 2008, depicts a total of 33 oak trees (two heritage oaks). A total of 24 oak trees (nonheritage oaks) are within the project site and nine oak trees (two heritage oaks) are outside of the project site adjacent to the southern and western project boundaries. All 13 oak trees (nonheritage) depicted to be removed are within the project boundary and located within proposed commercial lots (three oak trees) and graded slopes (10 oak trees). Up to 20 oak trees (two heritage oaks) are depicted to be encroached upon by proposed grading of manufactured slopes; 11 of the encroachments are within the project boundary and nine are outside of the western project boundary.

A 4.1-gross (3.7 net) acre private park is depicted on the west side of the project site, at the end of the proposed Street "A". The private park is designed with a picnic area, basketball court, tot lot and five-foot wide trail designed only within the private park lot without connection to other trails.

13. The property is depicted in the HM (Hillside Management-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 M (Industry) land use categories of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Residential development is permitted within the N2 and HM land use categories.

14. The single-family residential portion of the project is consistent with the existing zoning classifications. Single-family residential development is permitted in the A-2 and proposed zone pursuant to Section 22.24.120 of the Los Angeles County Code ("County Code") and the proposed RPD-5,000-1.9U zone per Section 22.20.460 of the County Code. The applicant has requested a CUP to authorize a clustered design within the middle area as a density-controlled development pursuant to Section 22.24.150 and 22.56.205 of the County Code, which allows for a reduction in the lot sizes to less than the 22,926 square feet that would be required by the

proposed zone. The project proposes a minimum of 5,000 square feet for each lot, with the allowable density averaged over the project site.

15. The proposed retail and office uses within the commercial lots are consistent with the proposed M-1-DP proposed zoning classification. A CUP has been requested for the proposed DP zone to ensure that the development will comply with the proposed designs and exhibits as submitted to the Commission.

16. Future development on the proposed parcels must comply with the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.

17. The proposed project is exempt from the Castaic Area CSD. The Castaic Area CSD was adopted by the Los Angeles County Board of Supervisors on November 30, 2004, and effective on December 30, 2004. The proposed project was filed on October 1, 2003 and deemed a complete application before the effective date of the Castaic Area CSD.

18. Letters received and submitted to the Commission include State of California Governor's Office of Planning and Research, California Natural Resources Agency Department of Fish and Game, City of Santa Clarita, and Air Quality Management District South Coast Air Quality Management District.

19. The project was advertised for the June 2, 2010 public hearing within the Signal Newspaper and La Opinion on May 3, 2010.

20. During the June 2, 2010 public hearing, the Commission heard a presentation from staff. After opening the public hearing, the Commission also heard testimony from the applicant.

21. During the June 2, 2010 public hearing, staff presented the proposed subdivision with the associated zone change, CUP, and oak tree permit and recommended a continuance to date certain to allow additional time for the remaining holds to be cleared. Remaining holds included clarification of the oak tree permit and proposed encroachments, updated slope density analysis map, clarification of the proposed residential zone change, and final project documents.

22. During the June 2, 2010 public hearing, the Commission heard a presentation from the representative, Ron Druschen, which stated that this development will construct the most difficult portion of The Old Road capital improvement project, and that they are willing to offer the private trail and trailhead to the Los Angeles County Department of Parks and Recreation to connect to future County trails. The private

trail is solely designed within Private Park Lot No. 74 without connection to a separate trail or lot.

23. During the June 2, 2010 public hearing, the Commission commented on the project, they noting that photovoltaic structures on the roof of the single-family structures may improve the project; that the commercial buildings are well located in relation to the visual impact of the project, the project's access is taken by the natural opening to the property from The Old Road, and that two of the three significant impacts identified in the DEIR would be temporary impacts during construction of the project.

24. At the end of the June 2, 2010 public hearing, the Commission voted to continue the hearing to August 4, 2010, to allow the applicant to work with staff in to resolve the remaining outstanding holds and for the final documents to be prepared.

25. Subsequent to the June 2, 2010 public hearing, the applicant modified the oak tree permit application to request the encroachment of up to 20 trees instead of up to eight trees as originally proposed. Due to the change in the requested permit by the applicant this project was re-noticed. A new notice was posted on the property, mailed to all property owners within 1,000 feet of the project property boundary, and sent to the Signal and La Opinion newspapers.

26. During the August 4, 2010 public hearing, the Commission heard a presentation from staff. Staff described that the four remaining holds had been cleared. The holds included a revision to the oak tree permit to include up to 20 oak tree encroachments of which two are heritage oaks, acceptance of the recommended residential zone change to RPD-5.000-1.9U, and a revised slope density map. The revised slope density analysis map clarified the density calculations for the property and yielded a low density threshold of 26 units, midpoint of 52 units and maximum density of 77 units. Staff also stated that the applicant had demonstrated that the density transfer proposed as part of the density-controlled development was appropriate as areas within the project site were not suitable for development due to earthquake fault zones and steeply sloping topography. Lastly, staff clarified Condition No. 1 of the Vesting Tentative Tract Map and read it into the record.

27. During the August 4, 2010 public hearing, the Commission heard a short presentation from the applicant's representative, Ron Druschen. The applicant agreed with staff's recommendations, noted that they had the community's support including approval from the Castaic Area Town Council, and discussed the benefits the project will provide to the community. Benefits discussed included the construction of portion of the County's The Old Road capital improvement project along the property's frontage, increase in jobs for the community, preservation of open space including construction of a private park lot within the development, and location of commercial lots along the front of the project site.

28. During the August 4, 2010 public hearing, the Commission noted that they were pleased with the proposed project, and commended the applicant with their outreach efforts with the community.

29. After hearing all testimony, the Commission by vote of 4-0-1 (Helsley absent) closed the public hearing on August 4, 2010 and recommended approval of Zone Change Case. No 03-304.

30. The proposed project is required to comply with the development standards of the RPD-5,000-1.9U zone pursuant to Section 22.20.460 and M-1-DP zone pursuant to Section 22.32.040 and 22.40.040 of the County Code.

31. The zone change is consistent with the goals and policies of the General Plan and the Plan, a component of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development. The proposed non-industrial use, individually or in combination with adjacent uses, will not adversely impact the viability of surrounding areas for the maintenance or expansion of industrial activities and the compatibility of the proposed non-industrial use with current and future industrial activities in the area is ensured through specific site plan review and approval.

32. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Forester and Fire Warden, Parks and Recreation, Public Health and Regional Planning.

33. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures, as shown on the site plan and Vesting Tentative Tract Map No. 53933 dated March 31, 2009.

34. Compatibility with surrounding land uses will be ensured through the related subdivision, conditional use permit, and oak tree permit conditions.

35. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.

36. The subject property is a proper location for the recommended zoning classification in that the recommended zoning classification for the subject property is compatible with adjacent and/or nearby zoning classifications and/or land uses. There is existing RPD and M-1-DP zoning in the areas adjacent to the proposed zone change area.

37. The adoption of the proposed zoning classification will be in the interest of public health, safety and general welfare, and in conformity with good planning practices in that the proposed zoning classification implement a project designed consistently with adjacent residential developments.

38. Adoption of the proposed zone change will enable the development of the subject property as proposed.

39. The applicant in this case has satisfied the "Burden of Proof" for the requested Zone Change which is needed and appropriate.

40. In accordance with the California Environmental Quality Act Public Resources Code Section 21000 et. Seq. ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles, the County prepared an Initial Study for the originally proposed project and distributed it along with a Notice of Preparation ("NOP") to responsible and interested agencies, departments, and key interest groups on May 2, 2005, to solicit comments on the proposed project for the Draft Environmental Impact Report ("DEIR"). The Initial Study identified potentially significant effects of the project on geotechnical hazards, flood hazard, fire hazard, noise hazard, water quality, air quality, biota archaeological/historical, visual qualities, traffic and access, waste disposal, education services, public services, water services, and land use. All NOP comments relating to the DEIR and comments on the Initial Study were reviewed, and the issues raised in those comments were addressed, to the extent feasible, in the DEIR. The DEIR was prepared and submitted to the State Clearinghouse for public review. Based on the Initial Study and project revisions, a Final Environmental Impact Report ("EIR") has been prepared for this project. The County prepared a Final EIR ("FEIR") for the project, which included responses to all of the comments that the County received regarding the DEIR during the public comment period. The Planning Commission finds that the FEIR for the project has been prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The FEIR consists of the following documents: (1) the March 2009 DEIR, (2) March 2009 Technical Appendices to the DEIR, (3) May 2010 DEIR, (4) July 2010 FEIR, and (5) July 2010 Technical Appendices to the FEIR. The Finding of Fact and Statement of Overriding Considerations ("Findings of SOC") are incorporated herein by this reference, as it set forth in full.

41. The Commission reviewed and considered the Final EIR and found that it reflects the independent judgment of the County. As stated in the Final EIR and Findings of Fact and SOC, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse impacts upon air quality (temporary during construction), noise (temporary during construction), and biological resources

(cumulative), identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions for this project.

42. With respect to the adverse effects upon air quality (temporary during construction), noise (temporary during construction), and biological resources (cumulative), the Commission determined that the substantial benefits resulting from the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings and SOC.

43. A Mitigation Reporting and Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Final EIR was prepared, and its requirements are incorporated into the conditions of approval for this project.

44. The MMP in conjunction with the Final EIR identified in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment are ensured.

45. The project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

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

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

1. Hold a public hearing to consider the above recommended zone change; and

2. Certify that the Final EIR has been completed in compliance with the California Environmental Quality Act, and the State and County Guidelines related thereto; certify that it independently reviewed and considered the information contained in the FEIR, and that the FEIR reflects the independent judgment of the Board of Supervisors; as to the environmental consequences of the project, certified in the FEIR prior to approving the project; and adopt the Environmental Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring Program ("MMP"), finding that, pursuant to Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; found that the unavoidable significant effects of the project

after adopted of said mitigation measures are as described in those findings, and determined that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the project as stated in the Statement of Overriding Considerations; and

3. Approve the Final EIR prepared for the project and certify that it has reviewed and considered the information contained therein; and

4. Adopt the Environmental Findings of Fact, Statement of Overriding Considerations and Mitigation Monitoring Program ("MMP") for the proposed project, and find that pursuant to Section 21081.6 of the Public Resources Code, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; and

5. Find that the unavoidable significant effects of the project after adoption of said mitigation measures are as described in those findings and determine that the remaining unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific healthy and safety, economic, social, and/or environmental benefits of the project as stated in the Statement of Overriding Considerations; and

6. Find that the proposed change of zone are consistent with the goals, policies and programs of the Santa Clarita Valley Area Plan, a component of the Los Angeles Countywide General Plan; and

7. Approve Zone Change Case No. 03-304 and adopt an ordinance changing the zoning classification on the property as depicted on the attached Exhibit and described hereinabove.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on August 4, 2010.

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

CHANGE OF PRECISE PLAN

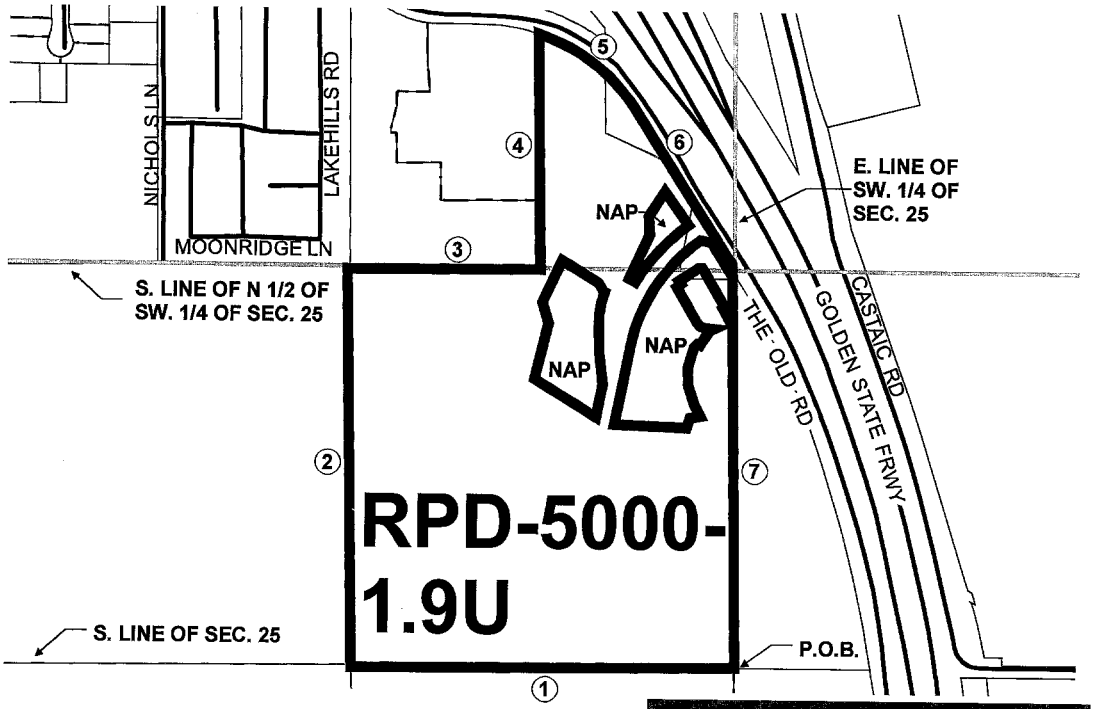
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03-304

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 1 (PAGE 1 OF 4) OF 4

LEGAL DESCRIPTION:

THAT PORTION OF SW. 1/4 OF SEC.25, T.5N, R.17W, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA WHICH LIES WITHIN THE FOLLOWING DESCRIBED AS FOLLOWS: BEGINNING AT THE SE'LY CORNER OF SAID SW. 1/4:

(1) S.89°39'03"W., 1308.24' TO SW'LY CORNER OF SE. 1/4 OF SAID SW. 1/4;

(2) N.00°59'29"W., 1329.36' TO SW'LY CORNER OF NE. 1/4 OF SAID SW. 1/4 AS SHOWN ON MAP OF TRACT NO. 34365 FILED IN BOOK 1032 PAGES 32, 33 AND 34, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES;

(3) N.89°42'13"E., 655.93'

(4) N.00°54'51"W., 787.37' TO A POINT IN THAT CERTAIN CURVE CONCENTRIC WITH AND 40.00' SW'LY, MEASURED RADIALLY, FROM THAT CERTAIN 650.00' RADIUS CURVE IN THE EXISTING CENTER LINE OF "THE OLD ROAD" AS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-5280-3 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF THE COUNTY OF LOS ANGELES,

(5) RADIAL DIRECTION: N.16°52'21"E.
CENTRAL ANGLE: 40°11'50"
ARC: 427.96';

(6) S.32°55'49"E., 613.07' TO THE E'LY LINE OF SAID SW. 1/4;

(7) S.00°50'11"E., 1345.29' TO THE POINT OF BEGINNING.

CONTAINING 47.27 ACRES MORE OR LESS.

EXCEPTING THEREFROM THAT PORTION THEREOF WHICH LIES WITHIN THE FOLLOWING DESCRIBED BOUNDARIES;

CONTINUE TO PAGE 2 OF MAP 1.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 300 600

FEET

COUNTY ZONING MAPS
285H097
285H101
288H097
288H101

DIGITAL DESCRIPTION: \ZCO\ZD_CASTAIC_CANYON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

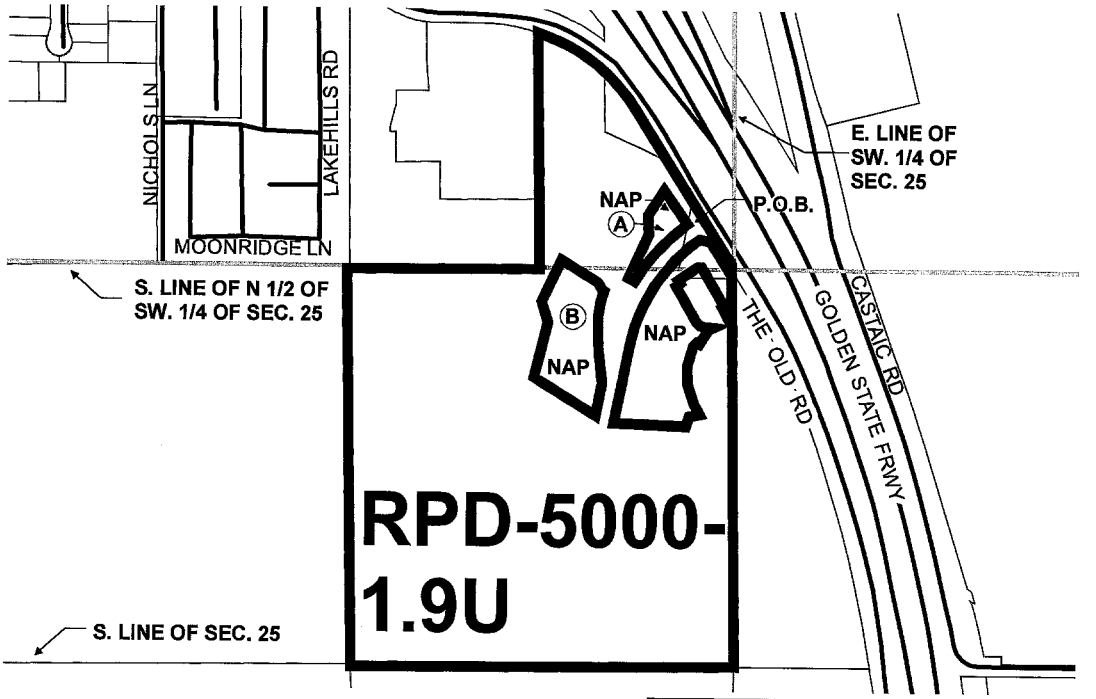
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03-304

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 1 (PAGE 2 OF 4) OF 4

LEGAL DESCRIPTION: **CONTINUED FROM PAGE 1**

ⒶPARCEL A:

COMMENCING AT A POINT IN THAT CERTAIN COURSE ABOVE DESCRIBED AS HAVING A BEARING AND LENGTH OF S.32°55'49"E., 613.07' DISTANT THEREON S.32°55'49"E., 451.10' FROM THE NW'LY TERMINUS OF SAID CERTAIN COURSE; THENCE S.57°04'11"W., 24.40' TO THE BEGINNING OF A TANGENT CURVE CONCAVE SE'LY AND HAVING A RADIUS OF 619.00'; THENCE ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 02°41'24" A DISTANCE OF 29.06' TO A RADIAL THEREOF WHICH BEARS N.35°37'13"W.; THENCE N.35°37'13"W., 33.00' ALONG SAID LAST MENTIONED RADIAL TO THE **TRUE POINT OF BEGINNING**; THENCE N.35°37'13"W., 138.17'; THENCE S.32°39'05"W., 99.97'; THENCE S.02°09'16"E., 62.02'; THENCE S.24°43'17"W., 161.43'; THENCE S.58°53'41"E., 24.60' TO A POINT IN A CURVE CONCENTRIC WITH AND 33.00' NW'LY, MEASURED RADIALLY, FROM ABOVE DESCRIBED 619.00' RADIUS CURVE, A RADIAL OF SAID LAST MENTIONED CURVE TO SAID LAST MENTIONED POINT BEARS N.58°53'41"W.; THENCE NE'LY ALONG SAID LAST MENTIONED CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 23°16'28" A DISTANCE OF 264.85' TO THE **TRUE POINT OF BEGINNING.**

ⒷPARCEL B:

COMMENCING AT A POINT IN THAT CERTAIN COURSE ABOVE DESCRIBED AS HAVING A BEARING AND LENGTH OF "S.32°55'49"E., 613.07'" DISTANT THEREON S.32°55'49"E., 451.10' FROM THE NW'LY TERMINUS OF SAID CERTAIN COURSE; THENCE S.57°04'11"W., 24.40' TO THE BEGINNING OF A TANGENT CURVE CONCAVE SE'LY

CONTINUE TO PAGE 3 OF MAP 1.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- **NAP** NOT A PART

N

0 300 600

FEET

COUNTY ZONING MAPS
285H097
285H101
288H097
288H101

DIGITAL DESCRIPTION: \ZCO\ZD_CASTAIC_CANYON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

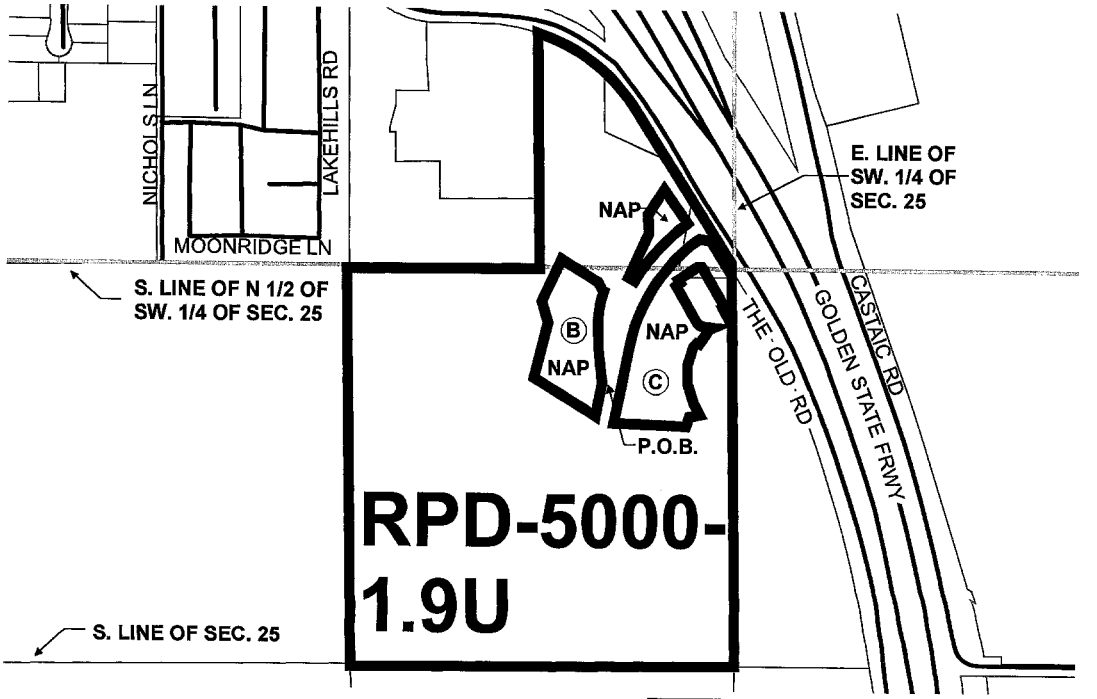
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03-304

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 1 (PAGE 3 OF 4) OF 4

LEGAL DESCRIPTION: **CONTINUED FROM PAGE 2**

ⒷPARCEL B (CONTINUED):

AND HAVING A RADIUS OF 619.00'; THENCE ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 45°41'55" A DISTANCE OF 493.71'; THENCE TANGENT TO SAID LAST MENTIONED CURVE S.11°22'16"W., 136.85'; THENCE N.78°37'44"W., 33.00' TO THE **TRUE POINT OF BEGINNING**; THENCE N.06°35'43"W., 111.85'; THENCE N.02°43'09"W., 60.63'; THENCE N.00°54'06"E., 55.86'; THENCE N.09°23'36"E., 41.94'; THENCE N.13°48'06"E., 7.48'; N.16°38'59"E., 33.12; THENCE N.62°16'44"W., 3.26'; THENCE N.31°05'19"W., 32.46'; THENCE N.58°50'50"W., 146.69'; THENCE S.25°11'18"W., 154.74'; THENCE S.16°35'44"E., 73.26'; THENCE S.13°59'08"W., 191.30'; S.58°58'28"E., 246.24' TO A LINE PARALLEL WITH AND 33.00' W'LY, MEASURED AT RIGHT ANGLES, FROM THE ABOVE DESCRIBED COURSE HAVING A BEARING AND LENGTH OF "S.11°22'16"W., 136.85'"; THENCE ALONG SAID PARALLEL LINE N.11°22'16"E., 111.87' TO THE **TRUE POINT OF BEGINNING**.

ⒸPARCEL C:

COMMENCING AT A POINT IN THAT CERTAIN COURSE ABOVE DESCRIBED AS HAVING A BEARING AND LENGTH OF "S.32°55'49"E., 613.07'" DISTANT THEREON S.32°55'49"E., 451.10' FROM THE NW'LY TERMINUS OF SAID CERTAIN COURSE; THENCE S.57°04'11"W., 24.40' TO THE BEGINNING OF A TANGENT CURVE CONCAVE SE'LY AND HAVING A RADIUS OF 619.00'; THENCE ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 45°41'55" A DISTANCE OF 493.71'; THENCE TANGENT TO SAID LAST MENTIONED CURVE S.11°22'16"W., 258.70'; THENCE S.78°37'44"E., 33.00' TO A POINT IN

CONTINUE TO PAGE 4 OF MAP 1.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 300 600

FEET

COUNTY ZONING MAPS
285H097
285H101
288H097
288H101

\ZCO\ZD_CASTAIC_CANYON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

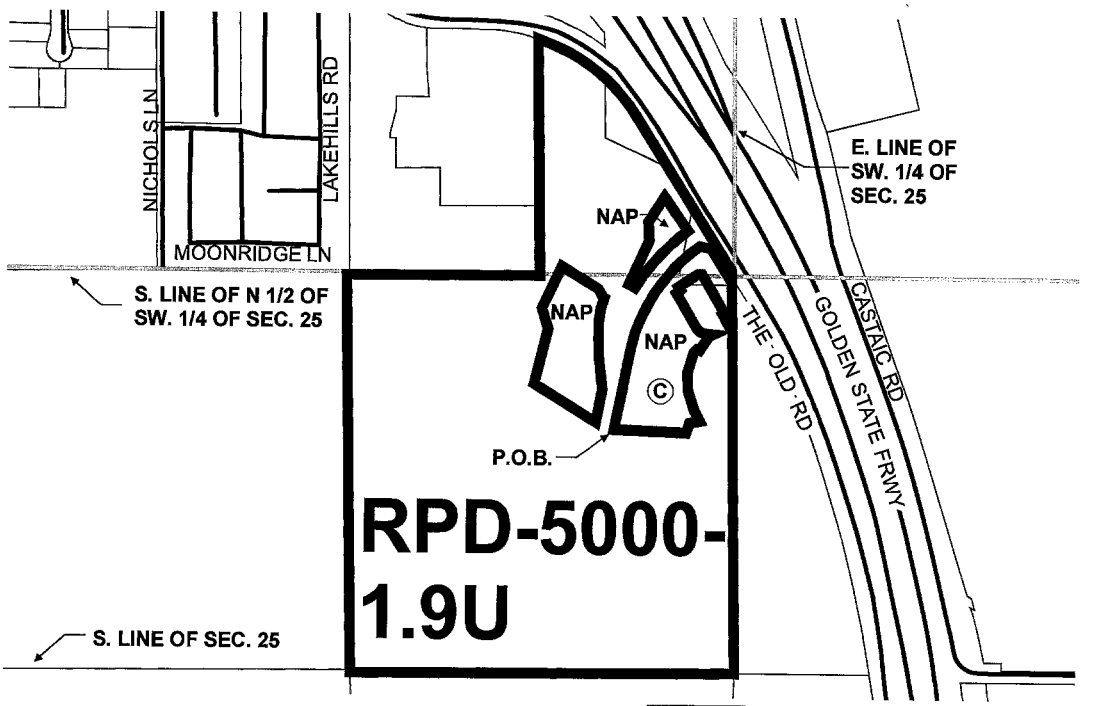
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03-304

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 1 (PAGE 4 OF 4) OF 4

LEGAL DESCRIPTION: **CONTINUED FROM PAGE 3**

©PARCEL C (CONTINUED):

A LINE PARALLEL WITH AND 33.00' E'LY, MEASURED AT RIGHT ANGLES, FROM SAID LAST MENTIONED COURSE HAVING A BEARING AND LENGTH OF "S.11°22'16"W., 258.70'" SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID PARALLEL LINE N.11°22'16"E., 258.70' TO THE BEGINNING OF A CURVE CONCENTRIC WITH AND 33.00' SE'LY, MEASURED RADIALLY, FROM SAID 619.00' RADIUS CURVE; THENCE NE'LY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 43°25'05" A DISTANCE OF 444.07'; THENCE S.79°07'19"E., 38.41' TO A LINE PARALLEL WITH THE CENTER LINE OF ABOVE DESCRIBED "THE OLD ROAD"; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE S.32°55'49"E., 133.81' TO THE E'LY LINE OF SAID SW ¼; THENCE ALONG SAID LAST MENTIONED E'LY LINE S.00°50'11"E., 168.46'; THENCE N.29°21'05"W., 67.85'; THENCE N.55°26'25"E., 8.18'; THENCE N.30°27'07"W., 146.57'; THENCE N.36°59'32"W., 5.60' ; THENCE S.88°06'36"W., 14.86'; THENCE S.57°12'30"W., 78.59'; THENCE S.33°23'49"E., 13.09'; THENCE S.54°23'17"W., 15.62'; THENCE S.30°06'02"E., 139.19' TO THE BEGINNING OF A TANGENT CURVE CONCAVE NE'LY AND HAVING A RADIUS OF 30.00'; THENCE SE'LY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 52°46'19" A DISTANCE OF 27.63'; THENCE TANGENT TO SAID LAST MENTIONED CURVE S.82°52'21"E., 32.16'; THENCE S.68°43'12"W., 11.74'; THENCE S.34°09'57"W., 60.19'; THENCE N.70°38'10"W., 8.03'; THENCE S.45°27'58"W., 16.97'; THENCE S.16°48'48"W., 67.45'; THENCE S.00°13'13"E., 59.27'; THENCE S.17°50'14"E., 71.54'; THENCE S.29°48'49"E., 41.19'; THENCE S.80°04'33"W., 35.69'; THENCE S.18°17'20"W., 36.07'; THENCE N.84°24'02"W., 24.62';THENCE N.88°00'25"W., 221.75' TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 42.06 ACRES MORE OR LESS.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- **NAP** NOT A PART

N

0 300 600

FEET

COUNTY ZONING MAPS
285H097
285H101
288H097
288H101

\ZCO\ZD_CASTAIC_CANYON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

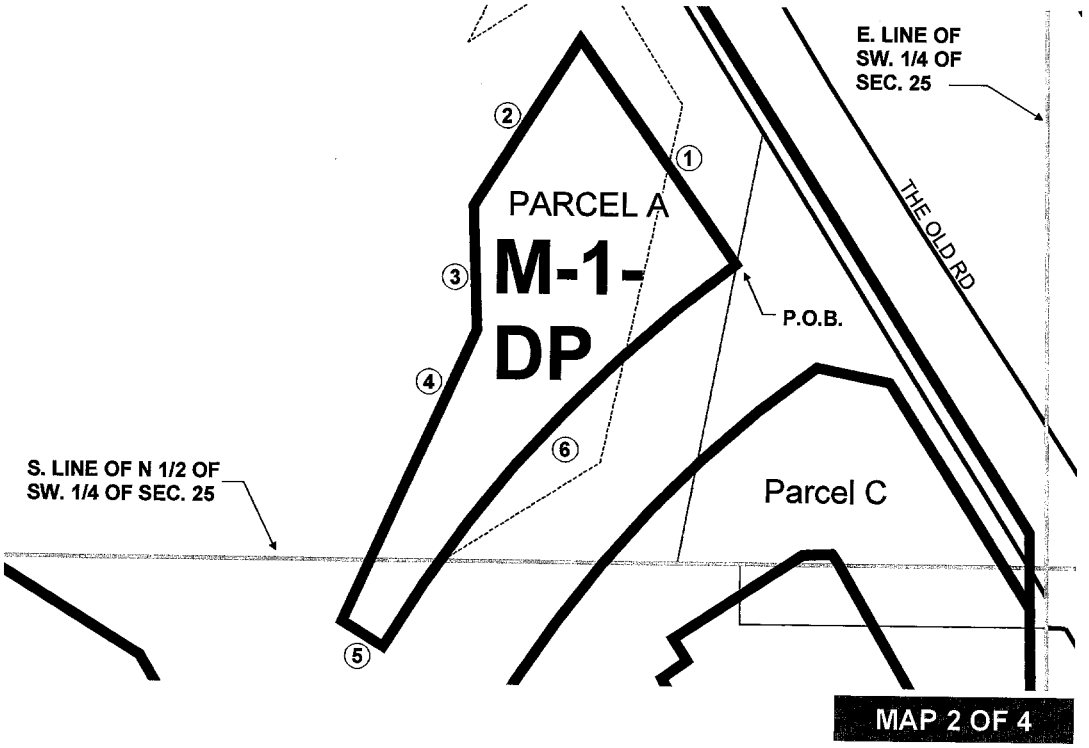
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03-304

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

PARCEL A:

THAT PORTION OF SW., ¼ OF SEC. 25, T.5N., R.17W., SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA WHICH LIES WITHIN THE FOLLOWING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THAT CERTAIN COURSE IN THE CENTER LINE OF THE "THE OLD ROAD" AS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-5280-3 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF THE COUNTY OF LOS ANGELES SHOWN ON SAID MAP AS HAVING A BEARING AND LENGTH OF "N.32°55'49"W., 746.34'" DISTANT S.32°55'49"E., 451.10' FROM THE N'LY TERMINUS OF SAID CERTAIN COURSE; THENCE S.57°04'11"W., 64.40' TO THE BEGINNING OF A TANGENT CURVE CONCAVE SE'LY AND HAVING A RADIUS OF 619.00'; THENCE ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 02°41'24" A DISTANCE OF 29.06' TO A RADIAL THEREOF WHICH BEARS N.35°37'13"W.; THENCE N.35°37'13"W., 33.00' ALONG SAID LAST MENTIONED RADIAL TO THE **TRUE POINT OF BEGINNING**;

(1) N.35°37'13" W., 138.17';
(2) S.32°39'05" W., 99.97';
(3) S.02°09'16" E., 62.02';
(4) S.24°43'17" W., 161.43';
(5) S.58°53'41"E., 24.60' TO A POINT IN A CURVE CONCENTRIC WITH AND 33.00' NW'LY, MEASURED RADIALLY, FROM ABOVE DESCRIBED 619.00' RADIUS CURVE
(6) NE'LY ALONG SAID LAST MENTIONED CONCENTRIC CURVE
RADIAL DIRECTION: N.58°53'41" W.
CENTRAL ANGLE: 23°16'28"
ARC: 264.85' TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 0.46 ACRES MORE OR LESS.

DIGITAL DESCRIPTION: \ZCO\ZD_CASTAIC_CANYON\

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA

N

0 50 100

FEET

COUNTY ZONING MAPS
288H097
288H101

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

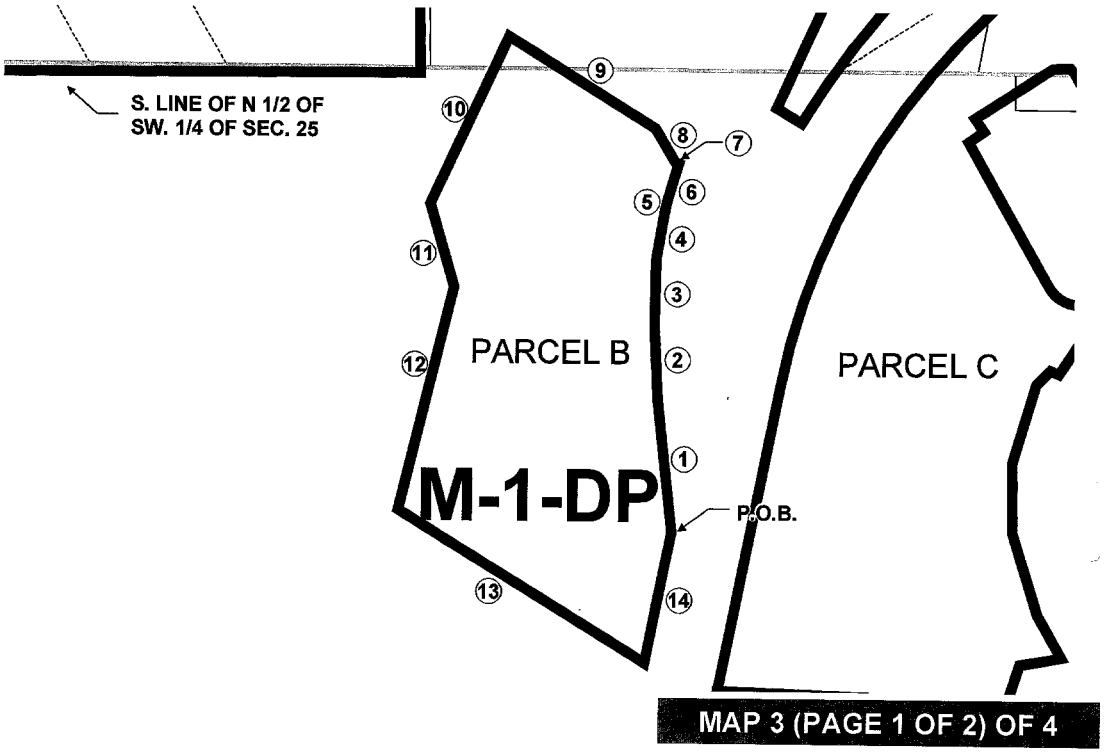
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03-304

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 3 (PAGE 1 OF 2) OF 4

LEGAL DESCRIPTION:

PARCEL B:

THAT PORTION OF SW. ¼ OF SEC. 25, T.5N., R.17W., SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA WHICH LIES WITHIN THE FOLLOWING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THAT CERTAIN COURSE IN THE CENTER LINE OF THE "THE OLD ROAD" AS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-5280-3 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF THE COUNTY OF LOS ANGELES SHOWN ON SAID MAP AS HAVING A BEARING AND LENGTH OF "N.32°55'49"W., 746.34'" DISTANT S.32°55'49"E., 451.10' FROM THE N'LY TERMINUS OF SAID CERTAIN COURSE; THENCE S.57°04'11"W., 64.40' TO THE BEGINNING OF A TANGENT CURVE CONCAVE SE'LY AND HAVING A RADIUS OF 619.00'; THENCE ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 45°41'55" A DISTANCE OF 493.71'; THENCE TANGENT TO SAID LAST MENTIONED CURVE S.11°22'16"W., 136.85'; THENCE N.78°37'44"W., 33.00 FEET TO THE **TRUE POINT OF BEGINNING**;

(1) N.06°35'43"W., 111.85';
(2) N.02°43'09"W., 60.63';
(3) N.00°54'06"E., 55.86';
(4) N.09°23'36"E., 41.94';
(5) N.13°48'06"E., 7.48';
(6) N.16°38'59"E., 33.12';
(7) N.62°16'44"W., 3.26';
(8) N.31°05'19"W., 32.46';
(9) N.58°50'50"W., 146.69';
(8) S.25°11'18"W., 154.74';

CONTINUE TO PAGE 2 OF MAP 3.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA

N

0 75 150

FEET

COUNTY ZONING MAPS
288H097
288H101

DIGITAL DESCRIPTION: \ZCO\ZD_CASTAIC_CANYON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

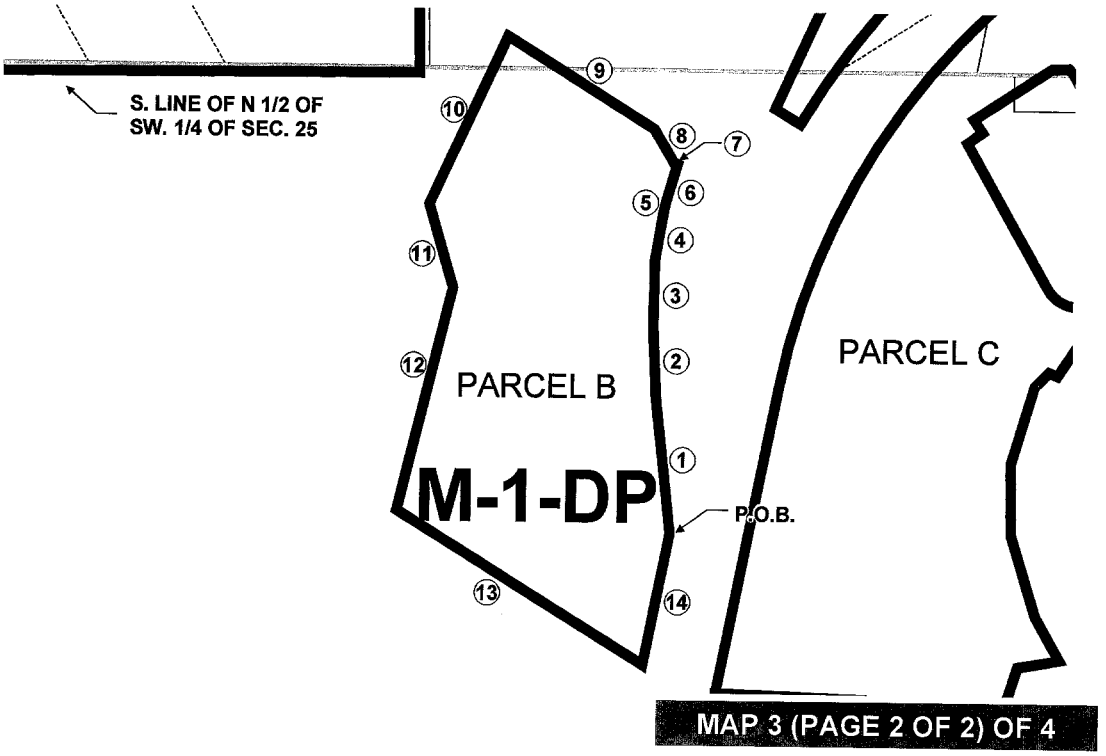
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03-304

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 3 (PAGE 2 OF 2) OF 4

LEGAL DESCRIPTION: **CONTINUED FROM PAGE 1**

PARCEL B:

(11) S.16°35'44"E., 73.26';
(12) S.13°59'08"W., 191.30';
(13) S.58°58'28"E., 246.24' TO A LINE PARALLEL WITH AND 33.00' W'LY, MEASURED AT RIGHT ANGLES, FROM THE ABOVE DESCRIBED COURSE HAVING A BEARING AND LENGTH OF "S.11°22'16"W., 136.85'";
(14) ALONG SAID PARALLEL LINE N.11°22'16"E., 111.87' TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 1.91 ACRES MORE OR LESS.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA

N

0 75 150

FEET

COUNTY ZONING MAPS
288H097
288H101

DIGITAL DESCRIPTION: \ZCO\ZD_CASTAIC_CANYON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

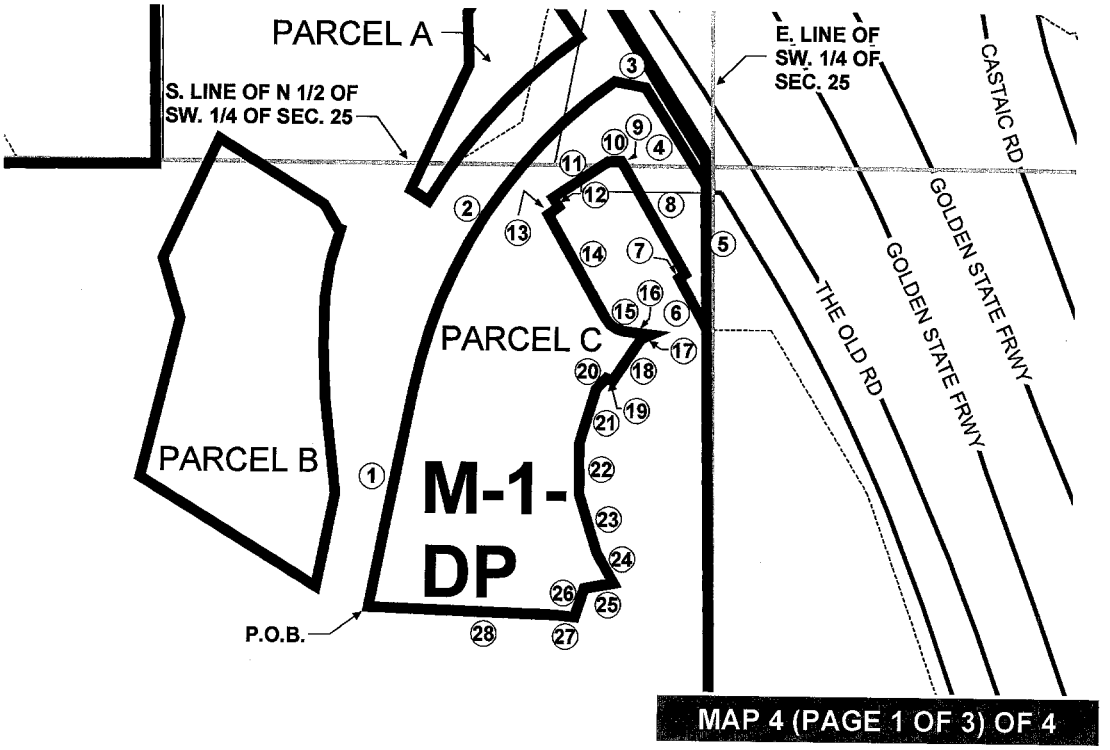
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03-304

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

PARCEL C:

THAT PORTION OF SW. ¼ OF SEC. 25, T.5N., R.17W., SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA WHICH LIES WITHIN THE FOLLOWING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THAT CERTAIN COURSE IN THE CENTER LINE OF THE "THE OLD ROAD" AS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-5280-3 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF THE COUNTY OF LOS ANGELES SHOWN ON SAID MAP AS HAVING A BEARING AND LENGTH OF "N.32°55'49"W., 746.34'" DISTANT S.32°55'49"E., 451.10' FROM THE N'LY TERMINUS OF SAID CERTAIN COURSE; THENCE S.57°04'11"W., 64.40' TO THE BEGINNING OF A TANGENT CURVE CONCAVE SE'LY AND HAVING A RADIUS OF 619.00'; THENCE ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 45°41'55" A DISTANCE OF 493.71'; THENCE TANGENT TO SAID LAST MENTIONED CURVE S.11°22'16"W., 258.70'; THENCE S.78°37'44"E., 33.00' TO A POINT IN A LINE PARALLEL WITH AND 33.00' E'LY, MEASURED AT RIGHT ANGLES, FROM SAID LAST MENTIONED COURSE HAVING A BEARING AND LENGTH OF "S.11°22'16"W., 258.70'" SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

(1) N.11°22'16"E., 258.70' TO THE BEGINNING OF A CURVE CONCENTRIC WITH SAID 619.00' RADIUS CURVE;

(2) NE'LY ALONG SAID CONCENTRIC CURVE
RADIUS: 586'
CENTRAL ANGLE: 43°25'05"
DISTANCE: 444.07';

CONTINUE TO PAGE 2 OF MAP 4.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA

N

0 100 200

FEET

COUNTY ZONING MAPS
288H097
288H101

DIGITAL DESCRIPTION: \ZCO\ZD_CASTAIC_CANYON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

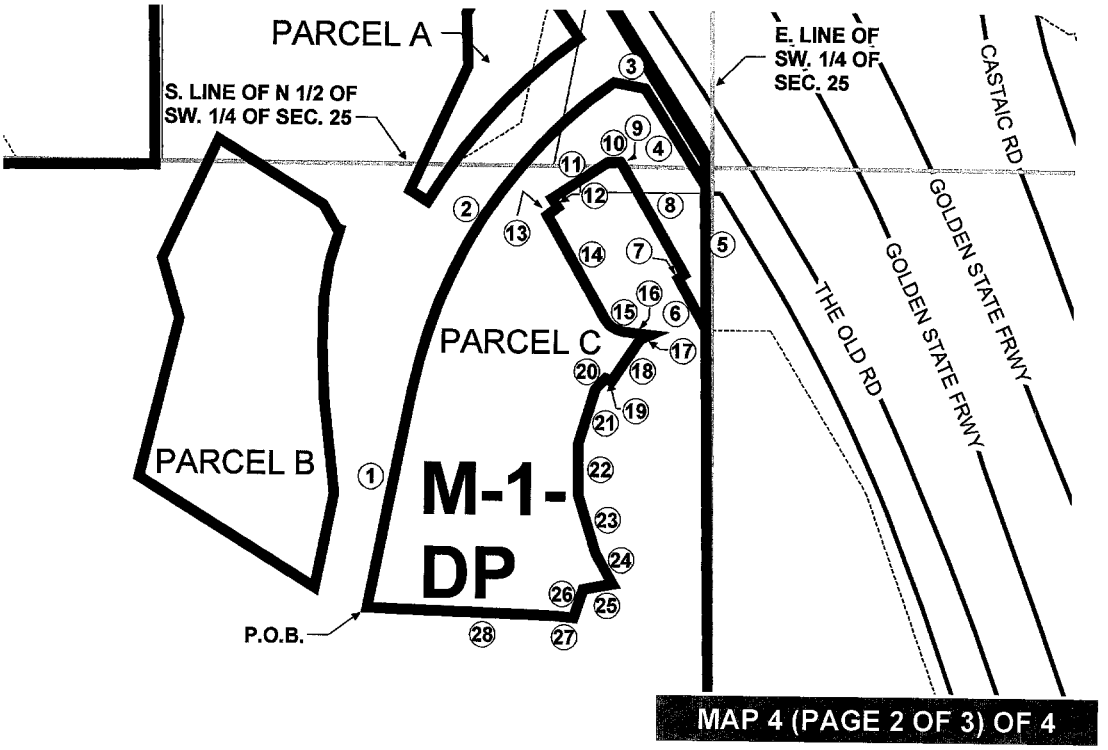
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03-304

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

PARCEL C (CONTINUED):

(3) S.79°07'19"E., 38.41' TO A LINE PARALLEL WITH THE CENTER LINE OF ABOVE DESCRIBED "THE OLD ROAD";
(4) S.32°55'49"E., 133.81' TO THE E'LY LINE OF SAID SW. QUARTER;
(5) S.00°50'11"E., 168.46';
(6) N.29°21'05"W., 67.85';
(7) N.55°26'25"E., 8.18';
(8) N.30°27'07"W., 146.57';
(9) N.36°59'32"W., 5.60' ;
(10) S.88°06'36"W., 14.86';
(11) S.57°12'30"W., 78.59';
(12) S.33°23'49"E., 13.09';
(13) S.54°23'17"W., 15.62';
(14) S.30°06'02"E., 139.19' TO THE BEGINNING OF A TANGENT CURVE CONCAVE NE'LY
(15) SE'LY ALONG SAID LAST MENTIONED CURVE
RADIUS: 30.00'
CENTRAL ANGLE: 52°46'19"
ARC 27.63';
(16) S.82°52'21"E., 32.16';
(17) S.68°43'12"W., 11.74';
(18) S.34°09'57"W., 60.19';
(19) N.70°38'10"W., 8.03';
(20) S.45°27'58"W., 16.97';
(21) S.16°48'48"W., 67.45';
(22) S.00°13'13"E., 59.27';

CONTINUE TO PAGE 3 OF MAP 4.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA

N

0 100 200

FEET

COUNTY ZONING MAPS
288H097
288H101

DIGITAL DESCRIPTION: \ZCO\ZD_CASTAIC_CANYON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

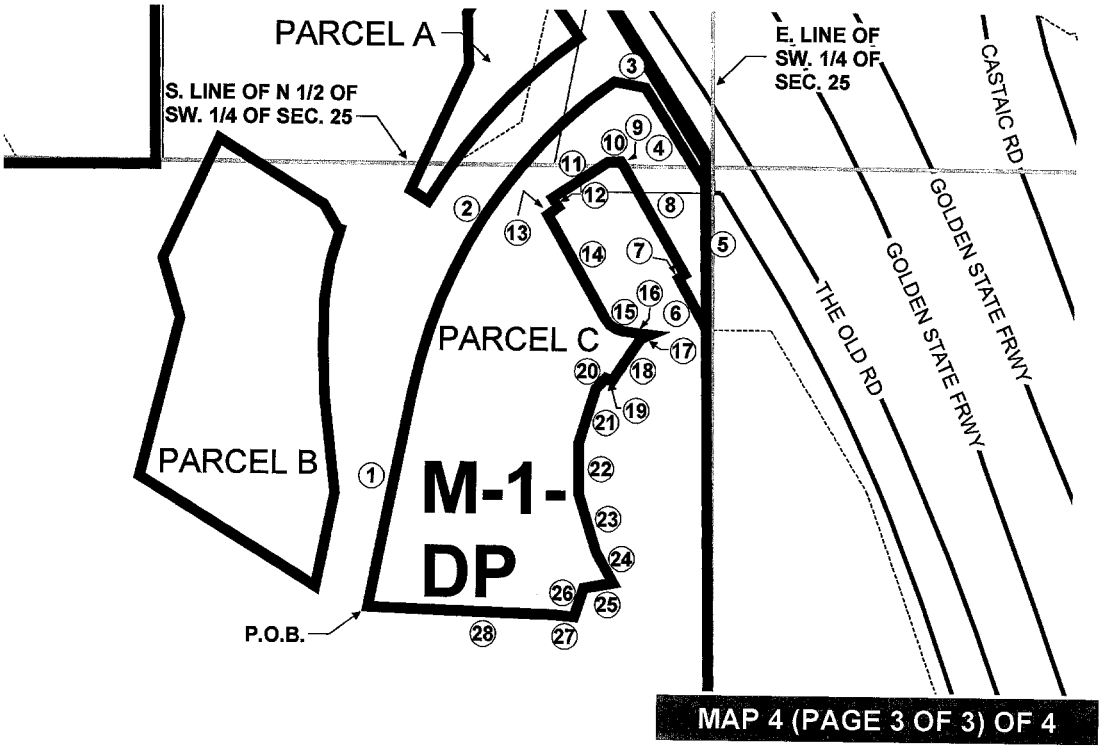
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03-304

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

PARCEL C (CONTINUED):

(23) S.17°50'14"E., 71.54';
(24) S.29°48'49"E., 41.19';
(25) S.80°04'33"W., 35.69';
(26) S.18°17'20"W., 36.07';
(27) N.84°24'02"W., 24.62';
(28) N.88°00'25"W., 221.75' TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 2.84 ACRES MORE OR LESS.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA

N

0 100 200

FEET

COUNTY ZONING MAPS
288H097
288H101

DIGITAL DESCRIPTION: \ZCO\ZD_CASTAIC_CANYON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR PROJECT NO. 03-304-(5)
CONDITIONAL USE PERMIT CASE NO. 03-304
OAK TREE PERMIT CASE NO. 03-304

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing on June 2, 2010 and August 4, 2010, in the matter of Vesting Tentative Tract Map No. 53933 ("Vesting Map"), Conditional Use Permit Case No. 03-304 ("Conditional Use Permit"), Oak Tree Permit Case No. 03-304 ("Oak Tree Permit"), and Zone Change Case No. 03-304 ("Zone Change"), collectively the Project.

2. The applicant, Bahram Safavi and Can Shelter Inc., propose to create a clustered hillside residential development of 70 single-family residential lots, three commercial lots, four open space lots, one private park lot and one public facility lot on 47.25 gross acres. The applicant also proposes to remove 13 oak trees (nonheritage oaks) and encroach within the protected zone of 20 oak trees (including two heritage oaks).

3. A CUP is required to ensure compliance with the requirements of the Los Angeles County Code ("County Code") pertaining to urban and nonurban hillside management, density-controlled development, onsite project grading exceeding 100,000 cubic yards, and Residential Planned Development ("RPD") and Development Program ("DP") zoning pursuant to Section 22.20.20.460, 22.40.040, 22.40.070. 22.40.080. 22.56.205. 22.56.210 and 22.56.215.

4. An Oak Tree Permit is required to allow the removal of 13 oak trees (nonheritage oaks) and encroachment within the protected zone of 20 oak trees (including two heritage oaks) pursuant to Section 22.56.2060.

5. The Project site is located parallel to and southwest of The Old Road and Golden State Freeway (I-5), south of Parker Road and north of Villa Canyon Road, within the Castaic Canyon Zoned District and Castaic Area Community Standards District ("CSD"), within the unincorporated area of Santa Clarita Valley.

6. The Project's rectangular-shaped property is 47.25 gross acres in size with ridges, intervening canyons and level terrain. Approximately 20 percent of the subject property has zero to 25 percent slopes, 25 percent has 25 to 50 percent slopes, and 55 percent has slopes greater than 50 percent.

7. Access to the proposed Project site is provided by The Old Road, a varying 80 to 84-foot wide secondary highway, onto a varying 60 to 66-foot new commercial "A" Street, which will turn into a collector street within the project. Three 58-foot-wide cul-de-sac streets will connect to the collector street.

8. The Project site is currently zoned A-2-2, which was established by Ordinance No. 7486 on April 3, 1959. The project proposes a zone change from A-2-2 to RPD-5,000-1.9U on 42.04 acres and to M-1-DP on 5.21 acres.

9. Surrounding zoning includes RPD-9,000-6.5U (Residential Planned Development-9,000 Square Feet Minimum Required Lot Area-6.5 Dwelling Units Per Acre), R-3-13U-DP (Limited Multiple Residence-13 Dwelling Units Per Acre-Development Program) and CPD (Commercial Planned Development) to the north; A-2-2 and M-1-DP to the east; A-2-2 to the south; and A-2-2 to the west.

10. The Project site consists of four vacant lots. Surrounding uses include a mobile home park, multi-family and truck dealership to the north; building materials yard and I-5 Freeway to the east; vacant to the south; and vacant to the west.

11. Zone Change Case No. 03-304 is a related request by the applicant to change the zoning from A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) to RPD-5,000-1.9U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-1.9 Dwelling Units Per Acre) on 42.04 acres and M-1-DP (Light Industrial-Development Program) on 5.21 acres. The development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new zone change and/or conditional use permit ("CUP") is first obtained.

12. Vesting Tentative Map is a related request to create 79 lots (70 single-family residential lots, three commercial lots, four open space lots, one private park lot and one public facility lot) on 47.25 gross acres.

13. The permittee submitted an Oak Tree Report as prepared and amended by Trees, etc.(arborist Richard Ibarra), a division of RDI & Associates, Inc., dated June 18, 2008, that identifies and evaluates 33 oak trees on the subject property.

    The proposed removal of 13 oak trees and encroachments into the protected zone of 20 oak trees are required to allow for construction of the project as proposed in order to develop the site at the proposed density with the required infrastructure, grading, and improvements.

14. The Los Angeles County Forester and Fire Warden ("Forester") reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition, and species of the oak trees on the site. The Forester recommended approval of the requested oak tree removals and encroachments, subject to recommended conditions of approval, including replacement of oak tree removals at a rate of 2:1 for a total of 26 mitigation oak trees.

15. The Exhibit "A" dated March 31, 2009, depicts 70 single-family lots clustered over approximately 42.04 acres in the middle portion of the project site. The single-family lots range in size from 5,003 to 16,927 net square feet and are designed along one main collector street (varying 60 to 64 feet in width) and four connecting (58 feet wide) cul-de-sac streets in a clustered design within the interior of the project. The residential lots are designed with frontage ranging from 40 to 90 feet in width and average 6,000 square feet.

    Three commercial lots are designed at the entrance of the development with frontage on the interior 66-foot wide commercial Street "A". A commercial building for retail and/or professional office use is depicted on each commercial lot. The three commercial buildings will total 69,250 square feet. A total of 277 parking spaces are depicted within the three commercial lots, which will provide required parking to a combination of office and retail uses. No eating establishments are depicted or proposed.

    A total of 640,000 cubic yards each of cut and fill of earthwork (total of 1.28 million cubic yards) is shown to be balanced on-site. The grading will consist of on-site improvements including development of single-family residential lots, and on-site and off-site improvements along The Old Road.

    The Oak Tree Exhibit, dated May 21, 2008, depicts a total of 33 oak trees (two heritage oaks). A total of 24 oak trees (nonheritage oaks) are within the project site and nine oak trees (two heritage oaks) are outside of the project site adjacent to the southern and western project boundaries. All 13 oak trees (nonheritage) depicted to be removed are within the project boundary and located within proposed commercial lots (three oak trees) and graded slopes (10 oak trees). Up to 20 oak trees (two heritage oaks) are depicted to be encroached upon by proposed grading of manufactured slopes; 11 of the encroachments are within the project boundary and nine are outside of the western project boundary.

    A 4.1-gross (3.7 net) acre private park is depicted on the west side of the project site, at the end of the proposed Street "A". The private park is designed with a picnic area, basketball court, tot lot and five-foot wide trail designed only within the

private park lot without connection to other trails.

16. The property is depicted in the HM (Hillside Management-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 M (Industry) land use categories of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Residential development is permitted within the N2 and HM land use categories.

17. The single-family residential portion of the project is consistent with the existing and proposed zoning classifications. Single-family residential development is permitted in the A-2 zone pursuant to Section 22.24.120 of the Los Angeles County Code ("County Code") and the proposed RPD-5,000-1.9U zone per Section 22.20.460 of the County Code. The applicant has requested a CUP to authorize a clustered design within the middle area as a density-controlled development pursuant to Section 22.24.150 and 22.56.205 of the County Code, which allows for a reduction in the lot sizes to less than the 22,926 square feet that would be required by the proposed zone. The project proposes a minimum of 5,000 square feet for each lot, with the allowable density averaged over the project site.

18. The proposed retail and office uses within the commercial lots are consistent with the proposed M-1-DP proposed zoning classification. A CUP has been requested for the proposed DP zone to ensure that the development will comply with the proposed designs and exhibits as submitted to the Commission.

19. Development on the proposed parcels must comply with the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.

20. The proposed project is exempt from the Castaic Area CSD. The Castaic Area CSD was adopted by the Los Angeles County Board of Supervisors on November 30, 2004, and effective on December 30, 2004. The proposed project was filed on October 1, 2003 and deemed a complete application before the effective date of the Castaic Area CSD.

21. Letters received and submitted to the Commission include State of California Governor's Office of Planning and Research, California Natural Resources Agency Department of Fish and Game, City of Santa Clarita, and South Coast Air Quality Management District.

22. The project was advertised for the June 2, 2010 public hearing within The Signal Newspaper and La Opinion on May 3, 2010.

23. During the June 2, 2010 public hearing, the Commission heard a presentation from staff. After opening the public hearing, the Commission also heard testimony from the applicant.

24. During the June 2, 2010 public hearing, staff presented the proposed subdivision with the associated zone change, CUP, and oak tree permit and recommended a continuance to date certain to allow additional time for the remaining holds to be cleared. Remaining holds included clarification of the oak tree permit and proposed encroachments, updated slope density analysis map, clarification of the proposed residential zone change, and final project documents.

25. During the June 2, 2010 public hearing, the Commission heard a presentation from the representative, Ron Druschen, which stated that this development will construct the most difficult portion of The Old Road capital improvement project; and are willing to offer the private trail and trailhead to the Los Angeles County Department of Parks & Recreation to connect to future County trails.

26. During the June 2, 2010 public hearing, the Commission commented on the project, they noting that photovoltaic structures on the roof of the single-family structures may improve the project; that the commercial buildings are well located in relation to the visual impact of the project, the project's access is taken by the natural opening to the property from The Old Road, and that two of the three significant impacts identified in the DEIR would be temporary impacts during construction of the project.

27. At the end of the June 2, 2010 public hearing, the Commission voted to continue the hearing to August 4, 2010, to allow the applicant to work with staff in to resolve the remaining outstanding holds and for the final documents to be prepared.

28. Subsequent to the June 2, 2010 public hearing, the applicant modified the oak tree permit application to request the encroachment of up to 20 trees instead of up to eight trees as originally proposed. Due to the change in the requested permit by the applicant this project was re-noticed. A new notice was posted on the property, mailed to all property owners within 1,000 feet of the project property boundary, and sent to the Signal and La Opinion newspapers.

29. During the August 4, 2010 public hearing, the Commission heard a presentation from staff. Staff described that the four remaining holds had been cleared. The holds included a revision to the oak tree permit to include up to 20 oak tree encroachments of which two are heritage oaks, acceptance of the recommended residential zone change to RPD-5.000-1.9U, and a revised slope density map. The revised slope density analysis map clarified the density calculations for the property and yielded a low density threshold of 26 units, midpoint of 52 units and maximum density of 77 units. Staff also stated that the applicant had demonstrated that the density transfer proposed as part of the density-controlled development was appropriate as areas within the project site were not suitable for development due to earthquake fault zones and steeply sloping topography. Lastly, staff clarified Condition No. 1 of the Vesting Tentative Tract Map and read it into the record.

30. During the August 4, 2010 public hearing, the Commission heard a short presentation from the applicant's representative, Ron Druschen. The applicant agreed with staff's recommendations, noted that they had the community's support including approval from the Castaic Area Town Council, and discussed the benefits the project will provide to the community. Benefits discussed included the construction of portion of the County's The Old Road capital improvement project along the property's frontage, increase in jobs for the community, preservation of open space including construction of a private park lot within the development, and location of commercial lots along the front of the project site.

31. During the August 4, 2010 public hearing, the Commission noted that they were pleased with the proposed project, and commended the applicant with their outreach efforts with the community.

32. After hearing all testimony, the Commission by vote of 4-0-1 (Helsley absent) closed the public hearing on August 4, 2010 and approved Conditional Use Permit Case No. 03-304 and Oak Tree Permit Case No. 03-304.

33. In accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq. ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles, the County prepared an Initial Study for the originally proposed project and distributed it along with a Notice of Preparation ("NOP") to responsible and interested agencies, departments, and key interest groups on May 2, 2005, to solicit comments on the proposed project for the Draft Environmental Impact Report ("DEIR"). The Initial Study identified potentially significant effects of the project on geotechnical hazards, flood hazard, fire hazard, noise hazard, water

quality, air quality, biota archaeological/historical, visual qualities, traffic and access, waste disposal, education services, public services, water services, and land use. All NOP comments relating to the DEIR and comments on the Initial Study were reviewed, and the issues raised in those comments were addressed, to the extent feasible, in the DEIR. The DEIR was prepared and submitted to the State Clearinghouse for public review.

34. The County prepared a Final EIR ("FEIR") for the project, which included responses to all of the comments that the County received regarding the DEIR during the public comment period. The Planning Commission finds that the FEIR for the project has been prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The FEIR consists of the following documents: (1) the March 2009 DEIR, (2) March 2009 Technical Appendices to the DEIR, (3) May 2010 DEIR, (4) July 2010 FEIR, and (5) July 2010 Technical Appendices to the FEIR. The Findings of Fact and Statement of Overriding Considerations ("Findings and SOC") are incorporated herein by this reference, as if set forth in full.

35. The Commission reviewed and considered the Final EIR and found that it reflects the independent judgment of the County. As stated in the Final EIR and Findings of Fact and SOC, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse impacts upon air quality (temporary during construction), noise (temporary during construction), and biological resources (cumulative), identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions for this project.

36. With respect to the adverse effects upon air quality (temporary during construction), noise (temporary during construction), and biological resources (cumulative), the Commission determined that the substantial benefits resulting from the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings and SOC.

37. A Mitigation Reporting and Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Final EIR was prepared, and its requirements are incorporated into the conditions of approval for this project.

38. The MMP in conjunction with the Final EIR identified in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment are ensured.

39. The project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

40. Approval of this CUP and Oak Tree Permit is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for the related Vesting Map and the MMP.

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

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

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

(REGARDING THE CUP)

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

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

3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in

order to integrate said use with the uses in the surrounding area;

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

5. 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;

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

7. That the proposed Project is conveniently served by 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;

8. 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;

9. That the proposed development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas;

10. That the proposed development is designed to maintain water bodies, watercourses, and their tributaries in a natural state;

11. That the proposed development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state;

12. That the proposed development retains sufficient natural vegetative cover and/or open spaces to buffer critical resources from said requested development;

13. That were necessary, fences or walls are provided to buffer important habitat areas from development;

14. That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas, or migratory paths;

15. That the development program provides necessary safeguards to ensure completion of the proposed development by the permittee forestalling substitution of a lesser type of development contrary to the public convenience, welfare, or development needs of the area;

(REGARDING THE OAK TREE PERMIT)

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

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

18. That in addition to the above facts, that the removal of up to 13 oak trees and the encroachment into the protected zone of up to 20 oak trees is necessary for development reasons as continued existence of the trees at the present location frustrates the planned improvements and proposed use of the subject property to such an extent that: a) alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive; or b) placement of such tree precludes the reasonable and efficient use of such property for a use otherwise authorized; and

19. That the proposed removal of the oak tree will not be contrary to or in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Final EIR has been completed in compliance with the CEQA and the State and County guidelines related thereto; certifies that it independently reviewed and considered the information contained in the FEIR, and that the FEIR reflects the independent judgment and analysis of the Commission; as to the environmental consequences of the project, certified the Final EIR prior to approving the project; and adopted the Environmental Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring Program("MMP"), finding that, pursuant to Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; found that the unavoidable significant effects of the project after adopted of said mitigation measures area as described in those findings, and determined that the remaining, unavoidable environmental effects of the project

have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the project as stated in the Statement of Overriding Considerations.

2. Approves Conditional Use Permit Case No. 03-304 and Oak Tree Permit Case No. 03-304 subject to the attached conditions.

DEPARTMENT OF REGIONAL PLANNING **Exhibit "A" Map Date: 3-31-2009**
PROJECT NO. 03-304-(5)
CONDITIONAL USE PERMIT CASE NO. 03-304
OAK TREE PERMIT CASE NO. 03-304

CONDITIONS:

1. This grant authorizes the use of the 47.25-acre subject property for a clustered hillside residential development within urban and non-urban Hillside Management areas, consisting of a maximum of 70 single-family units, as depicted in the approved Exhibit "A" dated March 31, 2009, onsite project grading exceeding 100,000 cubic yards, Residential Planned Development and Development Program zoning, and the removal of 13 trees of the Oak Genus and encroachment within the protected zone of 20 trees of the Oak Genus identified in the permittee's site plan and Oak Tree Report, subject to all of the following conditions of approval.

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

3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property, if other than the permittee, have filed at the office of the Los Angeles County ("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 Nos. 6, and until all required monies have been paid pursuant to Condition Nos. 9, 18, and 58. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 9, 10, 11, and 12 shall be effective immediately upon final approval of this grant by the County.

4. If any provision of this grant is held or declared to be invalid by a court of competent jurisdiction, 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 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. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.

7. The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

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 efforts necessary to bring the subject property into compliance. The amount changed for inspections shall be the amount equal to the recovery cost at the time of payment (currently $200.00 per inspection).

9. Within three days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. 03-304-(5), which includes Zone Change Case No. 03-304 ("Zone Change"), Vesting Tentative Tract Map No. 53933 ("Vesting Map"), Conditional Use Permit Case No. 03-304 ("CUP"), and Oak Tree Permit Case No. 03-304 ("Oak Tree Permit"). In order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **$2,867.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.

10. The permittee shall 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.

11. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of $5,000 from which actual costs shall be billed and deducted for the purposes of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony,

and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

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

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

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

12. This grant shall expire unless used within two years after the recordation of a final map for the Vesting Map. In the event that Vesting Map 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.

13. The subject property shall be graded, developed and maintained in substantial compliance with the approved Vesting Map and shall comply with all of the Vesting Map's requirements and conditions. An amended tentative tract map approved for the Vesting Map may, at the discretion of the Director, constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.

14. The permittee 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.

15. 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.

16. The permittee shall submit a copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") and maintenance agreements and covenants to Regional

Planning for review and approval. The permittee shall submit separate CC&Rs for the single-family homes portion of the project ("Single-family CC&Rs") and the commercial portion of the project ("Commercial CC&Rs"). The CC&Rs shall include all of the project conditions and include language that such conditions required to be in the CC&Rs by these conditions of approval may not be amended or eliminated by the homeowners association without prior approval from the Director.

17. The environmental mitigation measures set forth in the Mitigation Monitoring Program ("MMP"), on file at Regional Planning are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director for approvals, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by the Director.

18. Within 30 days of approval of this grant, the permittee shall deposit the sum of $6,000 with Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the MMP. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director, to ensure that all applicable mitigation measures are implemented and reported in the required MMP.

19. The permittee shall record a covenant with the County agreeing to comply with the required environmental mitigation measures imposed in the Final Environmental Impact Report ("EIR") and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the permittee shall submit a copy of the draft covenant to the Director for review and approval.

20. The development of the subject property shall comply with all requirements and conditions approved for Vesting Map.

CUP CONDITIONS

21. The permittee shall provide a minimum of 27.59 acres or approximately 58 percent of the project site of open space, which includes natural, undisturbed areas; manufactured slopes; private park; and unpaved debris basin area.

22. The permittee shall dedicate open space Lot Nos. 71 through 73 and 78 to a public agency to the satisfaction of Regional Planning. The dedication shall contain language requiring that access for emergency purposes shall not be prohibited over said open space lots.

23. The permittee shall provide for the ownership and maintenance of Private Park Lot No. 74 and open space lots Lot Nos. 71, 72, 73 and 78 by the homeowners' association to the satisfaction of Regional Planning within the Single-family CC&Rs.

24. This project is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the RPD-5,000-1.9U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area) zone classification in accordance with section 22.020.460 of the County Code. The project area within the density-controlled development consists of approximately 42 acres encompassing the entire project site except for commercial Lot Nos. 75, 76, and 77.

25. All commonly owned areas within density-controlled development, within both the RPD-5,000-1.9U and M-1-DP zoned areas shall be permanently reserved as open space. Such reservation shall be by establishment of a homeowner's association, maintenance district, or other appropriate means or methods to ensure the permanent reservation and continued perpetual maintenance of required commonly owned areas.

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

27. All dwelling units within the density-controlled development (entire property except commercial Lot Nos. 75, 76, 77) shall be single-family residences.

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 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 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, including all commercial buildings within commercial Lot Nos. 75, 76, and 77. 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, as a revised Exhibit "A", to ensure compliance.

30. Commercial Lot Nos. 75, 76, and 77 shall be developed in accordance with the Castaic Area Community Standards District commercial and industrial zone development standards within Section 22.44.137 of the County Code.

31. 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 vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. Continual availability and maintenance of required parking spaces shall be provided for in the Single-Family CC&Rs.

32. A minimum of one parking space for every 250 square feet of retail and one for every 400 square feet of office space, as depicted on the approved Exhibit "A" (dated March 31, 2009) or on an approved revised Exhibit "A", shall be provided and continuously maintained on commercial Lots No. 75, 76, 77 developed to the specifications listed in Section 22.52.1060 of the County Code. Each commercial lot must provide sufficient parking for all commercial buildings within the lot. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. Continual availability and maintenance of required parking spaces shall be provided for in the Commercial CC&Rs.

33. All utilities shall be placed underground. Prior to 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.

34. 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").

35. 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 the Vesting Map.

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

37. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted on Monday through Friday 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.

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

39. 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.

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

41. No construction equipment or vehicles, including construction crew's personal vehicles, shall be parked or stored on any existing public or private streets.

42. 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.

43. 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.

44. All slope improvements, including terrace drains, shall use colored concrete to blend with surrounding vegetation. Prior to any grading permit issuance, the permittee shall submit sample materials, including color palette, with landscape plan, as a revised Exhibit "A." Prior to building permit issuance, the permittee shall submit evidence of colored concrete installation.

45. All structures, walls, and fences open to public views 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 premise. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

47. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes, and any other applicable County ordinance.

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

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

50. Prior to the issuance of any grading permit, the permittee shall demonstrate compliance with state seismic hazard safety laws to the satisfaction of Public Works.

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

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

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

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

55. All graded slopes (cut and fill) shall be re-vegetated in compliance with the Grading Ordinance and Drought-Tolerant Landscape Ordinance. Prior to the issuance of any grading or building permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted to and approved by the Director. 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 if available. The irrigation system shall, to the satisfaction of the Director of Public Works and Director, include dual piping to allow for future connection and use of reclaimed water within landscaped slopes.

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

    The landscaping plan must show that landscaped areas shall contain minimum 75 percent locally indigenous species, including trees, shrubs and ground covering. However, if the permittee demonstrates to the satisfaction of the Director that compliance with this requirement is not possible due to County fire safety requirements, then the Director may determine that a lower percentage of such planting shall be required. In those areas where the Director of Planning approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 50 percent. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by the Director and the Forester. Fire retardant plants shall be given first consideration.

    Timing of Planting. Prior to the issuance of grading or building permits for any development, the permittee shall submit a landscaping phasing plan for the landscaping associated with the construction to be approved by the Director.

    This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

56. Except as otherwise modified herein, the permittee shall comply with all of the following permit conditions for Development Program zoning:

a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the program shall be built, erected, or moved onto any part of the project;

b. No existing building or structure which, under the program, is to be demolished shall be used;

c. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered;

d. All improvements shall be completed prior to the occupancy of any structures; and

e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

OAK TREE PERMIT CONDITIONS

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

58. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Los Angeles County Fire Department ("Fire Department") a sum of $600. Such fee shall be used to compensate the Forester $100 per inspection to cover expenses incurred while inspecting the project to determined the permittee's compliance with the conditions of approval related of oak tree removal, encroachment and mitigation.

59. The above fees provide for one initial inspection of temporary fencing (required to secure the protected zone of the remaining oak trees), prior to the commencement of construction and five subsequent annual inspections until the conditions of approval have been met. The Director and the Forester shall retain the right to make regular and unannounced site inspections.

60. Should any future inspection disclose that the subject property is being used in violation of any condition of this grant related to oak trees on the property, the permittee shall be held financially responsible and shall reimburse the Forestry Division of the Fire Department for all enforcement efforts necessary to bring the subject property into compliance. The Director and the Forester shall retain the right to make regular and unannounced site inspections. The amount changed for such inspection shall be the amount equal to the recovery cost at the time of payment (currently $200.00 per inspection).

61. The term "Oak Tree Report" refers to the report on file at Regional Planning by Trees Inc., the consulting arborists, dated June 18, 2008.

62. The permittee shall retain a consulting arborist to perform or supervise the work allowed pursuant to this grant relating to the removal of or encroachment on oak trees. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director and the Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director and Forester any failure to fully comply with the conditions of this grant. The arborist shall prepare a schedule of construction activities wherein the arborist will be present on the project site to ensure compliance with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

63. All individuals associated with the project as it relates to the oak resources shall be familiar with the Oak Tree Report, Oak Tree Exhibit, Mitigation Planting Plan, and Conditions of Approval. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining oak trees on the subject property that are within the zone of impacts as determined by the Forester for the life of this grant or Vesting Map.

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

65. The permittee shall keep copies of the oak tree report, oak tree map, mitigation planting plan, and conditions of approval on the project site, and available for review. If the conditions of approval are not present on-site during a monitoring inspection of an active project, the Forester will give an immediate "Stop Work Order." This will be administered both verbally and in writing. The "Stop Work Order" will be rescinded after the conditions of approval are present on the site and all employees associated with the project are fully aware of these conditions.

66. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two inches in diameter or less in accordance with the guidelines published by the National

Arborist Association. Copies of these guidelines are available from the Forestry Division of the Fire Department. In no case shall more than 20 percent of the tree canopy of anyone tree be removed.

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

68. The permittee shall provide mitigation trees of the Oak Genus at a rate of two to one (2:1) trees for 13 (non Heritage) trees for a total of 26 15-gallon trees. In addition, the permittee shall provide mitigation trees of the Oak Genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachment.

    Each non-Heritage oak mitigation tree shall be at least a 15-gallon specimen in size and measure one inch or more in diameter one foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of one inch in diameter one foot above the base.

    Each Heritage Oak mitigation tree shall be at least a 24-inch box specimen in size and measure two inches or more in diameter one foot above the base unless otherwise specified by the Forester. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of two inches in diameter one foot above the base or as deemed appropriate by the Forester.

69. This total of 26 mitigation trees shall consist of indigenous varieties of *Quercus agrifolia or Quercus lobata* depending on which species of tree was removed or Isot due to its permitted encroachment. The seed shall be grown from a local seed source and be of high quality.

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

71. All required mitigation trees shall be planted within one year of the permitted oak tree removals. Additional mitigation trees shall be planted within one year of the death of any tree which results from permitted encroachment. Mitigation trees shall be planted on-site in locations approved by the project arborist in consultation with the Forester. In circumstances where on-site planting is shown to be infeasible, the mitigation trees may be planted at an off-site location approved by the Forester, or a contribution to the County of Los Angeles Oak

Forest Special Fund may be made in the amount equivalent to the oak resources loss. The contribution shall be calculated by the consulting arborist and approved by the Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

72. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The five-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director and the Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

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

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

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

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

77. Trenching, excavation, or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

78. For those trees upon which the permittee is allowed to encroach, any fencing installation around the perimeter of the properties shall be of wrought iron or wood post type construction wherever the fencing passes within 10 feet of any oak trunk. No block walls or other type of fence or wall construction which requires substantial trenching for foundations shall be located within 10 feet of any oak tree in order to limit damage caused by such types of construction.

79. Removal of or encroachment within the protected zone of any additional tree of the Oak Genus on the project site is prohibited. If the permittee encroaches or removes an oak tree not specified in the Oak Tree Report, the permittee shall be

required to stop all work immediately. The permittee shall be required to submit a new Oak Tree Report that accurately identifies the project conditions and shall diligently pursue such new permit through the permitting process. The permittee shall be responsible for paying all associated fees for the new Oak Tree Permit.

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

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

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

83. Any violation of the oak tree conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the Notice of Correction.

FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR PROJECT NO. 03-304-(5)
VESTING TENTATIVE TRACT MAP NO. 53933

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing on June 2, 2010 and August 4, 2010, in the matter of Vesting Tentative Tract Map No. 53933 ("Vesting Map"), Conditional Use Permit Case No. 03-304 ("Conditional Use Permit"), Oak Tree Permit Case No. 03-304 ("Oak Tree Permit"), and Zone Change Case No. 03-304 ("Zone Change"), collectively the Project.

2. The applicant, Bahram Safavi and Can Shelter Inc., is proposing to develop a clustered hillside residential development of 70 single-family residential lots, three commercial lots, four open space lots, one private park lot and one public facility lot on 47.25 gross acres. The applicant also proposes to remove 13 oak trees (nonheritage oaks) and encroach within the protected zone of 20 oak trees (including two heritage oaks).

3. The Vesting Map is request to create 79 lots, which include a residential development of 70 single-family lots, three commercial lots, four open space lots, one private park lot and one public facility lot on 47.25 gross acres.

4. The subject site is located parallel to and southwest of The Old Road and Golden State Freeway (I-5), south of Parker Road and north of Villa Canyon Road, within the Castaic Canyon Zoned District and Castaic Area Community Standards District ("CSD"), within the unincorporated area of Santa Clarita Valley.

5. The Project's rectangular-shaped property is 47.25 acres in size with ridges, intervening canyons and level terrain. Approximately 20 percent of the subject property has zero to 25 percent slopes, 25 percent has 25 to 50 percent slopes, and 55 percent has slopes greater than 50 percent.

6. Access to the proposed Project site is provided by The Old Road, a varying 80 to 84-foot wide secondary highway, onto a varying 60 to 66-foot new commercial "a" Street which will turn into a collector street within the project. Three 58-foot-wide cul-de-sac streets will connect to the collector street.

7. The Project site is currently zoned A-2-2, which was established by Ordinance No. 7486 on April 3, 1959. The project proposes a zone change from A-2-2 to RPD-5,000-1.9U on 42.04 acres and to M-1-DP on 5.21 acres.

8. Surrounding zoning includes RPD-9,000-6.5U (Residential Planned Development-9,000 Square Feet Minimum Required Lot Area-6.5 Dwelling Units Per Acre), R-3-13U-DP (Limited Multiple Residence-13 Dwelling Units Per Acre-Development

Program) and CPD (Commercial Planned Development) to the north; A-2-2 and M-1-DP to the east; A-2-2 to the south; and A-2-2 to the west.

9. The Project site consists of four vacant lots. Surrounding uses include a mobile home park, multi-family and truck dealership to the north; building materials yard and I-5 Freeway to the east; vacant to the south; and vacant to the west.

10. Access to the proposed Project site is provided by The Old Road, a varying 80 to 84-foot wide secondary highway, onto a varying 60 to 66-foot new commercial "A" Street, which will turn into a collector street within the project. Three 58-foot-wide cul-de-sac streets will connect to the collector street.

11. Zone Change Case No. 03-304 is a related request to change the zoning from A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) to RPD-5,000-1.9U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-1.9 Dwelling Units Per Acre) on 42.04 acres and M-1-DP (Light Industrial-Development Program) on 5.21 acres. The Development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new zone change and/or Conditional Use Permit ("CUP") is first obtained.

12. The CUP is a related request to ensure compliance with requirements of the Los Angeles County Code ("County Code") pertaining to urban and non-urban hillside management areas, density-controlled development, onsite project grading exceeding 100,000 cubic yards, Residential Planned Development and the DP overlay zone pursuant to Sections 22.20.460, 22.40.040, 22.40.070, 22.40.080, 22.56.205, 22.56.210, and 22.56.215.

13. The Oak Tree Permit is a related request to authorize removal of 13 oak trees (nonheritage oaks) and encroachment within the project zone of 20 oak trees (including two heritage oaks) pursuant to Section 22.56.2060.

14. The Vesting Map and Exhibit "A", dated March 31, 2009, depicts 70 single-family lots clustered over approximately 42.04 acres in the middle portion of the project site. The single-family lots range in size from 5,003 to 16,927 net square feet and are designed along one main collector street (varying 60 to 64 feet in width) and four connecting (58 feet wide) cul-de-sac streets in a clustered design within the interior of the project. The residential lots are designed with frontage ranging from 40 to 90 feet in width and average 6,000 square feet.

Three commercial lots are designed at the entrance of the development with frontage on the interior 66-foot wide commercial Street "A". A commercial building for retail and/or professional office use is depicted on each commercial lot. The three commercial buildings will total 69,250 square feet. A total of 277 parking spaces are depicted within the three commercial lots which will provide required parking to a combination of office and retail uses. No eating establishments are depicted or proposed.

A total of 640,000 cubic yards each of cut and fill of earthwork (total of 1.28 million cubic yards) is shown to be balanced on-site. The grading will consist of on-site improvements including development of single-family residential lots, and on-site and off-site improvements along The Old Road.

The Oak Tree Exhibit, dated May 21, 2008, depicts a total of 33 oak trees (two heritage oaks). A total of 24 oak trees (nonheritage oaks) are within the project site and nine oak trees (two heritage oaks) are outside of the project site adjacent to the southern and western project boundaries. All 13 oak trees (nonheritage) depicted to be removed are within the project boundary and located within proposed commercial lots (three oak trees) and graded slopes (10 oak trees). Up to 20 oak trees (two heritage oaks) are depicted to be encroached upon by proposed grading of manufactured slopes; 11 of the encroachments are within the project boundary and nine are outside of the western project boundary.

A 4.1-gross (3.7 net) acre private park is depicted on the west side of the project site, at the end of the proposed Street "A". The private park is designed with a picnic area, basketball court, tot lot and five-foot wide trail designed only within the private park lot without connection to other trails.

15. The property is depicted in the HM (Hillside Management-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 M (Industry) land use categories of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Residential development is permitted within the N2 and HM land use categories.

16. The single-family residential portion of the project is consistent with the existing and proposed zoning classifications. Single-family residential development is permitted in the A-2 zone pursuant to Section 22.24.120 of the Los Angeles County Code ("County Code") and the proposed RPD-5,000-1.9U zone per Section 22.20.460 of the County Code. The applicant has requested a CUP to

authorize a clustered design within the middle area as a density-controlled development pursuant to Section 22.24.150 and 22.56.205 of the County Code, which allows for a reduction in the lot sizes to less than the 22,926 square feet that would be required by the proposed zone. The project proposes a minimum of 5,000 square feet for each lot, with the allowable density averaged over the project site.

17. The proposed retail and office uses within the commercial lots are consistent with the proposed M-1-DP proposed zoning classification. A CUP has been requested to comply with the proposed DP zone to ensure that the development will comply with the proposed designs and exhibits as submitted to the Commission.

18. Development on the proposed parcels must comply with the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.

19. The proposed project is exempt from the Castaic Area CSD. The Castaic Area CSD was adopted by the Los Angeles County Board of Supervisors on November 30, 2004, and effective on December 30, 2004. The proposed project was filed on October 1, 2003 and deemed a complete application before the effective date of the Castaic Area CSD.

20. Letters received and submitted to the Commission include State of California Governor's Office of Planning and Research, California Natural Resources Agency Department of Fish and Game, City of Santa Clarita, and South Coast Air Quality Management District.

21. The project was advertised for the June 2, 2010 public hearing within The Signal Newspaper and La Opinion on May 3, 2010.

22. During the June 2, 2010 public hearing, the Commission heard a presentation from staff. After opening the public hearing, the Commission also heard testimony from the applicant.

23. During the June 2, 2010 public hearing, staff presented the proposed subdivision with the associated zone change, CUP, and oak tree permit and recommended a continuance to date certain to allow additional time for the remaining holds to be cleared. Remaining holds included clarification of the oak tree permit and proposed encroachments, updated slope density analysis map, clarification of the proposed residential zone change, and final project documents.

24. During the June 2, 2010 public hearing, the Commission heard a presentation from the representative, Ron Druschen, which stated that this development will construct the most difficult portion of The Old Road capital improvement project, and that they are willing to offer the private trail and trailhead to the Los Angeles County Department of Parks and Recreation to connect to future County trails. The private trail is solely designed within Private Park Lot No. 74 without connection to a separate trail or lot.

25. During the June 2, 2010 public hearing, the Commission commented on the project, they noting that photovoltaic structures on the roof of the single-family structures may improve the project; that the commercial buildings are well located in relation to the visual impact of the project, the project's access is taken by the natural opening to the property from The Old Road, and that two of the three significant impacts identified in the DEIR would be temporary impacts during construction of the project.

26. At the end of the June 2, 2010 public hearing, the Commission voted to continue the hearing to August 4, 2010, to allow the applicant to work with staff in to resolve the remaining outstanding holds and for the final documents to be prepared.

27. Subsequent to the June 2, 2010 public hearing, the applicant modified the oak tree permit application to request the encroachment of up to 20 trees instead of up to eight trees as originally proposed. Due to the change in the requested permit by the applicant this project was re-noticed. A new notice was posted on the property, mailed to all property owners within 1,000 feet of the project property boundary, and sent to the Signal and La Opinion newspapers.

28. During the August 4, 2010 public hearing, the Commission heard a presentation from staff. Staff described that the four remaining holds had been cleared. The holds included a revision to the oak tree permit to include up to 20 oak tree encroachments of which two are heritage oaks, acceptance of the recommended residential zone change to RPD-5.000-1.9U, and a revised slope density map. The revised slope density analysis map clarified the density calculations for the property and yielded a low density threshold of 26 units, midpoint of 52 units and maximum density of 77 units. Staff also stated that the applicant had demonstrated that the density transfer proposed as part of the density-controlled development was appropriate as areas within the project site were not suitable for development due to earthquake fault zones and steeply sloping topography. Lastly, staff clarified Condition No. 1 of the Vesting Tentative Tract Map and read it into the record.

29. During the August 4, 2010 public hearing, the Commission heard a short presentation from the applicant's representative, Ron Druschen. The applicant agreed with staff's recommendations, noted that they had the community's support including approval from the Castaic Area Town Council, and discussed the benefits the project will provide to the community. Benefits discussed included the construction of portion of the County's The Old Road capital improvement project along the property's frontage, increase in jobs for the community, preservation of open space including construction of a private park lot within the development, and location of commercial lots along the front of the project site.

30. During the August 4, 2010 public hearing, the Commission noted that they were pleased with the proposed project, and commended the applicant with their outreach efforts with the community.

31. After hearing all testimony, the Commission by vote of 4-0-1 (Helsley absent) closed the public hearing on August 4, 2010 and approved Vesting Tentative Tract Map No. 53933.

32. The proposed project shall comply with the development standards of the RPD-5,000-1.9U zone pursuant to Section 22.20.460 and M-1-DP zone pursuant to Section 22.32.040 and 22.40.040 of the County Code.

33. The proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the Plan, a component of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of development while minimizing development in hillside and natural resource areas.

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

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

36. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and unavoidable injury to fish or

wildlife or their habitat. The subject property is not located within an adopted SEA and will not affect any stream courses or high value riparian habitat.

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

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

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

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

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

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

43. In accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq. ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles, the County prepared an Initial Study for the originally proposed project and distributed it along with a Notice of Preparation ("NOP") to responsible and interested agencies, departments, and key interest groups on May 2, 2005, to solicit comments on the proposed project for the Draft Environmental Impact Report (DEIR"). The Initial Study identified potentially significant effects of the project on geotechnical hazards, flood hazard, fire hazard, noise hazard, water quality, air quality, biota archaeological/historical, visual qualities, traffic and access, waste disposal, education services, public services, water services, and land use. All NOP comments relating to the DEIR and comments on the Initial

Study were reviewed, and the issues raised in those comments were addressed, to the extent feasible, in the DEIR. The DEIR was prepared and submitted to the State Clearinghouse for public review.

44. The County prepared a Final EIR ("EIR") for the project, which included responses to all of the comments that the County received regarding the DEIR during the public comment period. The Planning Commission finds that the FEIR for the project has been prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The FEIR consists of the following documents: (1) the March 2009 DEIR, (2) March 2009 Technical Appendices to the DEIR, (3) May 2010 DEIR, (4) July 2010 FEIR, and (5) July 2010 Technical Appendices to the FEIR. The Findings of Fact and Statement of Overriding Considerations ("Findings and SOC") are incorporated herein by this reference, as if set forth in full.

45. The Commission reviewed and considered the Final EIR and found that it reflects the independent judgment of the County. As stated in the Final EIR and Findings of Fact and SOC, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse impacts upon air quality (temporary during construction), noise (temporary during construction), and biological resources (cumulative), identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions for this project.

46. With respect to the adverse effects upon air quality (temporary during construction), noise (temporary during construction), and biological resources (cumulative), the Commission determined that the substantial benefits resulting from the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings and SOC.

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

48. The MMP in conjunction with the Final EIR identified in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment are ensured.

49. The project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

50. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for the related CUP, Oak Tree Permit, and the MMP.

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

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Final EIR has been completed in compliance with the CEQA and the State and County guidelines related thereto; certifies that it independently reviewed and considered the information contained in the FEIR, and that the FEIR reflects the independent judgment and analysis of the Commission; as to the environmental consequences of the project, certified the Final EIR prior to approving the project; and adopted the Environmental Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring Program ("MMP"), finding that, pursuant to Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; found that the unavoidable significant effects of the project after adopted of said mitigation measures are as described in those findings, and determined that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the project as stated in the Statement of Overriding Considerations.

2. Approves Vesting Tentative Tract Map No. 53933 subject to the attached conditions and recommendations of the Subdivision Committee.

DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 03-304-(5)
VESTING TENTATIVE TRACT MAP NO. 53933

Map Date: 3-31-2009

CONDITIONS:

1. This grant authorizes the use of the 47.25-acre subject property for a clustered hillside residential development within urban and non-urban Hillside Management areas, consisting of a maximum of 70 single-family units, as depicted in the approved tentative tract map dated March 31, 2009, onsite project grading exceeding 100,000 cubic yards, Residential Planned Development and Development Program zoning, and the removal of 13 trees of the Oak Genus and encroachment within the protected zone of 20 trees of the Oak Genus identified in the permittee's site plan and Oak Tree Report, subject to all of the following conditions of approval.

2. The subdivider or any successor in interest of the subdivider (herein after collectively "subdivider") shall conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). The subdivider shall also conform to the requirements of Conditional Use Permit No. 03-304 ("CUP"), Oak Tree Permit Case No. 03-304 ("Oak Tree Permit"), and the Mitigation Monitoring Program ("MMP") approved by the Los Angeles County ("County") Regional Planning Commission ("Commission") in connection with this approval of Vesting Tract Map No. 53933 ("Vesting Map").

3. Except as otherwise specified in Condition No. 3 below, the subdivider shall conform to the applicable requirements of the RPD-5,000-1.9U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-1.9 Dwelling Units) and M-1-DP (Light Industrial-Development Program) zones.

4. In accordance with the related CUP, this land division is approved as a density-controlled development in an urban and non-urban hillside management area, in which areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the RPD-5,000-1.9U zone.

5. Recordation of the final map is contingent upon the adoption of an ordinance by the Board changing the zoning from A-2-2 to RPD-5,000-1.9U on 42.04 acres and to M-1-DP on 5.21 acres, and such ordinance becoming effective.

6. Within 30 days of tentative map approval, the subdivider shall submit a draft copy of the project's Covenants, Conditions, 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 subdivider shall submit separate CC&Rs for the single-family homes portion of the project

("Single-family CC&Rs"). Required provisions in the CC&Rs are set forth in Condition Nos. 13 and 21.

7. The subdivider shall submit evidence that the conditions of the associated CUP and Oak Tree Permit have been recorded prior to final map approval.

8. Within 30 days of tentative map approval, the subdivider shall record a covenant with attached map with the County agreeing to comply with the required environmental mitigation measures. Prior to recordation of the covenant, the subdivider shall submit a draft copy of said covenant to the Director of Regional Planning ("Director") for review and approval.

9. Permission is granted to adjust lot lines subject to the review and approval of Regional Planning.

10. The subdivision shall provide at least 40 feet of street frontage of the property line for each lot. For lots with radial lot lines, the subdivider shall also provide a chart setting forth the street frontage lengths.

11. The subdivider shall show The Old Road, "A" Street, "B" Court, "C" Court, "D" Court and "E" Court as dedicated streets on the final map.

12. The subdivider shall dedicate to the County on the final map, the right to prohibit the construction of any structures on the open space areas as depicted on the open space exhibit as Lot Nos. 71 through 73 and 78, and the rear of single-family lots and shall record "Open Space-Building Restriction Area" over those open space areas on the final map.

13. The subdivider shall provide for the ownership and maintenance within the private park lot No. 74 and open space Lot Nos. 71, 72, 73, and 78 by the homeowners' association Single-family CC&Rs to the satisfaction of Regional Planning.

14. The subdivider 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.

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

16. Permission is granted to record multiple final maps. 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 CUP.

17. Prior to approval of each final unit map, the subdivider shall submit, to the satisfaction of Subdivision Committee ("Subdivision Committee"), an updated phasing map depicting access to all phases of the project and the open space acreage within each phase. The phasing map must indicate 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 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.

18. Permission is granted to phase grading to the satisfaction of Public Works and Regional Planning.

19. All future development shall comply with the Los Angeles County Green Building, Low Impact Development, and Drought-Tolerant Landscaping Ordinances prior to building permit issuance.

20. No grading permit shall be issued prior to the recordation of a final map, unless the Director determines that the proposed grading conforms to the conditions of this grant and conditions of the CUP and Oak Tree Permit.

21. 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 Single-family and Commercial CC&Rs that 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.

22. The irrigation system for manufactured slopes shall, to the satisfaction of the Director and Director of Public Works, include dual piping to allow for future connection and use of reclaimed water within landscaped slopes.

23. As required by Section 21.32.195 of the County Code, the subdivider 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 the site plan or landscape plan. Prior to recordation of the final map, the site/landscaping plan must be approved by the Director, and the subdivider shall post a bond with Los Angeles County Department of Public Works ("Public Works") or submit other verification to the satisfaction of Regional Planning, to ensure planting of the required trees.

24. 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. The amount charged for additional

inspections shall be the amount equal to the recovery cost at the time of payment (currently $200.00 per inspection).

25. Within three days of the approval date of this grant, the subdivider shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. 03-304-(5), which includes Zone Change Case No. 03-304 ("Zone Change"), Vesting Tentative Tract Map No. 53933 ("Vesting Map"), Conditional Use Permit Case No. 03-304 ("CUP"), and Oak Tree Permit Case No. 03-304 ("Oak Tree Permit"). In order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **$2,867.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.

26. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final Environmental Impact Report ("Final EIR") for the project are incorporated by this reference and attached and made conditions of the Vesting Map. The subdivider 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 shall submit mitigation monitoring reports to Regional Planning as frequently as may be required by Regional Planning. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.

27. Within 30 days of Vesting Map approval, the subdivider shall deposit the sum of **$6,000.00** with Regional Planning to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP. The subdivider shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director, to ensure that all applicable mitigation measures are implemented and reported in the required MMP.

28. 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, its agents, officers, and employees to attack, set aside, void, or annul this tract map approval, or the related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable limitation period of Government Code Section 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider or successor in interest of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.

29. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing, pay Regional Planning an initial deposit of $5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider, or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

    a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional 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, 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 the Conditional Use Permit Case No. 03-304 and Oak Tree Permit Case No. 03-304; 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.

Attachments:
Subdivision Committee Reports
Mitigation and Monitoring Plan

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 53933 (Rev.)

TENTATIVE MAP DATED 03-31-2009
EXHIBIT MAP DATED 03-31-2009

The following reports consisting of 19 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. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.

8. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.

9. 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.

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

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

12. Quitclaim or relocate easements running through proposed structures.

13. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.

14. Design the boundaries of the unit final maps to the satisfaction of the Departments of Regional Planning and Public Works.

15. The first unit of this subdivision shall be filed as Tract No. 53933-01, the second unit, Tract No. 53933-02, and the last unit, Tract No. 53933.

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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 53933
CUP NO. 03-304

TENTATIVE MAP DATE: 03/31/09
EXHIBIT MAP DATE: 03/31/09

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 conceptually approved on 10/02/08 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. Provide a permit from Caltrans for proposed connection and encroachment into Caltrans' right of way to the satisfaction of the Department of Public Works.
6. Avoid cross tract boundary drainage within limits of slope easement along street frontage with The Old Road.

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.

Name Lizbeth Cordova LIZBETH CORDOVA Date 7/29/09 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 53933
SUBDIVIDER Canshelter, Inc.
ENGINEER SR Consultants West, Inc.
GEOLOGIST & SOILS ENGINEER The J. Byer Group, Inc.

TENTATIVE MAP DATED 3/31/09 (Revision)
LOCATION Castaic
REPORT DATE 8/4/08, 11/4/05, 8/29/05

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 4/14/09 is attached.

NOTE Provide a copy of this review with your resubmittal

Prepared by _____ Reviewed by _____ Date 4/28/09
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 —
PCA LX001129
Sheet 1 of 1

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

Tentative Tract Map	53933
Location	Castaic
Developer/Owner	Bahram Safavi & CSI
Engineer/Architect	SR Consultants West, Inc.
Soils Engineer	The J. Byer Group, Inc. (JB 20122-B)
Geologist	The J. Byer Group, Inc.

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning **3/31/09 (rev.)**
Soils Engineering and Geology Report Dated 8/29/05
Soils Engineering and Geology Addenda Dated 8/4/08, 11/4/05
Previous Review Sheet Dated 9/15/08

ACTION:

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

REMARKS:

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

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
A. ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.
B. THE PROPOSED STRUCTURES ON THE SUBJECT SITE SHALL HAVE A MINIMUM SETBACK DISTANCE FROM SLOPES, WHICH IS IN COMPLIANCE WITH COUNTY CODE.

REGISTERED PROFESSIONAL ENGINEER
JEREMY WAN
NO. C67583
EXP. 6/30/09
STATE OF CALIFORNIA

Prepared by _____ Date 4/14/09

Please complete a Customer Service Survey at http://dpw.lacounty.gov/gmedsurvey.
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\gmepub\Soils Review\Jeremy\TR 53933, Castaic, TTM-A_5.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT MAP NO. 053933

TENTATIVE MAP DATED 03-31-2009
EXHIBIT MAP DATED 03-31-2009

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. Provide approval of:

   a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP) plan by the Storm Drain and Hydrology Section of Land Development Division.

   b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

   c. 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:

2. 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.

3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

Name Jason Flood Date 4/23/09 Phone (626) 458-4921

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

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. Reversing curves of local streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.

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

3. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent. If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.

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. Maintain a minimum centerline radius of 550 feet on "A" Street / "B" Court at the unnamed street along intersections with reversing curves and compound curves.

6. 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.

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

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

9. Provide maximum 6 percent grade through the knuckle at the intersection of "D" Street and "C" street.

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.

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

    a. 55 mph (585 feet) on The Old Road from "A" Street (northerly direction) and from the existing driveway (Tract 34365) west of the proposed subdivision;

    b. 40 mph (415 feet) on "A" Street from "D" Street (northerly direction) and from "C" Court (southerly direction);

    c. 30 mph (310 feet) on "C" Street from "E" Court (southerly direction).

    Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.

13. All line of sight easements shall be depicted on landscaping plans.

14. Conform with the approved conceptual signing and striping plan dated 02-18-2009. Provide detailed 40 foot scale signing and striping plans (interim and ultimate) for The Old Road and "A" Street within or abutting this subdivision to the satisfaction of Public Works.

15. Dedicate vehicular access rights on Commercial Lot 77 to The Old Road.

16. Dedicate vehicular access rights on The Old Road to Lots A and Lot 73 and on "A" Street/"B" Court to Lots 1, 15, 24, 70, 71, and 73, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.

17. Provide standard property line return radii of 13 feet at all local street intersections and 27 feet at the intersection of The Old Road and "A" Street. Additional right of way for a corner cutoff shall be dedicated on "A" Street at The Old Road.

18. Dedicate 66 feet of right of way on "A" Street from The Old Road to "C" Court.

19. Dedicate 64 feet of right of way on "A" Street from "C" Court to "B" Court.

20. Dedicate 60 feet of right of way including additional right of way for a standard knuckle on "D" Street and "C" Street.

21. Dedicate 58 feet of right of way including additional right of way for a standard cul-de-sac bulb on "B" Court, "C" Court, "D" Court, and "E" Court.

22. If the centerline of the existing pavement on The Old Road does not coincide with the record centerline, provide a new centerline to the satisfaction of Public Works.

23. Repair any broken or damaged pavement on The Old Road abutting this subdivision.

24. Construct highway improvements along the property frontage on The Old Road, including curb, gutter, base, pavement, and full-width sidewalk to the satisfaction of Public Works. All road improvements shall be compatible or consistent with the County's proposed widening improvements per RDC no. 0013882.

25. Construct additional pavement on The Old Road to provide exclusive left-turn lane, right-turn lane, and transition pavement for a 55 mph design speed at "A" Street to the satisfaction of Public Works. Dedication of additional right of way may be required.

26. Construct off-site transition pavement for a 55 mph design speed to join the new The Old Road with existing improvements in the vicinity of the easterly property lines to the satisfaction of Public Works. If needed, provide off-site grading to the satisfaction of Public Works.

27. Provide off-site easement and/or right of way to allow for the construction of the off-site grading and transition pavement on The Old Road to the satisfaction of Public Works.

28. Construct curb, gutter, base, pavement, and full width sidewalk on "A" Street from The Old Road to "C" Court.

29. Construct curb, gutter, base, pavement, and sidewalk on all remaining interior streets. Permission is granted to use the alternate street section.

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

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 on all interior streets and along the property frontage on The Old Road.

33. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.

34. Comply with the following street lighting requirements:

    a. Provide street lights on concrete poles with underground wiring on all interior streets and along the property frontage on The Old Road to the satisfaction of Public Works. Obtain Street Lighting Section's approval of the street light layout prior to project recordation.

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

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

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

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

c. Note that the annexation and assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans 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.

35. Underground all existing and new utility lines to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

36. Install postal delivery receptacles in groups to serve two or more residential units.

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

38. 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.

39. 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 Castaic Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is $3,400 per factored unit and is subject to change.

40. Comply with the mitigation measures identified in the attached September 6, 2006 letter from our Traffic and Lighting Division to the satisfaction of Public Works and comply with all mitigation measures as required by Caltrans. If the mitigation measures include the installation of signals, and these signals are subsequently incorporated as district improvements into the Castaic Bridge and Major Thoroughfare Construction Fee District, then the cost of such improvements may be credited against the project's District fee obligation if approved by Public Works.

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

DONALD L. WOLFE, Director

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

IN REPLY PLEASE
REFER TO FILE: T-4

September 6, 2006

Mr. Richard L. Pool
Associated Transportation Engineers
100 North Hope Avenue, Suite 4
Santa Barbara, CA 93111

Dear Mr. Pool:

LAKE VIEW ESTATES
TENTATIVE TRACT NO. 53933
CONDITIONAL USE PERMIT NO. 03304
TRAFFIC IMPACT STUDY (JULY 25, 2006)
UNINCORPORATED CASTAIC AREA

As requested, we have reviewed the above-mentioned document. The Lake View Estates project is located along The Old Road west of the Golden State (I-5) Freeway, approximately ¼ mile south of Parker Road in the unincorporated County of Los Angeles area of Castaic.

The Lake View Estates project includes the subdivision of a vacant 47.25 acre site, as well as the development of 70 single-family detached housing units, and up to 90,000 square feet of office/professional business space. The proposed project is estimated to generate approximately 1,698 vehicle trips daily, with 210 and 206 vehicle trips generated during the a.m. and p.m. peak hours, respectively.

We generally agree with the study that the traffic generated by this project will significantly impact the following intersections. The following recommended mitigation measures shall be the sole responsibility of the project to be installed concurrently with the construction of the project's internal street improvements.

The Old Road at Parker Road

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

The Old Road at A Street (Project Access)

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

South approach: Two through lanes and one right-turn lane instead of one through lane. Detailed signing and striping plans must be prepared for these mitigation measures and submitted to Mr. Matthew Dubiel of our Land Development Review Section for review and approval prior to recordation of the tract map.

We also agree with the study that the project along with other related projects in the area will significantly impact the following intersections. The project shall pay its pro-rata share of the cost for the following recommended mitigation measures:

The Old Road at Sloan Canyon Road/Lake Hughes Road

East approach: One left-turn lane, one through lane, and one free right-turn lane instead of one left-turn lane, one through lane, and one right-turn lane.

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

Install traffic signals (See Table 1).

The project's pro-rata share is 2.0 percent.

The Old Road at Parker Road

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

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

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

Install traffic signals (See Table 1).

The project's pro-rata share is 24.3 percent.

Parker Road at Interstate 5 Southbound On Ramp

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

This improvement is included within the Castaic Bridge and Major Thoroughfare (B&T) District.

Interstate 5 Northbound Off Ramp at Ridge Route Road

East approach: Two through lanes instead of one through lane. This improvement is included within the Castaic B&T District.

Install traffic signals (See Table 1).

The projects pro-rata share is 7.4 percent.

The project shall enter into a secured agreement with this Department for the cost of the pro-rata shares of the recommended cumulative mitigation measures including the following traffic signals. The estimated pro-rata share amount for the traffic signals are shown on the following Table 1.

Table 1

Intersection	Traffic Signal Cost	Developer Percent Share	Developer Cost*
The Old Rd. at Sloan Cyn. Rd./ Lake Hughes Rd.	$287,500	2.0%	$5,750
Parker Road at The Old Road	$287,500	24.3%	$69,863
I - 5 NB Off Ramp at Ridge Route Road	$241,500	7.4%	$17,871
Total Developer Cost			$93,484

* This amount is subject to adjustment based on the estimated cost of the traffic signal at the time this agreement is executed.

The project is within the Castaic B&T District. The project shall pay its share of the Castaic B&T fees.

We agree that the project will not have a significant impact on any Congestion Management Program monitored intersections, arterials, or freeway segments in the area.

A determination shall be made regarding whether the project has significant impact on the nearby freeways. Caltrans shall be consulted in order to select the methodology to use when determining the impact to the freeways, as well as to obtain their written concurrence with the California Environmental Quality Act (CEQA) level of significance determination. If Caltrans finds that the project has a CEQA significant impact on the freeways, Caltrans shall be requested to include the basis for this finding in their response. If fees are proposed to mitigate the freeway impact, Caltrans shall be requested to identify the specific project to which the fees will apply. These written comments from Caltrans shall be submitted to Public Works and included with the project environmental document.

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

Very truly yours,

DONALD L. WOLFE
Director of Public Works

William Winter

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

JC:cn
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cc: Department of Regional Planning (Koutnik)

bc: Construction (Adhami)
Land Development (Witler, Wong)
Traffic and Lighting (Chon)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 53933 (Rev.)

TENTATIVE MAP DATED 03-31-2009
EXHIBIT MAP DATED 03-31-2009

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 building/lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.

2. If necessary, install off-site sewer main line to serve this subdivision to the satisfaction of Public Works.

3. A sewer area study for the proposed subdivision (PC11952AS, dated 08-10-2008) was reviewed and approved. No additional mitigation measures are required. 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.

4. Provide a digital copy (PDF Format) of the approved sewer improvement plans.

5. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.

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

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

HCW

Prepared by Tony Khalkhali Phone (626) 458-4921 Date 05-07-2009

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 53933 (Rev)

TENTATIVE MAP DATED 03-31-2009
EXHIBITED MAP DATED 03-31-2009

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 maintained by the water purveyor, with appurtenant facilities to serve all lots/buildings in the land division, must be provided. The system shall include fire hydrants of the type and location as determined by the 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/building.

3. If necessary, install 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.

+1cw

Prepared by Lana Radle Phone (626) 458-4921 Date 05-05-2009
tr53933w-rev2.doc

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 53933 Map Date March 31, 2009 - Ex. A

C.U.P. 03-304 Vicinity Castaic

☐ **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 503 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: **This project is cleared for Public Hearing. The following are conditions of approval:**
Proposed flag lot #7 shall provide a minimum paved driveway width of 20 feet on the flag strip. The on-site access for each commercial lot shall provide a minimum paved width of 28' clear to the sky. All hammerhead turnarounds and centerline turning radii shall comply to the Fire Department's turnaround standards. Indicate compliance prior to building permit issuance.

By Inspector: *Juan C. Padilla* Date May 27, 2009

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 53933 Tentative Map Date March 31, 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 COMMERCIAL fire flow for the 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 RESIDENTIAL fire flow for the public fire hydrants at this location is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow

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

☒ Fire hydrant requirements are as follows:

Install 4 COMMERCIAL public fire hydrant(s). Install 4 RESIDENTIAL public fire hydrant(s).

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

☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
☒ Location: As per map on file with the office.
☒ Other location: **Additional on-site fire hydrant locations will be established during the building plan check review process.**

☒ 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 require fire hydrants shall be installed and tested or bonded for prior to Final Map clearance.**

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 May 27, 2009

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

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map #	**53933**	DRP Map Date: **03/31/2009**	SCM Date: **05/14/2009**	Report Date: **05/10/2010**
Park Planning Area #	**35B**	**CASTAIC/VAL VERDE**		Map Type: **REV. (REV RECD)**

Total Units **70** = Proposed Units **70** + Exempt Units **0**

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	**0.71**
IN-LIEU FEES:	**$125,735**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $125,735 in-lieu fees.

Trails:

No trails.

Comments:

The Representative Land Values (RLVs) used to calculate park fees were adjusted on 7/1/2009. Due to a decrease in the RLV for the Castaic/Val Verde Park Planning Area (35B), the in-lieu fee for this project has been reduced to $125,735 (from $127,006 in the previous Park Obligation Report dated 5/6/2009).

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: James Barber

James Barber, Land Acquisition & Development Section

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **53933**	DRP Map Date: **03/31/2009**	SMC Date: **05/14/2009**	Report Date: **05/10/2010**
Park Planning Area # **35B**	**CASTAIC/VAL VERDE**		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 **70** = Proposed Units **70** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.36**	**0.0030**	**70**	**0.71**
M.F. < 5 Units	2.47	0.0030	0	0.00
M.F. >= 5 Units	2.24	0.0030	0	0.00
Mobile Units	2.82	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**0.71**

Park Planning Area = **35B CASTAIC/VAL VERDE**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.71	$177,092	**$125,735**

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.71	0.00	0.00	0.71	$177,092	**$125,735**

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
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 • FAX (626) 960-2740

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

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April 22, 2009

RFS No. 09-0009040

Tract Map No. 53933

Vicinity: Castaic Canyon

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Tract Map 53933** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Newhall County Water District**, a public water system.

2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #32** as proposed.

All requested documents must be identified with the parcel map number and sent directly to the address below:

County of Los Angeles Department of Public Health
Bureau of Environmental Protection
5050 Commerce Drive
Baldwin Park, CA 91706-1423
Attention: Ken Habaradas

If you have any questions or need additional information, please contact me at (626) 430-5262.

Ken Habaradas, REHS
Bureau of Environmental Protection

MITIGATION MONITORING AND REPORTING PROGRAM

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Mitigated Negative Declaration, specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the Mitigation Monitoring and Reporting Program (MMRP).

To implement this MMRP, the County of Los Angeles will designate a Project Mitigation Monitoring and Reporting Coordinator ("Coordinator"). The coordinator will be responsible for ensuring that the mitigation measures incorporated into the project are complied with during project implementation. The coordinator will also distribute copies of the MMRP to those responsible agencies identified in the MMRP, which have partial or full responsibility for implementing certain measures. Failure of a responsible agency to implement a mitigation measure will not in any way prevent the lead agency from implementing the proposed project.

The following table will be used as the coordinator's checklist to determine compliance with required mitigation measures.

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
Geotechnical Hazards							
GEO-1 Ground Rupture. The revised San Gabriel Fault hazard setback shall be incorporated into the subdivision tract map and verified by the applicant's geotechnical consultant prior to finalization of the tract map. The utility infrastructure, including but not limited to gas lines, water lines, drainage and sewer lines shall be designed to avoid or withstand ground rupture associated with the potential for fault movement. The project engineer shall design cut and fill slopes within the fault hazard zone based on the J. Byer Group geotechnical evaluation, Los Angeles County Department of Public Works Geotechnical and Materials Engineering Division requirements and Uniform Building Code (UBC) requirements to the satisfaction of the County of Los Angeles.	Verification that utilities are designed to withstand ground rupture.	Prior to issuance of a building permit	Once	ED			
GEO-3 (a) Liquefaction, Lateral Spreading, Dynamic Settlement. The alluvium on site shall be removed and recompacted in accordance with recommendations of the J. Byer Group (Geologic and Soils Engineering Exploration, Tentative Tract 53933. 2005) as delineated on Figure 4.1-1, to eliminate the potential for liquefaction, lateral spreading and dynamic settlement. Grading Plans shall be reviewed by the J. Byer Group for consistency with their recommendations and	Review of grading plans	Prior to issuance of grading permit	Once	BD			

Key: **DRP** **Los Angeles County Department of Regional Planning** **ED** **Los Angeles County Engineering Department**
EP **Los Angeles County Public Works Environmental Programs Division** **LACFD** **Los Angeles County Fire Department**
BD **Los Angeles County Department of Building and Safety**

Updated July 2010

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
submitted to the Los Angeles County Department of Public Works Geotechnical and Materials Engineering Division for their review and approval. **GEO-3(b) Geological Oversight**. A project geologist shall be present during removals of alluvium and other necessary stripping of topsoil and colluvium, which may be five to 15 feet thick in some areas.	Presence of the project geologist during removals of alluvium and stripping of topsoil and colluvium	During Construction	Periodically during construction				
GEO-4(a) Grading plans shall be reviewed by the applicant's geological consultant to insure that all recommendations included in the 2005 geotechnical investigation have been incorporated.	Review of grading plans	Prior to building permit	Once	DRP			
GEO-4(b) The area to receive compacted fill should be prepared by removing all vegetation, debris, existing fill, soil, colluvium, and alluvium. The exposed excavated area should be observed by the soils engineer or geologist prior to placing compacted fill. The exposed grade should be scarified to a depth of six inches, moistened to optimum moisture content, and recompacted to a minimum 94 percent of the maximum density.	Observe exposed excavated areas	Prior to placing compacted fill	Once	BD			
GEO-4(c) All building sites and graded pads shall have a minimum of five feet of compacted fill over the entire pad.	Ensure that five feet of compacted fill is over the pad	Prior to construction	Once	BD			
GEO-4(d) Fill consisting of soil approved by the soils engineer, shall be placed in horizontal lifts and compacted in six-inch layers with suitable compaction equipment. The excavated onsite materials are considered satisfactory for reuse in the control fills. Any imported fill shall be observed by the soils engineer prior to use in fill areas. Rocks larger than six inches in diameter shall not be used in the fill.	Approve fills	Prior to use in fill areas	Once	BD			

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GEO-4(e) The fill shall be compacted to at least 94% of the maximum density for the material used. The maximum density shall be determined by ASTM D 1557-02 or equivalent.	Ensure that fill is compacted to 94%	During construction	Once	BD			
GEO-4(f) Field observation and testing shall be performed by the soils engineer during grading to assist the contractor in obtaining the required degree of compaction and the proper moisture content. Where compaction is less than required, additional compactive effort shall be made with adjustment of the moisture content, as necessary until 94% compaction is obtained. Once compaction test is required for each 500 cubic yards, or two vertical feet of fill placed.	Ensure observation and testing by the soils engineer	During construction	Periodically during construction	BD			
GEO-4(g) The alluvium, when removed and replaced as approved compacted fill, will shrink approximately 5% in volume. The older alluvium, when removed and placed as compacted fill, is not expected to shrink. The Saugus Formation bedrock, when removed and placed as compacted fill, is expected to bulk in volume approximately 5%.	Monitor shrinking of fill soils	During construction	Periodically during construction	BD			
Fire Hazard							
FH-1(a) All applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance, and a fuel modification plan shall be met. The plans shall be reviewed and approved by the Forestry Division of the Fire Department prior to issuance of building permits.	Plan review	Prior to construction	Once	LACFD			
FH-1(b) The Los Angeles County Fire Department, Land Development Unit, has set forth specific guidelines regarding land development issues. These guidelines are as follows:							

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• Specific fire and life safety requirements for the construction phase will be addressed at the building fire plan check. There may be additional fire and life safety requirements during this time; • Every building constructed shall be accessible to the Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building; • Access roads shall be maintained with a minimum of ten (10) feet of brush clearance on each side. Fire access roads shall have an unobstructed vertical clearance clear-to-sky with the exception of protected tree species. Protected tree species overhanging fire access roads shall be maintained to provide a vertical clearance of 13 feet, six inches; • The maximum allowable grade shall not exceed 15% except where topography makes it impractical to keep within such grade; in such cases, an absolute maximum of 20% will be allowed for up to 150 feet in distance. The average maximum allowed grade, including topographical difficulties, shall be no more than 17%. Grade breaks shall not exceed 10% in 10 feet; • When involved with a subdivision in unincorporated areas within the County of Los Angeles, Fire Department requirements for access, fire flows and hydrants are addressed at the Los Angeles County Subdivision Committee meeting, during the subdivision tentative map stage; • Fire sprinkler systems are required in some							

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residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is recommended that fire sprinkler systems be installed. This will reduce potential fire and life losses. Systems are now technically and economically feasible for both commercial and residential use; • The development may require fire flows up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration (three hydrants flowing simultaneously). Final fire flows will be based on the size of the buildings, their relationship to other structures, property lines, and types of construction used; • Fire hydrant spacing for commercial/industrial development shall be 300 feet and shall meet the following requirements: o No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant; o No portion of a building shall exceed 400 feet via vehicular access from property spaced public fire hydrant; o Additional hydrants will be required if hydrant spacing exceeds specified distances (eight hydrants are required); o All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current, American Water Works Association (AWWA) standard C503 or approved equal. All onsite hydrants shall be installed a minimum of 25' from a structure or protected by a two-hour rated firewall (locations specified on Subdivisions map and additional fire hydrants may be established); o All required fire hydrants shall be installed,							

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tested, and accepted or bonded prior to approval; o 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; • Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for commercial lots and at the end of all cul-de-sacs. • All onsite driveways/roadways shall provide a minimum unobstructed width of 28 feet. The onsite driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building. The centerline of the access driveway shall be located parallel to, and within 30 feet of an exterior wall on one side of the proposed structure. • Driveway width for non-residential developments shall be increased when any of the following conditions will exist: o Provide 34 feet in width, when parallel parking is allowed on one side of the access roadway/driveway. Preference is that such parking is not adjacent to the structure; o Provide 42 feet in width, when parallel parking is allowed on each side of the access roadway/driveway; o Any access way less than 34 feet in width shall be labeled "Fire Lane" on the final recording map, and final building plans; o For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire							

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Department approved signs stating "NO PARKING – FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use. • Single-family detached homes shall require a minimum fire flow of 1,250 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. When there are five or more units taking access on a single driveway, the minimum fire flow shall be increased to 1,500 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration; • Fire hydrant spacing for residential development shall be 600 feet and shall meet the following requirements: o No portion of lot frontage shall be more than 450 feet via vehicular access from a public fire hydrant; o No portion of a structure should be placed on a lot where it exceeds 750 feet via vehicular access from a properly spaced public fire hydrant; o When cul-de-sac depth exceeds 450 feet on a residential street, hydrants shall be required at the corner and mid-block; o Additional hydrants will be required if hydrant spacing exceeds specified distances; o All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current, American Water Works Association (AWWA) standard C503 or approved equal. All onsite hydrants shall be installed a minimum of 25' from a structure or protected by a two-hour rated firewall (locations specified on Subdivisions map and additional fire hydrants may be established);							

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• A Fire Department approved turning area shall be provided at the end of all cul-de-sacs; • Fire Department access shall provide a minimum unobstructed width of 28 feet, clear-to-sky and be within 150 feet of all portions of the exterior walls of the first story of any existing unit. If exceeding 150 feet, provide 20 feet minimum paved width "Private Driveway/Fire Lane" clear-to-sky to within 150 feet of all portions of the exterior walls of the unit. Fire Lanes serving three or more units shall be increased to 26 feet; • Streets or driveways within the development shall be provided with the following: o Provide 36 feet in width on all streets where parking is allowed on both sides; o Provide 34 feet in width on cul-de-sacs up to 700 feet in length. This allows parking on both sides of the street; o Provide 36 feet in width on cul-de-sacs from 701-1,000 feet in length. This allows parking on both sides of the street; o For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING – FIRE LANE" in 3-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use; o Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road; • All access devices and gates shall meet the following requirements: o Any single gated opening used for ingress and egress shall be a minimum of 26 feet in							

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width, clear-to-sky; o Any divided gate opening (when each gate is used for a single direction of travel – i.e. ingress or egress) shall be a minimum width of 20 feet clear-to-sky; o Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way, and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an intercom system is used, the 50 feet shall be measured from the right-of-way to the intercom control device; o All limited access devices shall be of a type approved by the Fire Department; o Gate plans shall be submitted to the Fire Department, prior to installation. These plans shall show all locations, widths and details of the proposed gates; • All proposals for traffic calming measures (speed humps/bumps/cushions, traffic circles, roundabouts, etc.) shall be submitted to the Fire Department for review, prior to implementation. • Provide Fire Department or City approved street signs and building access numbers prior to occupancy. • A minimum of four commercial fire hydrants and four residential fire hydrants shall be installed.							
Noise							
N-1 Construction. The contractor shall not conduct project grading activities within 370 feet of a single family residence, or 175 feet of multi family residences for consecutive periods of greater than 10 days.	Ensure grading within specified distances does not occur for periods of greater than 10 days.	During Construction	Periodically	EP			
N-3(a) Interior Noise. At a minimum, all onsite	Plan review of	Prior to	Once	DRP and BD			

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structures shall include the following to achieve an acceptable interior noise level: • Air conditioning or a mechanical ventilation system so that windows and doors may remain closed; and • Double-paned windows and sliding glass doors mounted in low air infiltration rate frames (0.5 cubic feet per minute, per ANSI specifications); and • Solid core exterior doors with perimeter weather stripping and threshold seals; and • Roof and attic vents facing away from I-5. Incorporation of these design requirements would be expected to achieve an interior noise level reduction of 25 dB or greater. **N-3(b) Exterior Noise.** At a minimum, residential lots shall incorporate six-foot tall solid block sound barrier walls on the side and rear yard property boundaries or surrounding the exterior usable space of the rear yard. **N-3(c) Second Story Interior Noise.** Residential lots shall incorporate second story insulation to achieve an interior second story noise level of 45 dBA.	design requirements	issuance of building permit					
Water Quality							
WQ-1 Comply with approved Standard Urban Stormwater Mitigation Program, (SUSMP) which shall incorporate Best Management Practices (BMPs) for the long term operation of the site and shall be developed and implemented by the applicant to minimize the amount of pollutants that are discharged from the site. The plan shall be developed in accordance with the requirements of the County of Los	Ensure that applicant complies with SUSMP	Prior to issuance of building permit	Single	DRP			

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Angeles and the California Regional Water Quality Control Board. Examples of BMPs and permanent BMPs that apply to both initial development of the lots and to long-term operation of the project include but are not limited to: *Pollutant Escape: Deterrence* Cover all storage areas including soil piles, fuel and chemical depots. Protect from rain and wind with plastic sheets and temporary roofs. *Pollutant Containment Area* Locate all construction-related equipment and related processes that contain or generate pollutants (i.e. fuel, lubricant and solvents, cement dust and slurry) in isolated areas with proper protection from escape. Locate the above-mentioned in secure areas, away from storm drains and gutters. Place the above-mentioned in bermed, plastic-lined depressions to contain all materials within that site in the event of accidental release or spill. Park, fuel and clean all construction vehicles and equipment in one designated, contained area. *Pollutant Detainment Methods* ▪ Protect downstream drainages from escaping pollutants by capturing materials carried in runoff and preventing transport from the site. Examples of detainment methods that retard movement of water and separate sediment and other contaminants are silt fences, hay bales, sand bags, berms, silt and debris basins. *Erosion Control* ▪ Large projects should be scheduled into phases that allow for erosion control of smaller areas							

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rather than a single, large exposed site. Vegetation should only be removed when necessary and immediately before grading. ▪ Schedule excavation and grading work for dry weather. These activities may be prohibited between the months of November and April. ▪ Slope stabilizers should be utilized. These include natural fiber erosion control blankets of varying densities according to specific slope/ site conditions. ▪ Expedite the restoration of natural erosion control and reduce risk of slope failure by immediately revegetating and irrigating until first one inch of rain. ▪ Reduce fugitive dust by wetting graded areas with an adequate yet conservative amount water. Cease grading operations in high (25 mph or greater) winds. *Recycling/Disposal* ▪ Provide recycling facilities. Develop protocol for maintaining a clean site. This includes proper recycling of construction-related materials and equipment fluids (i.e., concrete dust, cutting slurry, motor oil and lubricants). ▪ Provide disposal facilities. Develop protocol for cleanup and disposal of small construction wastes (i.e., dry concrete). *Hazardous Materials Identification and Response* ▪ Develop protocol for identifying risk operations and materials. Include protocol for identifying spilled-materials source, distribution; fate and transport of spilled materials. ▪ Provide protocol for proper clean-up of equipment and construction materials, and disposal of spilled							

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substances and associated cleanup materials. ▪ Provide emergency response plan that includes contingencies for assembling response team and immediately notifying appropriate agencies.							
WQ-2 A Storm Water Management Plan that incorporates Best Management Practices (BMPs) for the long-term operation of the site shall be developed and implemented by the applicant to minimize the amount of pollutants that are washed from the site. The plan shall be developed in accordance with the requirements of the County of Los Angeles and the California Regional Water Quality Control Board. Examples of BMPs that apply to both initial development of the lots and to long-term operation of the project are listed below. *Education* ▪ Stencil all storm drains inlets and post signs along channels to discourage dumping by informing the public that water flows to the Santa Clara River and ultimately to the ocean. ▪ Provide educational flyers to each new building unit regarding toxic chemicals and alternatives for fertilizers, pesticides, cleaning solutions and automotive and paint products. These fliers shall be distributed to and posted at each new business unit and provided to each residential unit through the Homeowner's Association. ▪ Provide educational flyers regarding proper disposal of routine office and household hazardous waste, including automotive waste. These fliers shall be distributed to and posted at each new business unit and provided to each residential unit through the homeowner's association.	Ensure that applicant completes a SWMP	Prior to issuance of building permit	Once	DRP			

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Source Reduction/Recycling ▪ Development of an integrated pest management program for landscaped areas of the project. These areas would include slope-stabilization landscaping, and commercial area landscaping. Integrated pest management emphasizes the use of biological, physical, and cultural controls rather than chemical controls. Examples include use of insect resistant cultivars, manual weed control, use of established thresholds for pesticide and herbicide application, use of chemical controls that begin preferentially with dehydrating dusts, insecticidal soaps, boric acid powder, horticultural oils, and pyrethrin based insecticides. *Cleaning/Maintenance* ▪ Routine cleaning of streets, parking lots and storm drains. Prior to the issuance of a building permit, the applicant shall prepare a stormwater facility maintenance plan that will be implemented by the homeowner's association and building owners of the commercial parcels. This plan shall identify provisions for regular maintenance and cleaning of catch basins, debris basins, and siltation basins; maintenance logs shall be regularly submitted to the appropriate agencies. *Structural Treatment Methods* ▪ Catch basin inserts or storm drain devices such as storm intercepters shall be installed with the development. The use of vegetated swales and strips, infiltration basins of oil separators as needed to manage stormwater pollution from each developed lot shall be provided at the time the buildings are constructed. The sizing and effectiveness of each of these measures shall be							

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documented prior to the issuance of a building permit. ▪ Trash storage areas and storage areas for materials that may contribute pollutants to storm water shall be covered by a roof and protected from surface runoff.							
Air Quality							
AQ-1(a) Fugitive Dust Control Measures: • Water trucks shall be used during construction to keep all areas of vehicle movements damp enough to prevent dust from leaving the site. At a minimum, this will require three daily applications (start of workday, midday and at the end of the workday). Increased watering is required whenever wind speed exceeds 15 mph. Grading shall be suspended if wind gusts exceed 25 mph. • The amount of disturbed area shall be minimized, active grading shall not exceed 7.25 acres per day, and onsite vehicle speeds shall be limited to 15 mph or less on all unpaved areas. The developer shall pave roads and shoulders as soon as feasible. • Unpaved haul roads shall be watered a minimum of three times per day. • If stockpiling of fill material is involved, earth with 5% or greater silt content that is stockpiled for more than two days shall be covered, kept moist, or treated with earth binders to prevent dust generation. • After clearing, grading, earth-moving or excavation is completed, the disturbed area shall be treated by spreading earth binders (non-toxic soil stabilizers) according to manufacturer's specifications until the area is paved or otherwise developed. Staging and parking areas shall also	Ensure that fugitive dust control measures are implemented	During construction	Periodically during construction	EP			

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be stabilized by paving or with soil stabilizers. • Install wheel washers where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site on each trip. **AQ-1(a) Fugitive Dust Control Measures:** ▪ Water trucks shall be used during construction to keep all areas of vehicle movements damp enough to prevent dust from leaving the site. At a minimum, this will require three daily applications (start of workday, midday and at the end of the workday). Increased watering is required whenever wind speed exceeds 15 mph. Grading shall be suspended if wind gusts exceed 25 mph. ▪ The amount of disturbed area shall be minimized, active grading shall not exceed 7.25 acres per day, and onsite vehicle speeds shall be limited to 15 mph or less on all unpaved areas. The developer shall pave roads and shoulders as soon as feasible. ▪ Unpaved haul roads shall be watered three times per day. ▪ If stockpiling of fill material is involved, earth with 5% or greater silt content that is stockpiled for more than two days shall be covered, kept moist, or treated with earth binders to prevent dust generation. ▪ After clearing, grading, earth-moving or excavation is completed, the disturbed area shall be treated by spreading earth binders (non-toxic soil stabilizers) according to manufacturer's specifications until the area is paved or otherwise developed. Staging and parking areas shall also be stabilized by paving or with soil stabilizers. ▪ Install wheel washers where vehicles enter and							

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exit the construction site onto paved roads or wash off trucks and any equipment leaving the site on each trip. **AQ-1(b) VOC Control Measure:** Low VOC architectural and asphalt coatings shall be used on site and shall comply with AQMD Rule 1113-Architectural Coatings. The VOC content of architectural coatings shall not exceed an average of 85 g VOC/liter (less water and exempt compounds) for residential units and 87.5 g VOC/liter (less water and exempt compounds) for commercial space pursuant to the VOC content determination procedures in Rule 1113. Additionally, application of architectural coatings shall be limited such that no more than 20 residences and 45,000 square feet of commercial space shall be covered during any 20 day period. Documentation regarding this mitigation measure is contained in Appendix D. **AQ-1(c) NOx Control Measures:** ▪ Equipment engines should be maintained in good condition and in proper tune as per manufacturer's specifications; ▪ Schedule construction periods to occur over a longer time period (i.e. lengthen from 60 days to 90 days) during the smog season so as to minimize the number of vehicles and equipment operating simultaneously; and ▪ Use new technologies to control ozone precursor emissions as they become readily available. **AQ-1(d) NOx, PM_{10} and $PM_{2.5}$ Additional Control Measure:** The number and types of construction equipment shall be reduced such that horsepower of diesel equipment in simultaneous operation shall not exceed 2,108 horsepower during project grading and							

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2,618 horsepower during building construction. This would reduce project grading equipment to about nine pieces during grading activities and 14 pieces during building construction activities, depending on the type of equipment in use. Documentation regarding this mitigation measure is included in Appendix D.							
AQ-2(a) Energy Consumption. Onsite structures shall reduce energy consumption by at least 20% below current Federal guidelines as specified in Title 24 of the Code of Federal Regulations. Potential energy consumption reduction measures include, but are not limited to, the use of photovoltaic roof tiles, installation of energy efficient windows, and the use of R-45 insulation in the roof/attic space of all onsite structures. **AQ-2(b) Shade Trees.** Shade trees shall be planted to shade onsite structures to the greatest extent possible in summer, reducing indoor temperatures, and reducing energy demand for air conditioning.	Ensure that energy consumption reduction measures are implemented and tree planting is incorporated	Prior to construction	Once	DRP			
Biota							
BIO-1(a) Temporarily disturbed areas shall be revegetated with native vegetation in the same proportions and species as the natural habitat removed. Preconstruction detailed surveys of vegetation on at least three (3) blocks of 50 x 50 meters on the site shall be used to determine the native coastal scrub vegetation of the site [also see mitigation measure BIO-1(c-d)]. These proportions may be modified by County Fire Department and County Public Works as needed for safety reasons. If the 80% coastal sage scrub vegetative coverage (plants typical of the removed coastal sage scrub community in proportion to natural coverages) is not met within three years, the monitoring effort shall be	Review landscape plan Ensure the instillation of a wheel washing station	Prior to issuance of building permit Prior to construction	Once Once	DRP EP			

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extended to five years. If not met at the end of five years, the monitoring effort shall be extended another five years and again tested at the end of five years for meeting success criteria. This extension process should continue until the success criteria are met. Annual monitoring reports shall be prepared and submitted to the County Director of Regional Planning that include qualitative, and quantitative data regarding the success of the revegetation effort, comparison to performance criteria, and recommendations for the successful completion of the restoration effort. A landscape plan that includes control of invasive non-native plants shall be submitted for review and approval by the County of Los Angeles Department of Regional Planning prior to the issuance of a grading permit. The landscape plan shall limit irrigation to within Fuel Modification Zone A and shall utilize only locally indigenous plant species and varieties. During grading and construction, a wheel well and undercarriage washing station shall be installed at project site entrances to serve the purpose of removing dust and plant parts from entering and exiting vehicles in order to prevent transport of invasive week species onto and off of the site. The wheel washing station shall consist of a lined aggregate pit (2-3" aggregate), designed such that the washed seeds and plant parts filter through timbers and gravel onto a geotech cloth. At the end of construction, the pit shall be disassembled and back-filled, and the geotech cloth shall be carefully removed with all contents and taken to a disposal site and buried deeply so that the invasive plant parts and propagules will not spread to other areas.	Ensure that all vehicles are pressurized washed	During construction	Periodically during construction	EP			

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Pressurized washing shall be done for all vehicles (1) before coming to the site and (2) upon entry, and 3) at the end of each day when grading an area with exotic plants, and 4) before moving the vehicle to another site. Vehicle operators shall fill out a log book kept in a waterproof container at each washing or entry to site, that can be checked by biologist in charge of biological mitigation.							
BIO-1(b) Fuel Modification shall occur within 100 feet of structures (Please refer to Figure 4.3-1, Fuel Modification Plan). Per the Los Angeles Fuel Modification Guidelines (LAFMG) for projects located in Fire Zone Four for Very High Fire Hazard Severity Zones (LAFMG, January 1998), plant material within the initial 20 feet of back yards and modification within manufactures slopes will mainly consist of native groundcovers. Some native or existing vegetation may remain if spaced according to planting guidelines of the LAFMG, and shall be maintained free of dead wood, and plants shall be thinned sufficiently to reduce fuel load. Modification of fire hazard fuels beyond this zone shall consist of hand thinning of individual shrubs, clearing dead fuel, replanting with fire-retardant plants indigenous to the area, or other methods to attain fire safety while producing a viable natural and native vegetation community. No species identified as invasive by the California Native Plants Society, California Invasive Plant Council, other databases and DRP Biologist shall be utilized in the landscape plans. Only those plants deemed as "desirable" by LAFMG shall be utilized in landscaping plans, and those deemed "undesirable shall not be utilized. Irrigation tolerant species that are not native to the area may be minimally utilized as long as the species are not deemed "undesirable."	Ensure compliance with LAFMG and fire standards	Prior to issuance of building permit and during construction	Once prior to issuance of building permit and periodically during construction	LACFD			

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BIO-1(c) The 8.5 acres of removed coastal sage scrub shall be mitigated at a ratio of 1:1, combining planting and protection of coastal sage scrub. Fuel modification zones shall not be included as mitigation areas. Mitigation land shall be set aside and protected in perpetuity from further development, and shall be contiguous with other coastal sage scrub. In the event that the California Department of Fish and Game (CDFG) becomes a responsible agency under the California Endangered Species Act pursuant to additional field work conducted under mitigation measure BIO-4(b-c) and/or BIO-5 (a-b & d) the CDFG shall retain the right to supersede these coastal sage scrub mitigation requirements through modification or addition pursuant to nexus. Covenants, Conditions, & Restrictions (CC&R's) and/or deed restrictions or conservation easements shall be developed to protect the mitigation area, and adequate fencing shall separate all preserved lands from developed areas in order to prevent pets, vehicles, and people from impacting the area. If coastal sage scrub habitat is restored onsite on manufactured slope or non-native grassland habitat areas that are outside the fuel modification zones in accordance with mitigation measure BIO-1(a & d), the plantings shall be monitored for at least three years to determine if the restoration plantings have been successful. Success criteria shall be developed as part of the planting plans and shall be no less than 80% vegetative coverage by native plants at the conclusion of the restoration effort. If the 80% coastal sage scrub vegetative coverage (plants typical of the coastal sage scrub community in proportion to natural coverages) is not met within three years, the monitoring effort shall be extended to five years.	Ensure coastal sage scrub is replaced and protected	Prior to issuance of building permit	Once	EP			

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Annual monitoring reports shall be prepared and submitted to the County that include qualitative and quantitative data regarding the success of the revegetation effort, comparison to performance criteria, and recommendations for the successful completion of the restoration effort. If there is not sufficient suitable replacement habitat remaining onsite and outside of the fuel modification zones, the applicant shall either purchase and set-aside the residual amount of habitat needed with suitable conservation easements or restrictive covenants as necessary to provide for long term preservation, or shall acquire mitigation credits from a suitable bank. If mitigation credits are acquired from a bank, the applicant shall provide evidence of same to the County Department of Regional Planning prior to site occupancy. **BIO-1(d)** Revegetation and landscaping plans for the restoration and revegetation areas on the project site shall be reviewed and approved by the County before issuance of a grading permit. Plant species, seed mixes, weed suppression, planting methodology, and irrigation schedule shall be prepared by a qualified biologist or landscape architect and shall utilize locally indigenous species from onsite habitats. No species identified as invasive by the CNPS, California Invasive Plant Council, other databases and County of Los Angeles Department of Regional Planning (DRP) Biologist or staff shall be utilized in the landscape plans. The plan shall be reviewed and approved by Department of Regional Planning.	Review revegetation and landscape plans for the restoration and revegetation areas	Prior to issuance of a grading permit	Once	EP			
BIO-2(a) The project shall include and implement a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall require that stormwater runoff be	Ensure implementation of a SWPPP	Prior to construction and during	Once prior to construction and periodically	DRP			

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prevented from flowing over unprotected slopes and that silt fencing shall be trenched in 100 feet from the outer limits of riparian vegetation and left in place during construction. Disturbed areas shall be stabilized as quickly as possible, using biotechnical techniques. **BIO-2(b)** Construction and operation of the proposed project shall avoid contamination of the ephemeral drainage by incorporating the following provisions: 1. California Stormwater Best Management Practices (BMPs) for Construction Activity, prepared by the California State Stormwater Quality Task Force, shall be incorporated into the construction plans. BMPs for Municipal Activities shall be incorporated into a long-term site management program. When implemented, BMPs would reduce operation-related impacts from sedimentation and contaminant loading to an insignificant level. 2. Locally indigenous species with minimal water and fertilizer requirements shall be selected for public landscaping. Use of nitrogen fertilizers in landscaped areas is not needed. Watering shall be kept to the minimum necessary to maintain new landscaping. Temporary drip irrigation shall be used only until native landscaping is established. Irrigation water from public maintenance areas shall be retained onsite by setting timers such that excess surface flow to the local watershed does not occur. Splash pads at the bottom of manufactures slope drainages shall include a sand and gravel sump at least four feet in depth to serve as a low flow percolation pit.		construction	during construction				
BIO-3(a) Prior to grading, a qualified biologist shall be	Ensure that a	Prior to grading	Once	EP			

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retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that impacts to biological resources (inclusive of special-status plants) are avoided or minimized, and shall conduct pre-grading focused field surveys for special-status plant species that may be affected and / or eliminated as a result of grading and / or site preparation activities. The biological monitor shall be authorized to stop specific grading activities if violations of mitigation measures or any local, State, or Federal laws are suspected.	biological monitor is retained						
BIO-3(b) Pre-grading focused surveys shall be conducted in the appropriate season to determine presence or absence of any special-status plants. If no specimens are found within the development footprint or fire clearance zone, then no additional mitigation is required.	Conduct surveys to determine the presence of special-status plants	Prior to grading	Once	EP			
BIO-3(c) In the event special-status plants are identified within the development or fire clearance areas, no grading permit shall be issued until a mitigation plan has been reviewed and approved by the Los Angeles County Department of Regional Planning biologist or staff. The plan may include, but not be limited to, the following mitigation actions in order of preference: • *Grading plans shall be modified or fuel modification zones adjusted to avoid sensitive plant populations that are identified by the focused field survey, if feasible.* • *If avoidance is not feasible, any identified special-status plants shall be re-established onsite in a suitable habitat using the following:* o Target sites for mitigation shall be sampled for	Develop a mitigation plan in the event that special-status plants are present	Prior to issuance of a grading permit	Once	EP			

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soil type and habitat criteria sufficient for the establishment and growth of the affected special-status species. o Documentation of past successful habitat creation and transplantation for the species shall be included. o A performance standard of equal replacement of plants and habitat shall be required. In addition, revegetation of special plants will be considered successful at three years if the percent cover and species diversity of the restored and / or created habitat areas are similar to percent cover and species diversity of adjacent existing habitats, as determined by quantitative testing of existing, restored and created habitat areas. o Harvesting and propagation techniques shall be specified. o Monitoring effort shall be identified as at least five years. The responsible agent and frequency shall be specified. The monitoring plan will include: 1) Qualitative monitoring (i.e, photographs and general observations.) 2) Quantitative monitoring (i.e., randomly placed transects), 3) Performance criteria as approved by the County 4) Monthly reports for the first year and bimonthly reports thereafter and 5) Annual reports which will be submitted to the County for three to five years, depending upon the performance of mitigation site. o Long-term preservation of the site will be outlined in the conceptual mitigation plan to							

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ensure the mitigation site is not impacted by future development. ○ Contingency planning (if the effort fails to reach the performance criteria, the needed remediation steps shall be identified). ○ Irrigation method / schedule (how much water is needed, where and for how long). ○ Weed control. • *If no suitable habitat remains onsite, the applicant shall identify a suitable offsite location for re-establishment of sensitive populations following the same methodology as for onsite re-establishment.*							
BIO-3(d) Earth-moving equipment will avoid maneuvering in areas outside the identified limits of grading in order to avoid disturbing open space areas that will remain undeveloped. Prior to grading, the construction boundary limits will be marked by the construction supervisor and the project biologist. These limits will be identified on the grading plan. The applicant will submit a letter to the County of Los Angeles verifying that construction limits have been flagged in the field. No earth-moving equipment will be allowed outside the construction boundary.	Confirm that construction boundary limits are identified on the grading plan and that earth-moving equipment avoids limits	Prior to issuance of a grading permit and during construction	Once prior to issuance of a grading permit and periodically during construction	EP			
BIO-4(a) A survey for the San Fernando Valley spineflower (SFVS) and Nevin's barberry shall be conducted by a qualified biologist in all chaparral, coastal sage scrub, annual grassland, and disturbed areas prior to and where ground disturbance is anticipated. If neither species are found, no further mitigation is required. In the event the SFVS or Nevin's barberry are discovered onsite, mitigation measures B-4 (b-c) shall be required.	Confirm that a survey for the San Fernando Valley spineflower and Nevin's barberry is conducted.	Prior to ground disturbance	Once prior to ground disturbance	EP			
BIO-4(b) In the event the SFVS is discovered onsite,	Confirm that the	After SFVS is	Once after SFVS	EP			

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the current and anticipated future onsite distribution of the species shall be mapped by a qualified biologist. The California Department of Fish and Game (CDFG) and / or United States Fish and Wildlife Service (USFWS) shall be formally notified and consulted depending on the listing status of the species found. A preservation and management plan shall be prepared for the SFVS and Nevin's barberry by a qualified biologist and shall include, but not be limited to, the following: • *The project shall provide a buffer between development and any listed endangered plant that may be found onsite. This buffer zone shall be designated with appropriate fencing to exclude construction vehicles and public access, but not wildlife access.* • *Stormwater runoff, irrigation runoff, and other drainage from developed areas shall not pass through areas populated by listed endangered plants* • *Listed endangered plants shall not be artificially shaded by structures or landscaping within the adjacent development areas.* • *Pesticide / herbicide use shall not be permitted within 100 feet of areas containing listed endangered plants.* • *A qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that listed endangered plants are avoided during construction. After project completion, a monitoring agency shall be identified and the frequency and extent of monitoring shall be determined.*	future onsite distribution of species is mapped, that CDFG and USFWS are notified, and that a management plan is prepared	discovered onsite After CFVS is	is discovered onsite				

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The plan shall be reviewed and approved by County of Los Angeles Department of Regional Planning prior to issuance of a grading permit.	Review the management Plan	discovered onsite and prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP			
BIO-4(c) If avoidance is not feasible and mitigation is required for impacts to listed plant species, a Memorandum of Understanding (MOU) shall be prepared in coordination with CDFG. The MOU should be developed by a qualified plant ecologist and would include an analysis of take, mitigation measures, and an Adaptive Management Plan (AMP) to identify strategies for responding to changed circumstances, and a monitoring plan. Specifically, the MOU should identify the number of plants to be replanted, the methods that will be used to preserve this species in this location, and methods to ensure successful mitigation for impacts to listed plant species. The required level of success for SFVS and potential Nevin's barberry shall be defined at a minimum as a demonstration of three consecutive years of growths and a population equal to or greater than that which would be lost due to the project. The mitigation plan should include but not be limited to: • *Preserving appropriate topsoil within the development envelope as a seed bank to promote revegetation at a relocation site;* • *Salvage operations to relocate perennial species to a suitable mitigation site on the undeveloped areas of the property;* • *Collecting seeds of special-status plant species in the immediate vicinity of the project site, to ensure that the genetic integrity of the local landscape remains intact;* • *Sowing the collected seed into a designated suitable mitigation site.*	Confirm that a MOU is prepared	Once	Once after it is determined that avoidance is not feasible and mitigation is required	DRP			

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• *Determination of necessary irrigation requirements and irrigating the mitigation plantings if necessary until they become established; and* • *Maintaining and monitoring restoration/planting sites for a minimum of five (5) years to determine mitigation success/failure, and implementing remedial measures to satisfy mitigation objectives.* A Federal "incidental take" permit under Section 10(b) of the Federal Endangered Species Act (ESA) may also be required. If "take" permits or other agreements are required, the applicant shall provide DRP with a copy of such signed agreements prior to grading.							
BIO-5(a) Pre-construction surveys shall be conducted. Prior to the commencement of grading operations or other activities involving disturbance of coastal sage scrub, a survey would be conducted to locate gnatcatchers within 100 feet of the outer extent of projected soil disturbance activities and the locations should be clearly marked and identified on the construction/grading plans. A biological monitor will also be present at the initiation of vegetation clearing to provide an education program to the construction operators regarding the efforts needed to protect the CAGN and other special-status species. Fencing or flagging would be installed around the limits of grading prior to the initiation of vegetation clearing. A qualified monitoring biologist as approved by the jurisdictional agencies shall be onsite during any clearing of coastal sage scrub. The developer will notify USFWS/CDFG at least fourteen (14) calendar days prior to the clearing of any habitat determined by the pre-construction survey to be occupied by gnatcatcher to allow USFWS/CDFG to work with the monitoring biologist in connection with bird	Confirm that pre-construction surveys are conducted Confirm that a qualified monitoring biologist is onsite during clearing of coastal sage scrub	Once Periodically during the clearing of sage scrub	Once prior to commencement of grading operations or soil disturbing activities Periodically during the clearing of sage scrub	EP EP			

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flushing/capture activities. The monitoring biologist would flush CAGN and other special-status species (such as loggerhead shrike) from occupied habitat areas immediately prior to brush clearing and earth-moving activities. Coastal sage scrub identified for protection and located within the likely dust drift radius of construction areas would be periodically sprayed with water to reduce accumulated dust on the leaves as recommended by the monitoring biologist.	Confirm that coastal sage scrub identified for protection is periodically sprayed with water	During construction	Periodically during construction	EP			
BIO-5(b) Not more than two weeks prior to ground disturbing construction within coastal sage scrub, chaparral, and annual grassland habitats, a preconstruction survey for the coast horned lizard, coastal western whiptail, Southern California rufous–crowned sparrow, and any other special-status species shall be conducted by a qualified biologist. As all potential special-status species that may occur in these habitats are Species of Concern and not formally listed, any individuals found shall be captured, when possible, and transferred to appropriate habitat within a nearby known preserve. These species shall be translocated as close to the site as possible in order to maintain the species' microhabitat to the greatest extent possible. During grading and vegetation clearing, wildlife escape routes shall be allowed and cornering wildlife shall be avoided to the greatest extent possible (e.g. using flagging rather than silt fencing to demarcate site boundaries).	Confirm that preconstruction surveys are conducted for special-status species	Within two weeks of ground disturbance	Once within two weeks of ground disturbance	EP			
BIO-5(c) Prior to grading, a qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles (see also BIO-3(b) above). During earthmoving							

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activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat. **BIO-5(d)** Prior to any vegetation clearance or grading, trapping is required using live traps. If trap-and-release protocols determine the presence of San Diego desert woodrat, any captured animals would be relocated to safe, public land retained in open space land use designations with suitable habitats. If live-trapping at identified woodrat stick nests does not capture the occupant, a silt fence shall be constructed to isolate the stick nest from the development area, with the base of the silt fence either buried or sandbagged to prevent animals from entering the project area from underneath the fence. The stick nest would then be removed by hand by a biologist to remove the occupant(s) and allow their escape to adjacent undisturbed habitat. A similar silt fence shall be placed at the edge of the grading envelope and remain in place and maintained until completion of ground disturbance activities. The monitoring biologist(s) shall acquire appropriate approvals from the California Department of Fish and Game as necessary to perform the salvage activities.	Approve the biologist that is chosen by the applicant Confirm that trapping occurs	Prior to grading Prior to any vegetation clearance or grading	Once prior to grading Once prior to any vegetation clearing or grading				
BIO-6(a) The developer shall contract with a qualified biologist to conduct nesting bird surveys prior to construction activities between the months of March and September. A copy of the contracts and reports for these services shall be submitted to California Department of Fish and Game and the County Biologist for review and approval prior to issuance of a grading permit. **BIO-6(b)** Project-related activities likely to have the	Confirm that a qualified biologist conducts nesting bird surveys	Prior to construction activity between March and September	Once prior to construction activity between March and September	EP			

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potential of disturbing suitable bird-nesting habitat shall be prohibited from February 1 through August 31, unless a biological monitor acceptable to the Director of Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of nests onsite or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90 dBA from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property within 300 feet of disturbance areas (500 feet for raptors) no earlier than seven (7) days prior to the commencement of disturbance. If an active nest is discovered onsite or can be reasonably deduced to exist immediately adjacent offsite (in cases where access to adjacent properties is prevented), the project biologist shall demarcate an area to be avoided by construction activity until the active nest(s) is vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.	Confirm that project-related activities likely to have the potential of disturbing bird-nesting habitat are prohibited from February 1 through August 31.	Prior to February 1 and between February 1 and August 31	Once prior to February 1 and periodically between February 1 and August 31	EP			
BIO-7 For oak trees that are affected by project implementation, an oak tree mitigation program shall be developed pursuant to the County's oak tree	Confirm that an oak tree mitigation program is	Prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP			

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preservation ordinance. This mitigation program shall include, but not be limited to: • A 2:1 replacement ratio for each oak removed. Per the Los Angeles County Oak Tree Ordinance (Los Angeles Code Part 16, 22.56.2180): "Required replacement trees shall consist exclusively of indigenous oak trees and shall be in the ratio of at least two to one. Each replacement tree shall be at least a 15-gallon size specimen and measure at least one inch in diameter one foot above the base. Replacement trees shall be properly cared for and maintained for a period of two years and replaced by the applicant or permittee if mortality occurs within that period, where feasible replacement trees should consist exclusively of indigenous oak trees and certified as being grown from a seed source collected in Los Angeles or Ventura Counties. Replacement trees shall be planted and maintained on the subject property and, if feasible, in the same general area where the trees were removed." • *Identifying specific protective measures for protecting and maintaining all oaks within potential encroachment areas;* • *Mature oak trees and shrubs shall not be removed during preparation of fire clearance zones;* • *Replacement tree planting, maintenance, and monitoring specifications, which shall at the minimum include the following:* 1) Performance and success criteria to ensure 100% survival for at least two years (Los Angeles Code Part 16,22.56.2180.A.6.b); 2) Monitoring effort (who is to check on the success of the revegetation plan, and how frequently);	developed						

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3) Contingency planning (if the effort fails to reach the performance criteria, identify the remediation steps needed to be taken); 4) Irrigation method / schedule (how much water is needed, where, and for how long). Irrigation shall be kept to a minimum, preferably outside the drip zone, and must never wet the trunk to prevent oak root rot and the development of favorable conditions for the Argentine ant. Soil mychorrizal inoculations shall also be used for transplanted oak trees; 5) A final map, corresponding spreadsheet, and impact summary table indicating all oaks to be removed and that reflects impacts resulting from the final approved project. 6) All native oak trees removed as a result of project implementation shall be replaced with in-kind native oak tree specimens obtained from regional (i.e., Castaic Valley) stock.							
BIO-8 No earlier than 20 days prior to any grading activity that would occur during the breeding season of native bat species potentially utilizing the site (April 1 through August 31), a field survey shall be conducted by a qualified biologist (retained by the applicant and reviewed by the County) to determine if active roosts of special status bats such as hoary bat, Western red bat, Yuma myotis, long-legged myotis, pallid bat, Western mastiff bat, Townsend's big-eared bat, and pocketed free-tailed bat are present in areas of the projects site that contains suitable roosting habitat such as large tree hollows and large cliff faces. If active maternity roosts are found, construction within 200 feet shall be postponed or halted, at the discretion of the biological monitor, until the roosts are vacated and juveniles have fledged, as determined by the biologist. Implementation of this measure would	Review the field survey that determines if active roosts of special status bats are present on the project site	Within 20 days of grading activity	Once within 20 days of grading activity	DRP			

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ensure that no loss of active maternity roosts of special status bat species will occur and, therefore, will reduce impacts on bat species to a less than significant level.							
Archaeological/Historical							
CR-1(a) Ground disturbance shall be monitored for the presence of archaeological materials. Should unanticipated cultural resource remains be encountered during construction or land modification activities, the applicable procedures established by the Advisory Council on Historic Preservation concerning protection and preservation of Historic and Cultural Properties (36 CFR 8700) should be followed. In this event, work shall cease until the nature, extent, and possible significance of any cultural remains can be assessed and, if necessary, remediated. If remediation is needed, possible techniques include removal, documentation, or avoidance of the resource, depending upon the nature of the find.	Confirm that ground disturbance is monitored for the presence of archaeological materials and that if found, applicable procedures are followed	During ground disturbing activities	Periodically during ground disturbing activities	EP			
CR-1(b) In the event that human remains are discovered during construction or land modification activities, the procedures in Section 7050.5 of the California Health and Safety Code shall be followed. These procedures require notification of the coroner. If the coroner determines the remains to be those of Native American ancestry, the Native American Heritage Commission shall be notified.	Confirm that if human remains are discovered, Section 7050.5 procedures are followed	In the event that human remains are discovered	As applicable in the event that human remains are discovered	DRP			
Visual Qualities							
VIS-2(a) Exterior lighting shall incorporate mission bell shaped posts to prevent offsite illumination and glare upon adjacent parcels, public areas, environmentally sensitive areas, and the night sky. The posts shall be placed the maximum distance apart and include the minimum lumens allowed by the Los Angeles County	Confirm that mission bell shaped posts are incorporated into the design of the project	Prior to project approval	Once prior to project approval	DRP			

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Department of Public Works. **VIS-2(b)** Any security lighting shall be screened such that lighting globes are not visible from a distance of more than 20 feet. Security lighting shall be activated by motion detectors. **VIS-2(c)** Project design and architectural treatments shall incorporate additional techniques to reduce light and glare, such as use of low reflectivity glass, subdued colors for building materials in high visibility areas, and the use of plant material along the perimeter of the structures to soften views.	Confirm that security lighting is screened and motion activated Confirm that design and architectural treatments incorporate techniques that minimize light and glare	Prior to project approval Prior to project approval	Once prior to project approval Once prior to project approval	DRP DRP			
Traffic and Access							
T-1 Road Widening. Widening of the westbound approach to provide a left-turn lane and a shared through / right turn lane would reduce the project's impact at The Old Road / Parker Road intersection to a level of insignificance, thereby mitigating the project's impact.							
T-2 Adequate Turn Storage. The right turn lane on The Old Road at the project entrance shall be designed such that the radius of the curb return is sufficient to accommodate turning movements of a 65-foot semi-truck and with a storage length of 140 feet to provide adequate storage for project generated traffic. The project access configuration at The Old Road shall be designed to the satisfaction of the Los Angeles County Department of Public Works Traffic & Lighting Division.							
T-3(a) Commercial Access. The access driveway to Lot 77, located on the northwest corner of The Old Road / "A" Street intersection, shall be located in							

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BD **Los Angeles County Department of Building and Safety**

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
westernmost boundary of the lot to maximize the distance between the driveway and the intersection. The driveways that would provide access to office buildings proposed on Lots 75 and 76, which are located north and south of "A" Street, should be aligned. The access driveways shall be shown in these locations on the ultimate site plan. **T-3(b) Parking**. The ultimate site plan shall show that for each of the office buildings, parking supply will equal one space per 400 S.F., and each residential unit shall show that two covered spaces are provided.							
T-4(a) The Old Road / Sloan Canyon Road: In addition to the intersection improvements included in the Castaic Bridge & Thoroughfare (B&T) Fee District Program, the westbound approach would need to be modified to provide a free right turn lane and traffic signals would need to be installed to meet County thresholds. The payment of the Castaic B&T Fee District fees and payment of the proportionate share of 2% of the cost of the additional improvements would mitigate the project's cumulative impact. **T-4(b) The Old Road / Parker Road intersection:** The following improvements would be required at this intersection to mitigate cumulative impacts: construct Castaic B&T improvements and restripe the eastbound approach to provide a left-turn lane and a shared through / right turn lane. The payment of the Castaic B&T Fee District fees and payment of the proportionate share of 24.3% of the cost of the additional restriping improvement would mitigate the project's cumulative impact. It is noted that these improvements are in addition to the project-specific mitigation measures outlined in Mitigation T-1.	Confirm that the westbound approach is modified to provide a free right turn land and that traffic signals are installed at Old Road/Sloan Canyon Road Confirm that Castaic B&T improvements and restripe of the eastbound approach are implemented	Prior to project approval Prior to project approval	Once prior to project approval Once prior to project approval	Los Angeles County Department of Transportation Los Angeles County Department of Transportation			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
T-4(c) I-5 Southbound On-Ramp / Parker Road intersection: The Parker Road Interchange project contained in the Castaic B&T Fee District would result in LOS "B" during the P.M. peak hour, which meets County thresholds. Payment of the Castaic B&T Fee District fees would mitigate the project's cumulative impact.	Confirm that Castaic B&T Fee District fees are paid	Prior to operation of the proposed project	Once prior to the operation of the proposed project	DRP			
T-4(d) I-5 Northbound Off-Ramp / Ridge Route Road intersection: In addition to the Parker Road overcrossing widening project contained in the Castaic B&T Fee District, the intersection would need to be signalized to meet County thresholds. The payment of the Castaic B&T Fee District fees and payment of the proportionate share (7.4% of the cost of the traffic signal) would mitigate the project's cumulative impact.	Confirm that the northbound off-ramp/Ridge Route Road intersection is signalized	Prior to project approval	Prior to project approval	Los Angeles County Department of Transportation			
Waste Disposal							
WD-3(a) New homeowners shall be provided with educational materials on the proper management and disposal of household hazardous waste within the community of Castaic.	Confirm that new homeowners are provided with educational material regarding hazardous waste	After occupancy of the Castaic community	Once after occupancy of the Castaic community	Los Angeles County Department of Health Services			
WD-3(b) The development project is required, pursuant to the California Solid Waste Reuse and Recycling Access Act of 1991, to provide adequate storage area for collection and removal of recyclable materials. Storage areas for the collection and storage of recyclable and green waste materials shall be required for subdivision approval and shall be required as a part of the final designs for each residential and commercial lot.	Confirm that storage areas for recyclable and green waste materials are onsite	Prior to occupancy of onsite residences	Once prior to occupancy of onsite residences	EP			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
WD-3(c) Construction projects with a total value of over $100,000 in addition to demolition and grading projects in the County's unincorporated areas are required to recycle or reuse 50 percent of the construction and demolition debris generated per the County's Construction and Demolition Debris Recycling and Reuse Ordinance. A Recycling and Reuse Plan shall be submitted to and approved by the Public Works Environmental Programs Division before a construction, demolition, or grading permit may be issued.	Approve a Recycling and Reuse Plan	Prior to construction, demolition, or the issuance of a grading permit	Once prior to construction, demolition, or the issuance of a grading permit	EP			
WD-3(d) Public Works' Environmental Programs Division shall be contacted for required approvals and operating permits in the event that construction, installation, modification, or removal of underground storage tanks, industrial waste treatment or disposal facilities, and/or storm water treatment facilities is necessary.	Approve operating permits in the event that modification of facilities is required	In the event that modification of facilities is required	As necessary in the event that modification of facilities is required	EP			
Education Services							
E-1 School Fees. Payment of school fees based on square footage of residential and commercial development in the amount of $521,700 to Castaic Union School District, and $436,740 to William S. Hart Union School District (or adjusted based on current fees) would mitigate the potential adverse impacts to local schools to a level of insignificance.	Confirm payment of school fees	Prior to project occupancy	Once prior to project occupancy	Los Angeles County Office of Education			
E-2 Library Fees. Payment of $55,300 (or adjusted based on current fees) in Library Fees based on development of 70 residential units would reduce the impacts on library services to a level of insignificance.	Confirm payment of library fees	Prior to project occupancy	Once prior to project occupancy	County of Los Angeles Public Library			
Public Services							

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
PS-2 (a) Access. If feasible, widen "A" Street right-of-way to 66 feet all the way to "D" Street. Widen cul-de-sacs "B", "C", and "E" to 60 feet instead of the proposed 58 feet. **PS-2(b) Crime Prevention.** The following measures are recommended for incorporation into the project design to facilitate crime prevention within the development: ▪ Provide lighting in open areas and parking lots; ▪ Ensure visibility of doors and windows from the street; ▪ Ensure that the required building address numbers are lighted and readily apparent from the street for emergency response agencies.	Confirm that if feasible, "A" street and "B", "C", and "E" cul-de-sacs are widened Confirm that lighting is provided in open areas, doors and windows are visible from the street, and address numbers are lighted and apparent	Prior to project approval Prior to issuance of a grading permit	Once prior to project approval Once prior to issuance of a grading permit	Los Angeles County Department of Transportation DRP			
Water Services							
W-1 Annexation. Prior to development, the applicant shall coordinate with Newhall County Water District to annex the northeast portion of the project site into the service District.	Confirm that the applicant coordinates with Newhall County Water District	Prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP			
W-2(a) Interior Conservation. Interior water conservation measures, as required by the State of California, shall be incorporated into the project residential and commercial components. These include, but are not limited to: ▪ Installation of low flow toilets and urinals in all new construction; ▪ Installation of water heating system and pipe insulation in all new construction to reduce water used before water reaches equipment or fixtures;	Confirm that interior water conservation measures are incorporated into the project design	Prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
▪ Installation of self-closing faucets in all lavatories.							
W-2(b) Exterior Conservation. Exterior water conservation features as recommended by the State Department of Water Resources, shall be incorporated into the project residential and commercial uses. These include, but are not limited to: ▪ Landscaping of common areas with low water-using plants; ▪ Minimizing the use of turf by limiting it to lawn dependent uses; ▪ Wherever turf is used, installing warm season grasses.	Confirm that exterior water conservation measures are incorporated into the project design	Prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP			
W-2(c) Reclaimed Water. The residential and commercial uses shall, to the extent feasible, use reclaimed water for irrigation of landscaping.	Confirm that residential and commercial uses use reclaimed water to the extent feasible	During occupancy of the project	Periodically during occupancy of the project	EP			
W-2(d) Xeriscaping. Residential and commercial landscaped areas shall use vegetation that will eventually naturalize and require minimal irrigation.	Landscape Plan Check	Prior to issuance of a building permit	Once prior to issuance of a building permit	DRP			
W-3(a) Connection Fees. The applicant shall pay the current Castaic Area Connection Fee that is necessary to connect water conveyance infrastructure within the project area to the eight-inch existing main located beneath The Old Road.	Confirm that the applicant pays the Castaic Area Connection Fee	Prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP			
W-3(b) Water Main Upgrades. The applicant shall pay for any necessary upgrades to the eight-inch water	Confirm that the applicant pays for	Prior to issuance of a	Once prior to issuance of a	DRP			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
main in The Old Road, if the upgrades are necessary to accommodate the scale of development or provide adequate fire flows to serve the project.	any necessary upgrades to the water main in The Old Road	grading permit	grading permit				
W-3(c) Water Plan Approval. The applicant shall submit water infrastructure plans to NCWD and the Los Angeles County Fire Department Land Development Unit for review and approval to assure that the project design meets individual requirements of both agencies prior to finalization of the Tract Map.	Approve water infrastructure plans	Prior to approval of the Tract Map	Once prior to approval of the Tract Map	Los Angeles County Fire Department Land Development Unit and NCWD			
Global Climate Change							
GCC-1 Energy Conservation. At a minimum, the project shall provide or incorporate the following Greenhouse Gas (GHG) reduction measures. ▪ Provide a complimentary electric lawnmower to every residential buyer as well as exterior electrical outlets in the front and rear yards (1% emissions reduction). See MM B-19 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). ▪ The project shall utilize Energy Star Roof materials. (1% emissions reduction). See MM E-4 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). ▪ The project shall optimize each building's thermal distribution by separating ventilation and thermal conditioning systems. (5% emissions reduction). See MM E-9 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). ▪ Project orients about 50% or more of homes and/or buildings to face either north or south (within 30° of N/S). Building design includes roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from	Confirm that the project incorporates GHG reduction measures	During construction, prior to occupancy, and throughout occupancy	Once during construction, once prior to occupancy, and periodically throughout occupancy	EP			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
penetrating south facing windows. Trees, other landscaping features and other buildings are sited in such a way as to maximize shade in the summer and maximize solar access to walls and windows in the winter. (2% emissions reduction). See MM E-7 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). ▪ Non-roof surfaces with shade, light-colored/high albedo materials (reflectance of at least 0.3) and/or open grid pavement for at least 30% of the site's non-roof impervious surfaces OR use an open-grid pavement system (less than 50% impervious) for a minimum of 50% of the parking lot area. Such mitigation measures would reduce urban heat island effect. (1% emissions reduction). See MM E-8 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). ▪ Traffic calming measures including roadways designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips. (1% emissions reduction). See MM T-5 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). ▪ Electric Vehicle charging facilities with preferential parking for each of the commercial buildings. See MM E-11 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). Assumed reduction of 1%. ▪ Using light colored paving to increase the project's albedo effect and create emissions reductions from energy savings stemming from less need for cooling. See MM E-12 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). Assumed reduction of 1%. ▪ Solar water heaters to provide a 20-70% reduction							

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
in water heating energy costs. See MM E-14 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). Assumed reduction of 1%. ▪ Certified energy efficient appliances, e.g. Energy Star, to be used throughout the project to provide emissions reductions. See MM E-16 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). Assumed reduction of 2%. ▪ Use locally made building materials for construction of the project and the associated infrastructure. This would reduce emissions by limiting the length of transport of building materials. See MM C-3 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). Assumed reduction of 1%.							

SUMMARY OF PROCEEDINGS

LOS ANGELES COUNTY REGIONAL PLANNING COMMISSION

PROJECT NO. 03-304-(5)
ZONE CHANGE NO. 03-304
CONDITIONAL USE PERMIT NO. 03-304
OAK TREE PERMIT NO. 03-304
VESTING TENTATIVE TRACT MAP NO. 53933

The Los Angeles County Regional Planning Commission ("Commission") held public hearings on June 2, 2010 and August 4, 2010 for Zone Change No. 03-304, Conditional Use Permit No. 03-304, Oak Tree Permit No. 03-304 and Vesting Tentative Tract Map No. 53933. The Commission took its final action on August 4, 2010, approving the project and recommending approval of the zone change.

The project proposes to create 79 lots (70 single-family residential lots, three commercial lots, four open space lots, one private park lot and one public facility lot) on 47.25 gross acres. The project is located parallel to and southwest of The Old Road and Golden State Freeway/Interstate (I-5), south of Parker Road and north of Villa Canyon Road, in the Castaic Canyon Zoned District, within the unincorporated area of Santa Clarita Valley, within the Fifth Supervisorial District.

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et.seq.), the State CEQA Guidelines, and the environmental document reporting procedures and guidelines of the County of Los Angeles. In accordance with State and County Environmental Quality guidelines, a Draft and Final Environmental Impact Report ("EIR") were prepared for the project and made available for public review for more than 45 days from May 3, 2010 to June 28, 2010. The EIR concludes that certain impacts cannot be mitigated to less than significant, which include: air quality and noise (both temporary during construction) and biological resources (cumulative). The Findings of Fact and Statement of Overriding Considerations ("SOC") have been prepared in response to the Final EIR comments regarding the three factors that cannot be mitigated to less than significant. A Mitigation Monitoring Program ("MMP") was also prepared to mitigate other potentially significant impacts to less than significant.

Notice of public hearing was published in "The Signal" and "La Opinion" newspapers. Additionally, notices were mailed to property owners within a 1,000-foot radius of the subject property as well as those individuals and organizations on the Los Angeles County Department of Regional Planning ("Regional Planning") courtesy mailing lists. Public hearing signs were posted on the subject property. Project materials, including the staff report, tentative map, Exhibit "A", oak tree exhibit and environmental documentation, were mailed to the Newhall Library, 22704 W. Ninth Street, Santa Clarita, CA 91321. Original project materials are available at Regional Planning, 320 West Temple Street, Room 1382, Los Angeles. Project materials are also posted on the Regional Planning website, http://planning.lacounty.gov/case.htm.

June 2, 2010 Public Hearing

Staff presented the project, which included a Conditional Use Permit ("CUP") to ensure compliance with the requirement for urban and nonurban Hillside Management areas, density-controlled development, on-site project grading that exceeds 100,000 cubic yards, and Residential Planned Development and Development Program zoning; Oak Tree Permit and Vesting Tentative Tract Map. Staff recommended a continuance due to the following outstanding holds on the project:

- The oak tree permit application did not include a request for encroachment onto all oak trees as depicted on the oak tree exhibit.
- A revised slope density analysis depicting all of the project's land use designations and acreage was required to calculate the maximum density for the project.
- The proposed residential zone change of A-2-2 to RPD-5,000-2.5U did not accurately reflect the project's density. The zone of RPD-5,000-1.9U accurately reflects the project density of 70 single-family lots.
- The Draft EIR comment period was still open and the final environmental documents had not been completed, including the Final EIR, Findings of Fact and SOC, and MMP.

The applicant within their presentation stated that the project will include construction of the most difficult portion of The Old Road capital improvement project and offered to dedicate the proposed private trail and trailhead to the Los Angeles County Department of Parks and Recreation for future connection to County trails.

The Commission discussed the proposed development and noted that photovoltaic structures on the roofs of the single-family structures may improve the project; the commercial buildings are well located in relation to the visual impact of the project; the project's access from The Old Road is taken by a natural opening on the property; and two of the three significant impacts identified in the Draft EIR would be temporary impacts during construction of the project.

The Commission voted to continue the public hearing to August 4, 2010 to allow the applicant to work with staff to resolve remaining outstanding holds and allow time for final documents to be prepared.

After the June 2, 2010 hearing, the applicant modified the oak tree permit application to include a request for encroachment of up to 20 trees instead of up to eight trees and the project was re-noticed accordingly.

August 4, 2010 Public Hearing

The Commission heard a presentation from staff which included a discussion of how remaining project holds were cleared:

- The oak tree permit was revised to include up to 20 encroachments (two heritage oaks), accurately reflecting the oak tree exhibit submitted for the project.
- The residential zone change request was revised to RPD-5,000-1.9U instead of RPD-5,000-2.5U, accurately reflecting the project's proposed density.
- A revised slope density analysis map was received and analyzed by staff which concluded that the maximum density for the project site is 77 units.
- Final environmental documents, including the Final EIR, Findings of Fact and SOC, and Final MMP were prepared.

The applicant in their presentation agreed with staff's recommendations, noted they had the community's support and discussed the following benefits the project will provide to the community:

- Construction of portion of the County's The Old Road capital improvement project along the property's frontage.
- An increase in jobs for the community.
- Preservation of open space including construction of a private park lot within the development.
- Convenient location of commercial lots along the front of the project site.

The Commission commented that they were pleased with the project and by vote of 4-0-1 (Helsley absent) on August 4, 2010 closed the public hearing; certified the EIR and adopted the Findings of Fact and SOC; adopted the MMP; approved Conditional Use Permit No. 03-304, Oak Tree Permit No. 03-304 and Vesting Tentative Tract Map No. 53933; and recommended approval of Zone Change No. 03-304.

SMT:acb
1/19/2011

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

PROJECT NO. 03-304-(5)
ZONE CHANGE NO. 03-304
CONDITIONAL USE PERMIT NO. 03-304
OAK TREE PERMIT NO. 03-304
VESTING TENTATIVE TRACT MAP NO. 53933

RPC MEETING DATE	CONTINUE TO
AGENDA ITEM(S)	
PUBLIC HEARING DATE 6-2-2010, 8-4-2010	

APPLICANT	**OWNER**	**REPRESENTATIVE**
Bahram Safavi and Can Shelter Inc.	Bahram Safavi & CSI	Ron Druschen, SR Consultants West

REQUEST

Zone Change- to change the zoning from A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) to RPD—5,000-1.9U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-1.9 Dwelling Units Per Acre) on approximately 42.04 acres and M-1-DP (Light Industrial-Development Program) on approximately 5.21 acres.
Conditional Use Permit- 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 Residential Planned Development and Development Program Zoning.
Oak Tree Permit- to authorize the removal of 13 oak trees (nonheritage oaks) and encroachment within the protected zone of up to 20 oak trees (including two heritage oaks).
Vesting Tentative Tract Map- to create 79 lots (70 single-family residential lots, three commercial lots, four open space lots, one private park lot and one public facility lot) on 47.25 gross acres.

LOCATION/ADDRESS	**ZONED DISTRICT**
Parallel to and southwest of The Old Road and Golden State Freeway/Interstate (I-5), south of Parker Road and north of Villa Canyon Road	Castaic Canyon
ACCESS The Old Road	**COMMUNITY** Santa Clarita Valley
	EXISTING ZONING A-2-2

SIZE	**EXISTING LAND USE**	**SHAPE**	**TOPOGRAPHY**
47.25 gross acres	Vacant	Rectangular	Hilly

SURROUNDING LAND USES & ZONING

North: Mobilehome park, multi-family residential and truck dealership/RPD-9000-6.5U (Residential Planned Development-9,000 Square Feet Minimum Required Lot Area-6.5 Dwelling Units Per Acre), R-3-13U-DP (Limited Multiple Residence-5,000 Square Feet Minimum Required Lot Area-13 Dwelling Units Per Acre-Development Program) and CPD (Commercial Planned Development)	**East:** Vacant, building materials yard and Interstate (I-5)/M-1-DP
South: Vacant/ A-2-2	**West:** Vacant/A-2-2

GENERAL PLAN	**DESIGNATION**	**MAXIMUM DENSITY**	**CONSISTENCY**
Santa Clarita Valley Areawide Plan	Hillside Management, 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) and Industry.	77	Yes

ENVIRONMENTAL STATUS

Final Environmental Impact Report: Factors found to have significant unavoidable impacts are: air quality and noise (both temporary during construction) and biological resources (cumulative). Findings of Fact and Statement of Overriding Considerations have been prepared in response regarding the three factors that cannot be mitigated to less than significant.

DESCRIPTION OF SITE PLAN

The tentative and exhibit "A" map dated March 31, 2009, depict a subdivision creating 79 lots. Lots depicted include 70 single-family residential lots with averaging 6,900 square feet in size (5,003 to 16,927 net square feet), three commercial lots along an interior public street, four open space lots, one private park lot and one public facility lot on 47.25 gross acres. A total of 640,000 cut and 640,000 fill of earthwork (total of 1.28 million cubic yards) is shown to be balanced on-site. The grading will consist of on-site improvements including development of single-family residential lots. The Oak Tree Exhibit dated May 21, 2008 depicts a total of 33 oak trees (two heritage oaks). A total of 24 oak trees (nonheritage oaks) are within the project site and nine oak trees (two heritage oaks) are outside of the project site adjacent to the southern and western project boundaries.

KEY ISSUES See second page

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

STAFF CONTACT PERSON ALEJANDRINA C. BALDWIN, LAND DIVISIONS (213) 974-6433		
RPC HEARING DATE (S) 6-2-2010, 8-4-2010	RPC ACTION DATE 8-4-2010	RPC RECOMMENDATION APPROVAL
MEMBERS VOTING AYE VALADEZ, BELLAMY, REW MODUGNO	MEMBERS VOTING NO	MEMBERS ABSENT HELSLEY ABSENT
STAFF RECOMMENDATION (PRIOR TO HEARING) APPROVAL		
SPEAKERS* (O) 0 (F) 1	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 1

PROJECT NO. 03-304-(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

This project has been deemed a complete application prior to the adoption of the Castaic Community Standards District and is therefore exempt from its regulations.

This project is subject to the Low Impact Development, Drought-Tolerant Landscape ordinance and Green Building Ordinance at building permit stage.

Prepared by Alejandrina C. Baldwin

Regional Planning Commission Transmittal Checklist

Hearing Date
06/02/2010
Agenda Item No.
7

Project Number: 03-304-(5)

Case(s):
Zone Change Case No. 03-304
Conditional Use Permit Case No. 03-304
Oak Tree Permit Case No. 03-304
Environmental Assessment Case No. 03-304
Vesting Tentative Tract Map No. 53933

Planner: Alejandrina C. Baldwin

- ☒ Factual
- ☒ Property Location Map
- ☒ Staff Report
- ☒ Zone Change Exhibit
- ☐ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☒ Environmental Documentation: MMP (EIR previously distributed)
- ☒ Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☒ Land Use Radius Map
- ☒ Tentative Tract Map
- ☒ Site Plan
- ☐ Exhibit Map
- ☐ Landscaping Plans
- ☒ Oak Tree Exhibit
- ☒ Private Park Exhibit
- ☐ _____

Reviewed By: _____

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

PROJECT NO. 03-304-(5)
ZONE CHANGE CASE NO. 03-304
CONDITIONAL USE PERMIT CASE NO. 03-304
OAK TREE PERMIT CASE NO. 03-304
VESTING TENTATIVE TRACT MAP NO. 53933

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM(S) 7	
PUBLIC HEARING DATE June 2, 2010	

APPLICANT	OWNER	REPRESENTATIVE
Bahram Safavi and Can Shelter Inc.	Bahram Safavi & CSI	Ron Druschen, SR Consultants West

REQUEST
Zone Change- to change the zoning from A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) to RPD-5,000-2.5U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-2.5 Dwelling Units Per Acre) on approximately 42 acres and M-1-DP (Light Industrial-Development Program) on approximately five acres.
Conditional Use Permit- 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 Residential Planned Development and Development Program zoning
Oak Tree Permit- to authorize the removal of 13 oak trees (nonheritage oaks) within the project boundary and encroachment of up to eight oak trees (nonheritage oaks) both inside and outside the project boundary.
Vesting Tentative Tract Map- to create 79 lots (70 single-family residential lots, three commercial lots, four open space lots, one private park lot and one public facility lot) on 47.25 gross acres.

LOCATION/ADDRESS	ZONED DISTRICT		
Parallel to and southwest of The Old Road and Golden State Freeway/Interstate (I-5), south of Parker Road and north of Villa Canyon Road	Castaic Canyon		
	COMMUNITY Santa Clarita Valley		
ACCESS The Old Road	**EXISTING ZONING** A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area)		
SIZE 47.25 gross acres	**EXISTING LAND USE** Vacant	**SHAPE** Rectangular	**TOPOGRAPHY** Hilly

SURROUNDING LAND USES & ZONING

North: Vacant and multi-family residential/RPD-9000-6.5U (Residential Planned Development-9,000 Square Feet Minimum Required Lot Area-6.5 Dwelling Units Per Acre), R-3-13U-DP (Limited Multiple Residence-5,000 Square Feet Minimum Required Lot Area-13 Dwelling Units Per Acre-Development Program) and CPD (Commercial Planned Development)	**East:** Vacant and Interstate (I-5)/M-1-DP
South: Vacant/ A-2-2	**West:** Vacant/A-2-2

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Clarita Valley Areawide Plan	Hillside Management, Urban 1 (1.1 to 3.3 du/ac), Urban 2 (3.4 to 6.6 du/ac), and Industry.	70	Yes

ENVIRONMENTAL STATUS
A Draft Environmental Impact Report ("Draft EIR") has been prepared for this project. Areas found to have significant unavoidable impacts are: air quality and noise (both temporary during construction) and biological resources (cumulative).

DESCRIPTION OF SITE PLAN
The tentative and exhibit "A" map dated March 31, 2009, depict a subdivision creating 79 lots. Lots depicted include 70 single-family residential lots with averaging 6,900 square feet in size (5,003 to 16,927 net square feet), three commercial lots, four open space lots, one private park lot and one public facility lot) on 47.25 gross acres. A total of 640,000 cut and 640,000 fill of earthwork (total of 1.28 million cubic yards) is shown to be balanced on-site. The grading will consist of on-site improvements including development of single-family residential lots.

The Oak Tree Exhibit dated May 21, 2008 depicts the location of 33 oak trees (24 within the project boundary and nine south and west of the project boundary).

KEY ISSUES
See second page

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. 03-304-(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

This project has been deemed a complete application prior to the effective date of the Castaic Area Community Standards District and therefore is exempt from its regulations.

Staff is still waiting to receive recommended conditions and mitigation measures from the Los Angeles County Forester ("Forester").

This project is subject to the Drought-Tolerant Landscape Ordinance and Green Building Ordinance at building permit stage. Depending on the vesting rights at time of building permit issuance, the project may also be subject to the Low Impact Development Ordinance at building permit stage.

The Draft EIR was circulated on May 3, 2010 for a public comment period lasting from May 3, 2010 to June 28, 2010. The comment period was extended to allow time for sufficient review of sections omitted in initial distribution.

Prepared by Alejandrina C. Baldwin

PROJECT NO. 03-304-(5)

ZONE CHANGE CASE NO. 03-304
CONDITIONAL USE PERMIT CASE NO. 03-304
OAK TREE PERMIT CASE NO. 03-304
VESTING TENTATIVE TRACT MAP NO. 53933

STAFF ANALYSIS
JUNE 2, 2010 REGIONAL PLANNING COMMISSION PUBLIC HEARING

ENTITLEMENTS REQUESTED

Zone Change: The applicant requests to change the zoning from A-2-2 (Heavy-Agricultural-Two Acre Minimum Required Lot Area) to RPD-5,000-2.5U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-2.5 Dwelling Units Per Acre) on 42.04 acres and M-1-DP (Light Industrial-Development Program) on 5.21 acres.

Vesting Tentative Tract Map: The applicant requests approval of a Vesting Tentative Tract Map No. 53933 to create 79 lots (70 single-family residential lots, three commercial lots, four open space lots, one private park lot and one public facility lot) on 47.25 gross acres.

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 Residential Planned Development and Development Program zoning.

Oak Tree Permit: The applicant requests an Oak Tree Permit to authorize the removal of 13 oak trees (nonheritage oaks) within the project boundary and encroachment of up to eight oak trees (nonheritage oaks) both inside and outside the project boundary.

MAIN PROJECT ISSUES/TECHNICAL HOLDS

Oak Tree Permit (technical hold) - Staff is still waiting to receive recommended conditions and mitigation measures from the Los Angeles County Forester ("Forester") for the oak tree report. The project cannot be approved until these are received.

Environmental Impact Report (technical hold) – The public comment period for the Draft Environmental Impact Report ("EIR") will end on June 28, 2010. The project cannot be approved until the Final EIR has been prepared and certified by the Commission.

PROJECT DESCRIPTION

The tentative and Exhibit "A" map dated March 31, 2009, depict a subdivision creating 79 lots consisting of commercial, residential, and open space lots and a public facility lot.

Residential

The tentative and Exhibit "A" map dated March 31, 2009, depict a subdivision creating 79 lots, of which 70 are proposed as single-family residential lots. The residential lots are proposed along one main collector street (varying 60 to 64 feet in width) and four connecting (58 feet wide) cul-de-sac streets in a clustered design within the interior of the project. The residential lots are designed with frontage ranging from 40 to 90 feet in width and average 6,000 square feet in size (range between 5,003 to 16,927 net square feet). Pads will be graded coinciding with lot boundaries, except for 21 lots which will include manufactured slopes and five lots which include restricted use open space areas.

Commercial

The three commercial lots are designed at the entrance of the development oriented toward the interior 66-foot wide commercial Street "A". A commercial building for retail and/or professional office use is depicted on each commercial lot. The three commercial buildings will total 69,250 square feet. A total of 277 parking spaces are depicted within the three commercial lots.

Overall

A total of 640,000 cut and fill of earthwork (total of 1.28 million cubic yards) is shown to be balanced on-site. The grading will consist of on-site improvements including development of single-family residential lots, and on-site and off-site improvements along The Old Road.

The Oak Tree Exhibit, dated May 21, 2008, depicts a total of 33 oak trees (two heritage oaks). A total of 24 oak trees (nonheritage oaks) are within the project site and nine oak trees (two heritage oaks) are outside of the project site adjacent to the southern and western project boundaries. All 13 oak trees (nonheritage) depicted to be removed are within the project boundary and located within proposed commercial lots (three oak trees) and graded slopes (10 oak trees). Up to eight trees (nonheritage oaks) are depicted to be encroached upon by proposed grading of manufactured slopes; seven of the encroachments are within the project boundary and one outside of the western project boundary.

A 4.1-gross (3.7 net) acre private park is depicted on the west side of the project site, at the end of the proposed Street "A". The private park is designed with a picnic area, basketball court, tot lot and five-foot wide trail.

PROPERTY DESCRIPTION AND SETTING

Location: The subject property is located parallel to and southwest of The Old Road and Golden State Freeway/Interstate (I-5), south of Parker Road and north of Villa Canyon Road, within the Castaic Canyon Zoned District and Castaic Area Community Standards District ("CSD"), within the unincorporated area of Santa Clarita Valley.

Physical Features: The subject property is approximately 47.25 gross acres with ridges, intervening canyons and level terrain. Elevations range from approximately 1,100 feet to 1,494 feet above sea level. Approximately 20 percent (9.35 acres) of the subject property has zero to 25 percent slopes, 25 percent (11.59 acres) has areas 25 to 50 percent slopes, and 55 percent (26.31 acres) of the subject property has slopes greater than 50 percent. The project site is within a Very High Fire Hazard Severity Zone.

Geologic hazards that may affect the proposed development include seismic hazards, slope instability, and erosion. Traces of the San Gabriel Fault traverse the southwest portion of the project site.

The project site supports five vegetation communities including Chamise chaparral (9.47 acres), Mixed chaparral (16.62 acres), Coastal sage scrub (13.9 acres), Cottonwood-willow riparian forest (0.35 acres), and Annual grassland-sage scrub ecotone (6.65 acres).

Access: Access will be taken from The Old Road, a varying 80 to 84 foot Secondary Highway, onto a varying 60 to 66 foot commercial street which will turn into a collector street within the project. Three 58-foot-wide cul-de-sac streets will connect to the collector street.

Water Service: The majority of the site is currently within the Newhall County Water District ("NCWD") service area, approximately seven acres are within the sphere of influence of the NCWD, and will require annexation of two parcels to the NCWD service area.

Waste Disposal: The project site is located outside the Los Angeles County Sanitation Districts' and Public Works' service area. Annexation of the project site into the Santa Clarita Valley Sanitation District and into the Consolidated Sewer Maintenance District, would be required to obtain wastewater treatment service.

EXISTING ZONING

The project site is zoned A-2-2 (Heavy Agricultural-Two Acre Minimum Lot Area). The surrounding zoning is as follows:

North:	RPD-9,000-6.5U (Residential Planned Development-9,000 Square Feet Minimum Required Lot Area-6.5 Dwelling Units Per Acre), R-3-13U-DP (Limited Multiple Residence-13 Dwelling Units Per Acre-Development Program) and CPD (Commercial Planned Development)
East:	M-1-DP
South:	A-2-2
West:	A-2-2

EXISTING LAND USES

The subject property is vacant. The surrounding land uses are as follows:

North:	Vacant and multi-family residential
East:	Vacant and Interstate (I-5)
South:	Vacant
West:	Vacant

PREVIOUS CASE/ZONING HISTORY

The current A-2-2 zone on the subject property became effective on April 3, 1959 following the adoption of Ordinance No. 7486. The project is within the Castaic Canyon Zoned District which was created through the adoption of Ordinance 7397 and became effective on October 23, 1958.

The Castaic Area CSD was established through the adoption of Ordinance No. XXX, which became effective on December 30, 2004.

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),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 M (Industry) land use categories of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles Countywide 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:

Specific Castaic area policies:

— Require that industrial development be visually and acoustically buffered from urban residential or rural areas by landscaped earth berms, wide landscaped setbacks or other equally effective measures;

Land Use Element:

Accommodations of Projected Land Use and Urban Growth

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

2.3 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.)

Land Use Compatibility

6.1 Encourage the appropriate mix of land use types to prevent disharmony and degradation. Residential, commercial, employment, recreational, and cultural uses should be integrated using appropriate buffering techniques to create a cohesive community.

Community Identity

11.1 Encourage development of distinct neighborhoods. Residents should be able to identify themselves as a part of a specific neighborhood or community within the greater Santa Clarita Valley.

Housing Element
Costs of Housing
1.2 Evaluate changes in policies, subdivision standards and building procedures based on their cost effectiveness and impact upon the cost of housing.

Community Design Element
Physical Appearances-Community Image
3.5 Encourage planting of street trees in urban portions of the Santa Clarita Valley.

Economic Development Element
1.1 Promote a strong diversified economy and the growth of job opportunities in the Santa Clarita Valley.
1.3 Support infrastructure improvements in appropriate locations which contribute to development or expansion of employment producing uses.

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.
1.9 Monitor the effectiveness of the County's Oak Tree Ordinance which was designed to preserve and enhance the oak trees of the Santa Clarita Valley.

CASTAIC AREA CSD

The project is within the boundaries of the Castaic Area CSD. However, the subject project was deemed a complete application prior to the effective date of the CSD, and therefore the CSD does not apply. If the CSD applied, relevant provisions for review would include street improvements, trails, neighborhood parks, hillsides, significant ridgeline protection, clustering, locally indigenous vegetation, oak tree protection, lot size, and additional standards within the proposed industrial zone.

ZONE CHANGE

The applicant is requesting to change the zoning from A-2-2 to RPD-5,000-2.5U over 42.04 acres, and to M-1-DP over 5.21.

As stated in Section 22.20.460 of the Los Angeles County Code ("County Code"), the intent of the RPD zone is "to promote residential amenities beyond those expected under conventional development, to achieve greater flexibility in design, to encourage well-planned neighborhoods through creative and imaginative planning as a unit, and to provide for appropriate use of land which is sufficiently unique in its physical

characteristics or other circumstances to warrant special methods of development. In implementing planned development, it is further declared the purpose of this section to reduce developmental problems in hillside areas and to preserve areas of natural scenic beauty through the encouragement of integrated planning, integrated design and unified control of development."

For this project, the RPD zone will:

- Allow for 32 units to be designed with less than 50 feet of frontage. Lot frontages range between 40 to 90 feet.
- Require open space not less than 30% of the net area (11.1 acres)[1]. This open space shall be conditioned to be reserved and maintained by public dedication, establishment of a maintenance district, common ownership, or other means satisfactory to your Commission.
- Require a development schedule (phasing map) indicating the development of open space related to the construction of residential dwelling units.
- Require for a landscape plan to be provided for the entire project site.

The M-1-DP zone will specifically allow for only the uses proposed within the Exhibit "A" dated March 31, 2009. Uses proposed are professional office and retail. No eating establishments are proposed. All future uses not depicted, or differently than designed within this Exhibit "A" will require a new conditional use permit and possible amended Exhibit Map associated with the subdivision.

The applicant must meet the following burden of proof required for a zone change:

A. Modified conditions warrant a revision to the zoning plan as it pertains to the area or district under consideration;
B. A need for the proposed zone classification exists within such area or district;
C. The particular property under consideration is a proper location for said zone classification within such area or district; and
D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practices.

The applicant's Burden of Proof responses are attached.

CONDITIONAL USE PERMIT

Pursuant to Sections 22.20.460, 22.24.150, 22.40.040, 22.56.010, 22.56.205, and 22.56.215 of the 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, onsite project grading exceeding 100,000 cubic yards, and Residential Planned Development Development Program Zoning.

[1] See Open Space section for project open space requirements.

Hillside Management
Approximately 9.35 acres (20 percent) of the project land consists of zero to 24.99 percent slopes, 11.59 acres (25 percent) of the project land consists of 25 to 49.99 percent slopes, and 26.31 acres (55 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 three units, the midpoint density is 44 units and the maximum permitted density is 70 units.

A hillside management CUP is required to protect hillside resources, as the subject property is located within a non-urban and urban area; and exceeds the threshold density of three units within the non-urban area and 44 units permitted within the urban area.

Open Space
The subject property requires a minimum of 70 percent for the non-urban area, 25 percent open space for the urban area, and 30 percent for the area zoned RPD. The project provides a total of 27.59 acres (58 percent) of open space as follows: 14.79 acres (54 percent) of natural open space, and 12.8 acres (46 percent) of disturbed open space including manufactured slopes. Of the 27.59 acres of open space, 20 acres will be provided within three open space lots. All natural and disturbed open spaces are proposed to be owned and maintained by a Homeowners Association ("HOA").

Grading
Project grading consists of 640,000 cubic yards of cut and 640,000 cubic yards of fill (total of 1.28 million cubic yards) to be balanced on and off-site.

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 dated February 17, 2004 and revised on June 18, 2008 was submitted by Trees, etc. (consulting arborist: Richard Ibarra). The updated report notes a total of 24 oak trees (none heritage oaks) within the project boundary and a total of nine oak tree (two heritage oaks) located adjacent to the southern and western project boundary. The Oak Tree Exhibit, dated May 21, 2008, depicts removal of 13 oak trees (nonheritage) and encroachments of up to eight oak trees (nonheritage oaks) (seven trees within the project site and one outside of the western project boundary).

Staff is waiting for mitigation measures to be recommended by the Los Angeles County Forester/Fire Warden.

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.

The applicant's Burden of Proof responses are attached.

ENVIRONMENTAL DOCUMENTATION

In accordance with State and County California Environmental Quality Act ("CEQA") guidelines, a Draft EIR 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 Draft EIR 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 Hazards
- Flood Hazard
- Fire Hazard
- Noise Hazard
- Water Quality
- Air Quality
- Biota
- Archaeological/Historical
- Visual Qualities
- Traffic and Access
- Waste Disposal
- Education Services
- Public Services
- Water Services
- Land Use

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:

- Air Quality (temporary during construction)
- Noise (temporary during construction)
- Biological Resources (cumulative)

Five alternatives to the project are also discussed in the Draft EIR as required by CEQA guidelines. These include: No Project-No Development (Alternative 1); All Industrial/Commercial (Alternative 2); All Residential (Alternative 3); Build out Under Existing Zoning (Alternative 4); and Build out Under Existing Santa Clarita Valley Area Plan (SCVAP) Land Use Designations (Alternative 5). Each alternative is evaluated for potential impacts, and the environmentally superior alternative is identified. The environmentally superior alternative is No Project-No Development (Alternative 1) which would have no impact.

The technical appendices include geotechnical reports, Drainage Concept/Hydrology, noise calculations, air quality calculations, biological constraints analysis including an oak tree report, traffic and circulation study, and a sewer area study.

The formal public review period for the DEIR is for a period of 45 days, from May 3, 2010 to June 28, 2010 (the period was extended to allow review of materials omitted from initial distribution). All written comments received prior to the close of the comment period will

be considered in the Final EIR. Copy of written correspondence on the Draft EIR (as of time of writing, one letter) is attached.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On April 30, 2010, 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 as well as those on the Department's courtesy mailing list. A total of one public notice was posted along The Old Road.

The public hearing notice was published in The Signal Newspaper and the La Opinion Newspaper on May 3, 2010. Project materials, including the Vesting Tentative Tract Map, Exhibit "A" Map, and Land Use Map, were available 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 is between May 3, 2010 and June 28, 2010. 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 May 3, 2010.

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 March 31, 2009, and has recommended the attached conditional conditions.

CORRESPONDENCE

As of writing this report, no other written correspondence has been received.

FEES/DEPOSITS

If approved, the following shall apply:

California Department of Fish and Game:

1. Processing fee of $2,867.25 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 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 proposed RPD-5,000-2.5U and M-1-DP zoning.

All required public services and necessary infrastructure will be provided for the proposed subdivision. The project meets the burden of proof required for the zone change, conditional use permit (including non-urban and urban hillside management, grading over 100,000 cubic yards, density-controlled development, and RPD and DP zoning), and oak tree permit.

Residential Zone Change

The zone change is required to permit the proposed project density. Existing zoning (A-2-2) requires for a minimum lot size of two acres and the proposed zone of RPD-5,000-2.5 will require a minimum lot size of 18,150 square feet. The proposed zone change to RPD-5,000-2.5U is consistent with zoning to the immediate north (a condominium development zoned RPD-9,000-6.5U) and to the northwest (a mobile home park zoned R-3-10U). The RPD component of the zone change will also allow for lots with a reduced frontage from 50 feet to 40 feet.

Industrial Zone Change

The proposed zone change to M-1-DP will be conditioned to permit only the uses depicted within the Exhibit "A", dated March 31, 2009, which include professional office and retail. This project does not propose light industrial uses. If different uses are proposed in the future, a new CUP would be required.

Oak Tree Permit

The latest Oak Tree Exhibit, dated May 21, 2008, depicts 13 oak tree removals and encroachment of up to eight oak trees (all nonheritage oaks). Removal of the oak trees are due to project grading needed to stabilize slopes to support the project as designed, for grading of manufactured slopes within private park lot No. 74, and for commercial Lot No. 75. The exact location of the oak tree and canopy is not depicted within the exhibit and therefore it is not clear the precise number of oak trees that will be encroached upon by project grading. Up to a maximum of eight oak trees (nonheritage) are proposed to be encroached. Of the encroachments, one tree is located on the outside western project boundary and may be encroached by project grading and construction of a concrete swale and outlet. Seven encroachments are from project grading of the private park site, manufactured slopes along residential lots and grading for the commercial lots.

As of writing this report, staff is still waiting to receive recommended conditions and mitigation measures from the Forester regarding the revised Oak Tree Permit request.

Project Design

The Exhibit "A" dated March 31, 2009 depicts a total of three commercial buildings with a basic parking layout providing the minimum required parking spaces for each commercial building as single story retail (ratio of one parking space per 250 square feet). The Exhibit "A" does not provide dimensions of the parking spaces, type of space (standard or compact), the number or location of ADA compliant spaces, or the required loading spaces. To ensure compliance with the development standards of the M-1 zone, the project will require a Revised Exhibit "A" to demonstrate how this project will specifically comply with parking and commercial design standards. Substantial changes from what is depicted on the Exhibit "A" dated March 31, 2009, or any changes to uses proposed, will require a new conditional use permit and amended Exhibit Map associated with the subdivision. In keeping with the character of the community, staff recommends the commercial lots incorporate development standards in the Castaic CSD related to business signs, architectural standards, circulation areas, lot coverage, height, and outdoor activities and storage as applicable.

Open Space

The project proposes approximately 27.59 acres of open space composed of natural open space held within open space lots, landscaped manufactured slopes, one private park, and restricted use areas within five single-family residential lots. In keeping with the intent of the RPD zone, the project proposes open space within separate open space lots and not within the single-family lots (with the exception of five). Single-family lots are surrounded by open space lots.

Staff recommends a condition to allow the creation of additional open space lots. The project as designed proposes manufactured slopes within the same lot as natural open space. The creation of separate open space lots could maximize the amount of open space that can be dedicated to a public agency. Lastly, this will allow for the required open space to be provided within each phase of the project as it records.

All manufactured slopes are proposed to be maintained by an HOA.

Phasing of Development

The project requests the filing of multiple final maps in the phasing of the project. The latest phasing map, dated May 21, 2008 does not provide all required information or propose acceptable phasing. The project will be conditioned to provide a phasing map to the satisfaction of the Los Angeles County Subdivision Committee prior to submittal for review of the first final map, to comply with all requirements.

Access Streets

The alternate cross-section is permitted where it is in keeping with the design and improvement of adjoining highways or streets. The alternate cross-section allows a

portion of the right-of-way to be counted for lot size and setbacks, and in general, requests have been more carefully evaluated by staff due to potential conflicts with street improvements and increased paving when also in compliance with American with Disabilities Act (ADA) requirements. With recommended conditions to require roll-up garage doors, and maintain minimum garage door setback of 18 feet from the back of the sidewalk, staff believes that the alternate cross-section would be keeping the design and improvement in this new development and recommends approval of them on local streets within the project that provide direct access to the single-family lots. The alternate cross-section is not proposed along the commercial portion of Street "A".

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.

Castaic CSD
The application for this project was deemed to be a complete application prior to the adoption of the Castaic CSD. Although this project is not subject to the provisions and development standards of the CSD, staff recommends the use of commercial development standards in the design of the three commercial buildings to maintain the character of the community.

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 and based on the issues that remain outstanding, including recommended conditions from the Forester, staff recommends that the Commission continue the project to a date certain for staff to will also be prepare the Final EIR with Findings of Fact and Statement of Overriding Considerations, and draft findings and conditions for approval for your Commission's consideration.

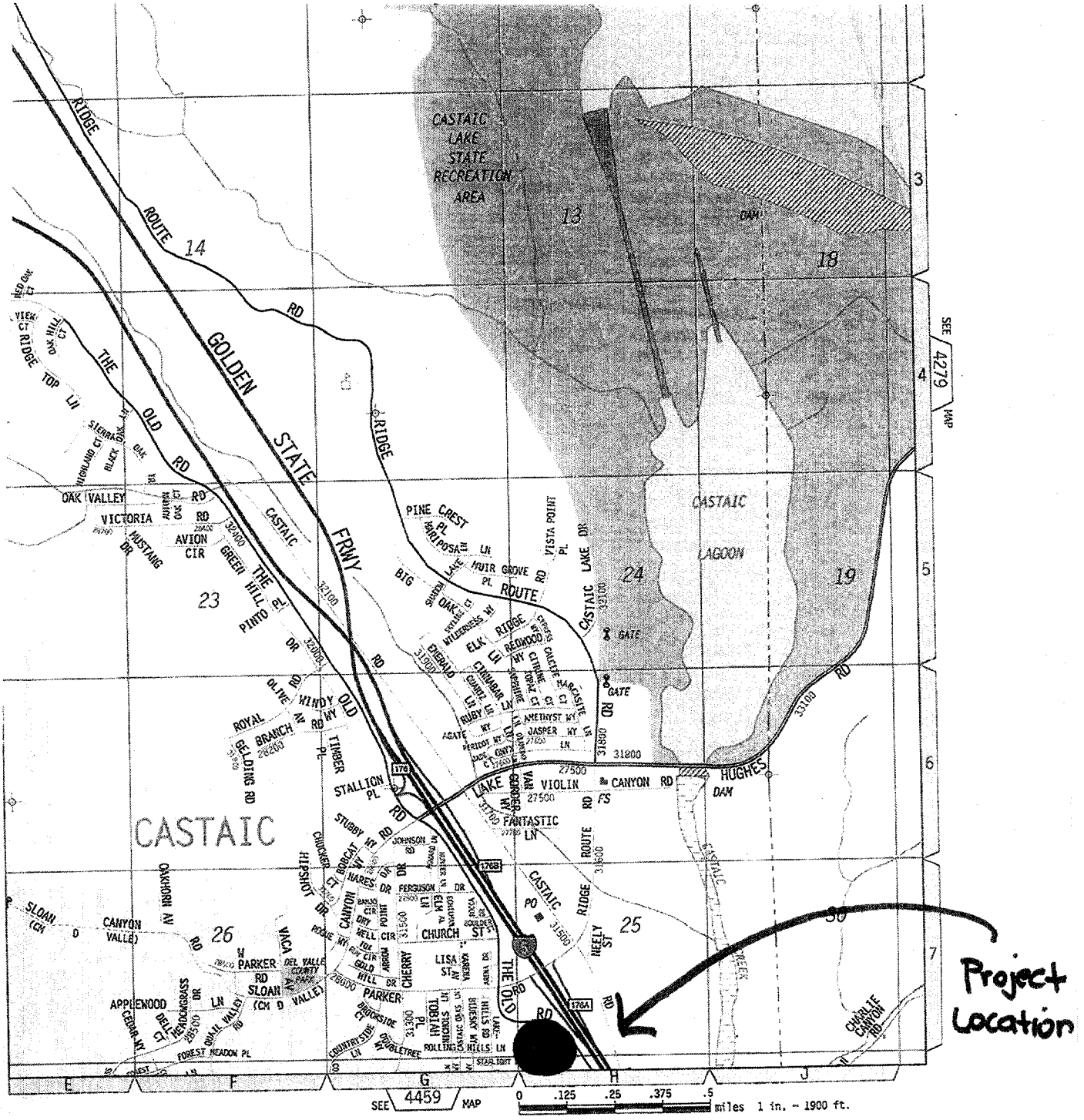
Suggested Motion: "I move that the Regional Planning Commission continue the public hearing to _____ to allow the Forester to submit recommended conditions on the oak tree report, and for staff to prepare the Final Environmental Impact Report with Findings of Fact and Statement of Overriding Considerations, and draft findings and conditions."

Attachments:

- Factual
- GIS-NET Maps
- Thomas Brothers Guide Map Page
- Draft Subdivision Committee Conditions
- Draft Mitigation Monitoring Program
- Burden of Proof
- Correspondence
- Zone Change Exhibit Map
- Vesting Tentative Tract Map No. 53933 and Exhibit "A", dated March 31, 2009
- Land Use Map

ST:ACB
5/20/2010

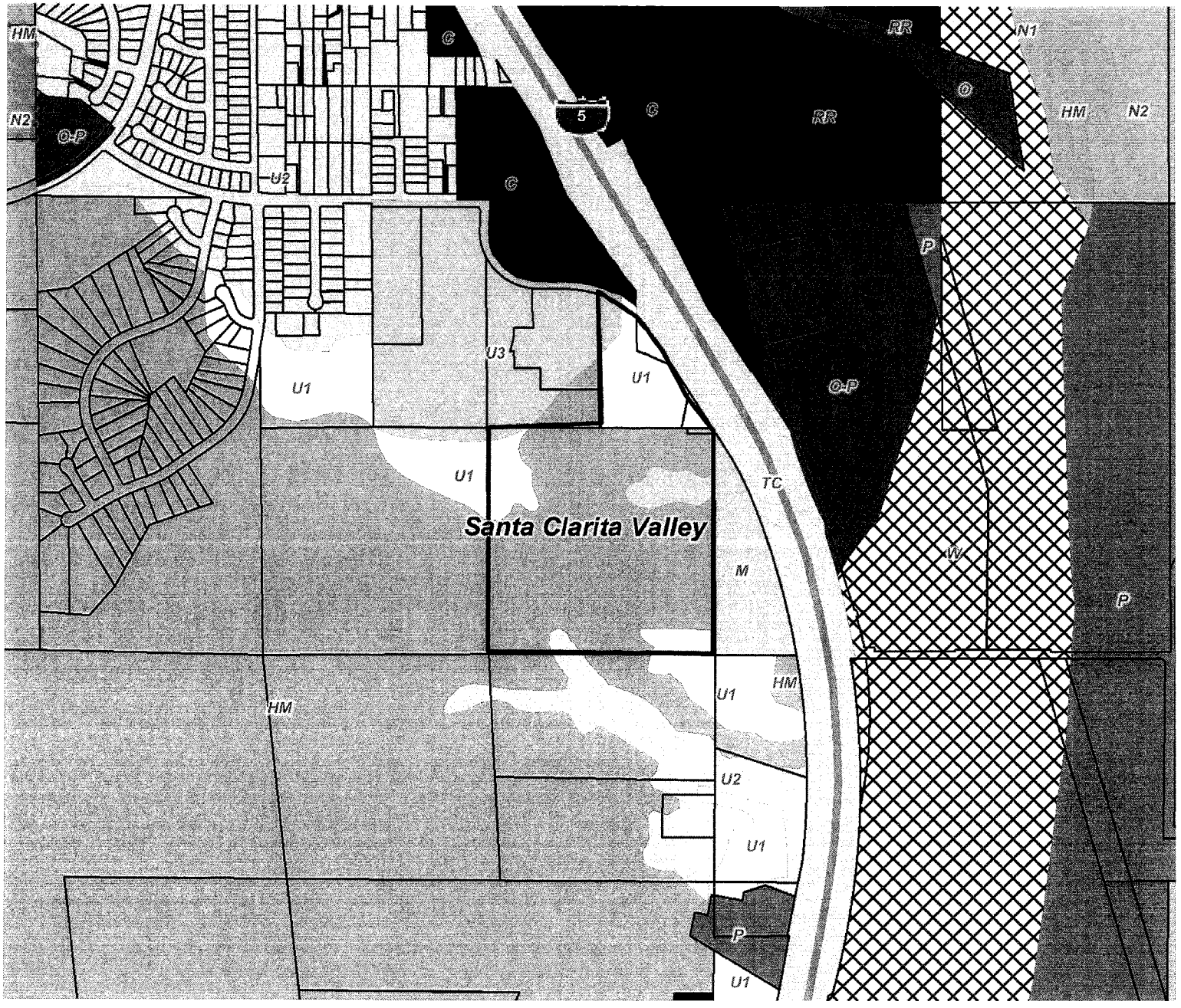
MAPS and PHOTOGRAPHS


CASTAIC LAKE STATE RECREATION AREA
CASTAIC LAGOON
GOLDEN STATE FRWY
RIDGE ROUTE RD
THE OLD RD
CASTAIC
HUGHES DAM
DAM
GATE
SEE 4279 MAP
SEE 4459 MAP
0 .125 .25 .375 .5 miles 1 in. - 1900 ft.
Project Location

subNET
department of regional planning

TR 53933 Land Uses

Printed On: Apr 28, 2010



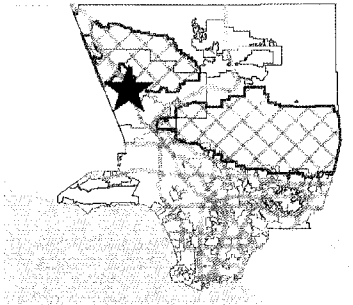
Legend

- Parcel Boundary
- National Forest
- County Boundary

Subdivison Activities

- Inactive
- Pending
- Approved
- Recorded

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



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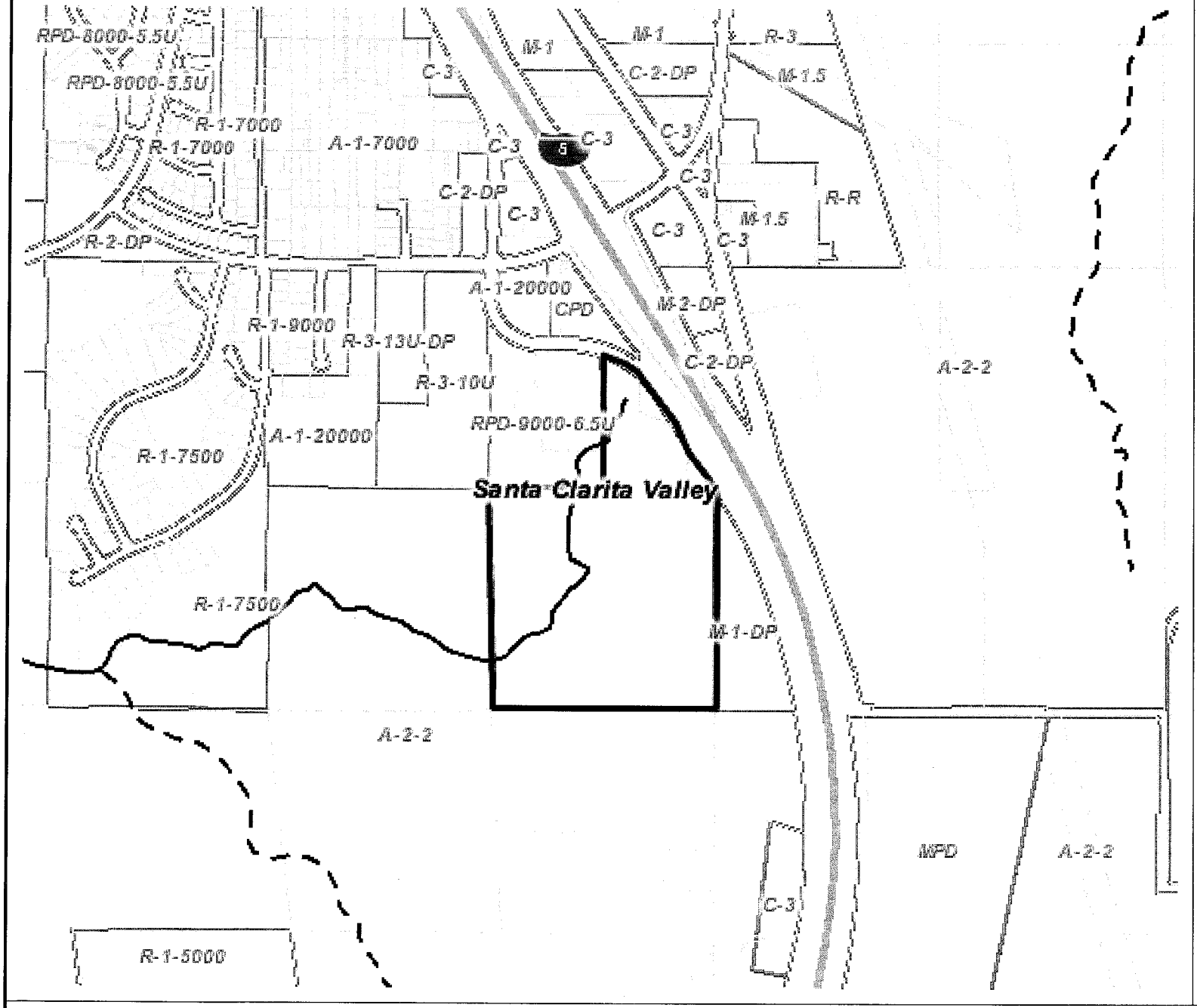
gisNET department of regional planning

TR 53933 Aerial Imagery 2008

Printed On: Apr 28, 2010



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
- Undergrouad 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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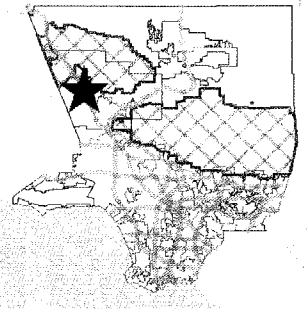

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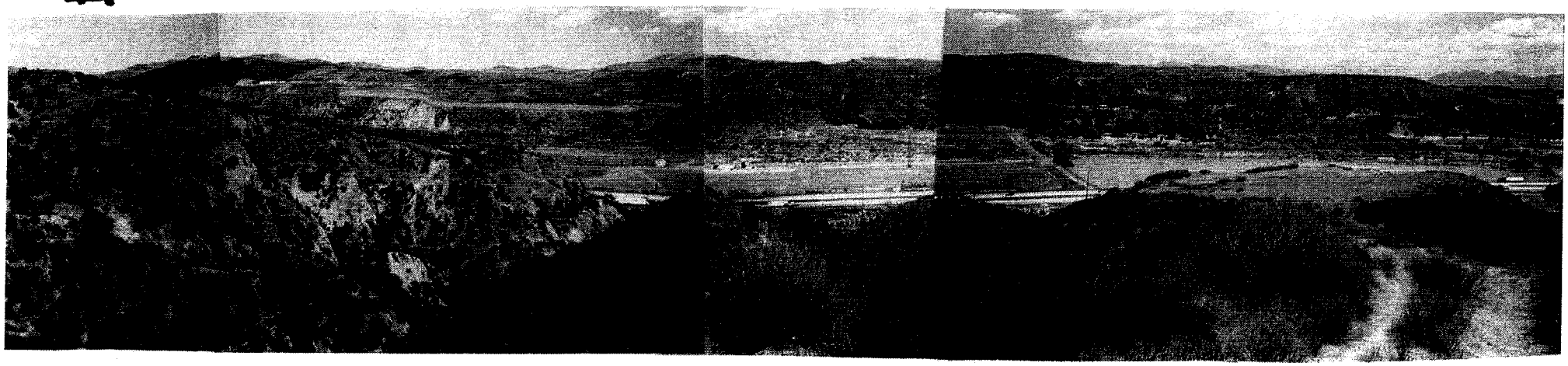
1.



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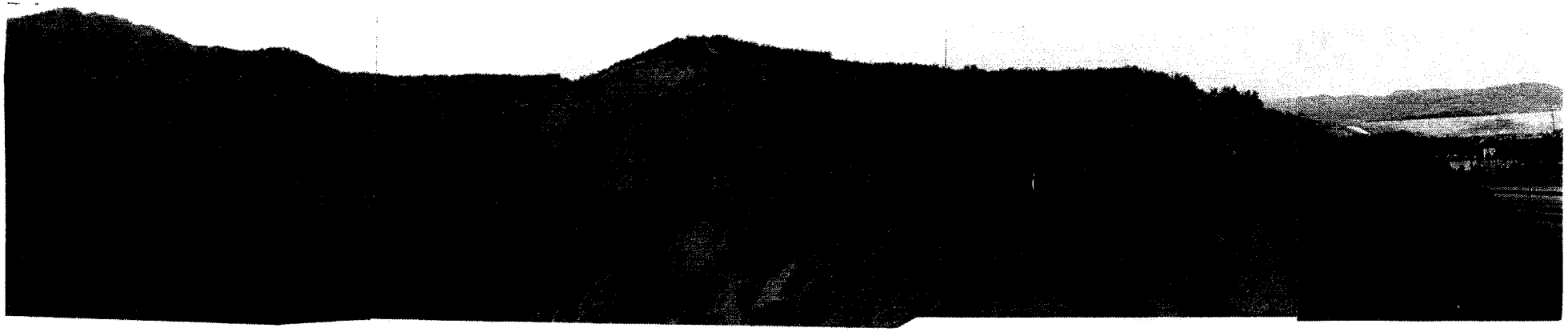

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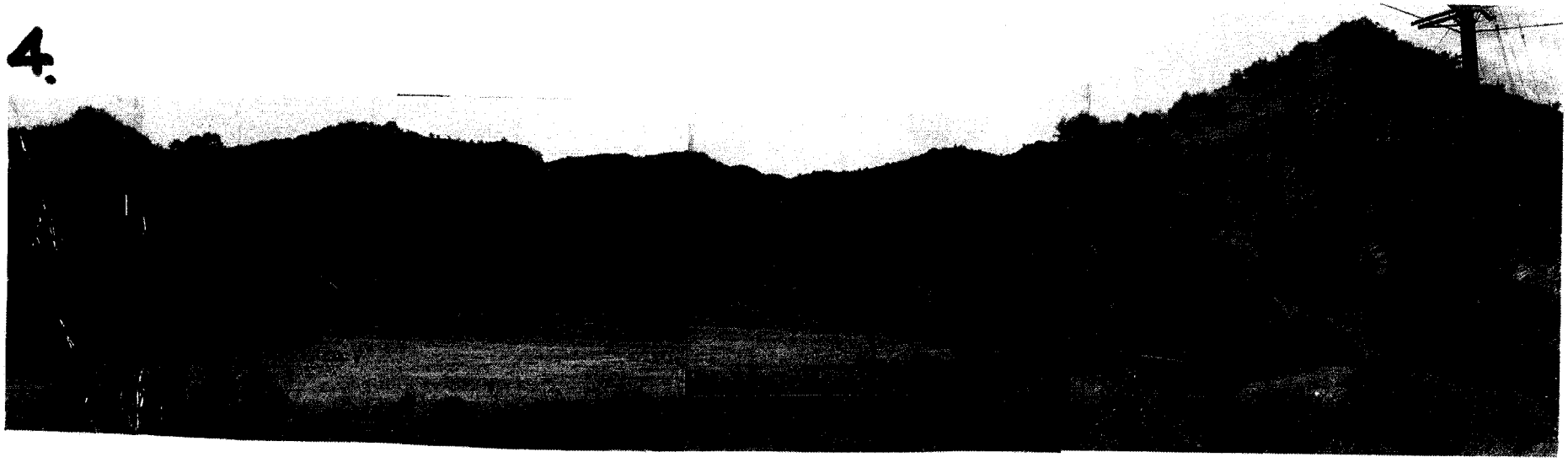

DRAFT CONDITIONS
(Excluding Regional Planning)

The following reports consisting of 19 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. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.

8. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.

9. 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.

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

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

12. Quitclaim or relocate easements running through proposed structures.

13. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.

14. Design the boundaries of the unit final maps to the satisfaction of the Departments of Regional Planning and Public Works.

15. The first unit of this subdivision shall be filed as Tract No. 53933-01, the second unit, Tract No. 53933-02, and the last unit, Tract No. 53933.

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

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

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

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

HW

Prepared by Henry Wong Phone (626) 458-4915 Date 07-29-2009

tr53933L-rev2.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 53933
CUP NO. 03-304

TENTATIVE MAP DATE: 03/31/09
EXHIBIT MAP DATE: 03/31/09

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 conceptually approved on 10/02/08 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. Provide a permit from Caltrans for proposed connection and encroachment into Caltrans' right of way to the satisfaction of the Department of Public Works.

6. Avoid cross tract boundary drainage within limits of slope easement along street frontage with The Old Road.

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.

Name Lizbeth Córdova Date 7/29/09 Phone (626) 458-4921
LIZBETH CORDOVA

Sheet 1 of 1

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 53933
SUBDIVIDER Canshelter, Inc.
ENGINEER SR Consultants West, Inc.
GEOLOGIST & SOILS ENGINEER The J. Byer Group, Inc.

TENTATIVE MAP DATED 3/31/09 (Revision)
LOCATION Castaic

REPORT DATE 8/4/08, 11/4/05, 8/29/05

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 4/14/09 is attached.

NOTE Provide a copy of this review with your resubmittal

Prepared by _____ Reviewed by _____ Date 4/28/09
Geir Mathisen

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey
P:\gmepub\Geology_Review\Geir\Review Sheets\District 8.2 (Santa Clarita)\Tracts\53933, TM6 APP.doc

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

SOILS ENGINEERING REVIEW SHEET

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

District Office ---
PCA LX001129
Sheet 1 of 1

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

Tentative Tract Map	53933
Location	Castaic
Developer/Owner	Bahram Safavi & CSI
Engineer/Architect	SR Consultants West, Inc.
Soils Engineer	The J. Byer Group, Inc. (JB 20122-B)
Geologist	The J. Byer Group, Inc.

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 3/31/09 (rev.)
Soils Engineering and Geology Report Dated 8/29/05
Soils Engineering and Geology Addenda Dated 8/4/08, 11/4/05
Previous Review Sheet Dated 9/15/08

ACTION:

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

REMARKS:

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

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
A. ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.
B. THE PROPOSED STRUCTURES ON THE SUBJECT SITE SHALL HAVE A MINIMUM SETBACK DISTANCE FROM SLOPES, WHICH IS IN COMPLIANCE WITH COUNTY CODE.

REGISTERED PROFESSIONAL ENGINEER
JEREMY WAN
NO. C67563
EXP. 6/30/09
STATE OF CALIFORNIA

Prepared by _____ Date 4/14/09

Please complete a Customer Service Survey at http://dpw.lacounty.gov/gmedsurvey.
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\gmepub\Soils Review\Jeremy\TR 53933, Castaic, TTM-A_5.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT MAP NO. 053933

TENTATIVE MAP DATED 03-31-2009
EXHIBIT MAP DATED 03-31-2009

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. Provide approval of:

   a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP) plan by the Storm Drain and Hydrology Section of Land Development Division.

   b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

   c. 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:

2. 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.

3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

Name Jason Flood Date 4/23/09 Phone (626) 458-4921

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

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. Reversing curves of local streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.

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

3. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent. If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.

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. Maintain a minimum centerline radius of 550 feet on "A" Street / "B" Court at the unnamed street along intersections with reversing curves and compound curves.

6. 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.

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

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

9. Provide maximum 6 percent grade through the knuckle at the intersection of "D" Street and "C" street.

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.

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

    a. 55 mph (585 feet) on The Old Road from "A" Street (northerly direction) and from the existing driveway (Tract 34365) west of the proposed subdivision;

    b. 40 mph (415 feet) on "A" Street from "D" Street (northerly direction) and from "C" Court (southerly direction);

    c. 30 mph (310 feet) on "C" Street from "E" Court (southerly direction).

    Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.

13. All line of sight easements shall be depicted on landscaping plans.

14. Conform with the approved conceptual signing and striping plan dated 02-18-2009. Provide detailed 40 foot scale signing and striping plans (interim and ultimate) for The Old Road and "A" Street within or abutting this subdivision to the satisfaction of Public Works.

15. Dedicate vehicular access rights on Commercial Lot 77 to The Old Road.

16. Dedicate vehicular access rights on The Old Road to Lots A and Lot 73 and on "A" Street/"B" Court to Lots 1, 15, 24, 70, 71, and 73, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.

17. Provide standard property line return radii of 13 feet at all local street intersections and 27 feet at the intersection of The Old Road and "A" Street. Additional right of way for a corner cutoff shall be dedicated on "A" Street at The Old Road.

18. Dedicate 66 feet of right of way on "A" Street from The Old Road to "C" Court.

19. Dedicate 64 feet of right of way on "A" Street from "C" Court to "B" Court.

20. Dedicate 60 feet of right of way including additional right of way for a standard knuckle on "D" Street and "C" Street.

21. Dedicate 58 feet of right of way including additional right of way for a standard cul-de-sac bulb on "B" Court, "C" Court, "D" Court, and "E" Court.

22. If the centerline of the existing pavement on The Old Road does not coincide with the record centerline, provide a new centerline to the satisfaction of Public Works.

23. Repair any broken or damaged pavement on The Old Road abutting this subdivision.

24. Construct highway improvements along the property frontage on The Old Road, including curb, gutter, base, pavement, and full-width sidewalk to the satisfaction of Public Works. All road improvements shall be compatible or consistent with the County's proposed widening improvements per RDC no. 0013882.

25. Construct additional pavement on The Old Road to provide exclusive left-turn lane, right-turn lane, and transition pavement for a 55 mph design speed at "A" Street to the satisfaction of Public Works. Dedication of additional right of way may be required.

26. Construct off-site transition pavement for a 55 mph design speed to join the new The Old Road with existing improvements in the vicinity of the easterly property lines to the satisfaction of Public Works. If needed, provide off-site grading to the satisfaction of Public Works.

27. Provide off-site easement and/or right of way to allow for the construction of the off-site grading and transition pavement on The Old Road to the satisfaction of Public Works.

28. Construct curb, gutter, base, pavement, and full width sidewalk on "A" Street from The Old Road to "C" Court.

29. Construct curb, gutter, base, pavement, and sidewalk on all remaining interior streets. Permission is granted to use the alternate street section.

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

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 on all interior streets and along the property frontage on The Old Road.

33. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.

34. Comply with the following street lighting requirements:

    a. Provide street lights on concrete poles with underground wiring on all interior streets and along the property frontage on The Old Road to the satisfaction of Public Works. Obtain Street Lighting Section's approval of the street light layout prior to project recordation.

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

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

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

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

c. Note that the annexation and assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans 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.

35. Underground all existing and new utility lines to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

36. Install postal delivery receptacles in groups to serve two or more residential units.

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

38. 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.

39. 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 Castaic Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is $3,400 per factored unit and is subject to change.

40. Comply with the mitigation measures identified in the attached September 6, 2006 letter from our Traffic and Lighting Division to the satisfaction of Public Works and comply with all mitigation measures as required by Caltrans. If the mitigation measures include the installation of signals, and these signals are subsequently incorporated as district improvements into the Castaic Bridge and Major Thoroughfare Construction Fee District, then the cost of such improvements may be credited against the project's District fee obligation if approved by Public Works.

PC: Prepared by Patricia Constanza Phone (626) 458-4921 Date 05-11-2009
tr53933r-rev2.doc

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

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

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

IN REPLY PLEASE
REFER TO FILE: T-4

September 6, 2006

Mr. Richard L. Pool
Associated Transportation Engineers
100 North Hope Avenue, Suite 4
Santa Barbara, CA 93111

Dear Mr. Pool:

LAKE VIEW ESTATES
TENTATIVE TRACT NO. 53933
CONDITIONAL USE PERMIT NO. 03304
TRAFFIC IMPACT STUDY (JULY 25, 2006)
UNINCORPORATED CASTAIC AREA

As requested, we have reviewed the above-mentioned document. The Lake View Estates project is located along The Old Road west of the Golden State (I-5) Freeway, approximately ¼ mile south of Parker Road in the unincorporated County of Los Angeles area of Castaic.

The Lake View Estates project includes the subdivision of a vacant 47.25 acre site, as well as the development of 70 single-family detached housing units, and up to 90,000 square feet of office/professional business space. The proposed project is estimated to generate approximately 1,698 vehicle trips daily, with 210 and 206 vehicle trips generated during the a.m. and p.m. peak hours, respectively.

We generally agree with the study that the traffic generated by this project will significantly impact the following intersections. The following recommended mitigation measures shall be the sole responsibility of the project to be installed concurrently with the construction of the project's internal street improvements.

The Old Road at Parker Road

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

The Old Road at A Street (Project Access)

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

South approach: Two through lanes and one right-turn lane instead of one through lane. Detailed signing and striping plans must be prepared for these mitigation measures and submitted to Mr. Matthew Dubiel of our Land Development Review Section for review and approval prior to recordation of the tract map.

We also agree with the study that the project along with other related projects in the area will significantly impact the following intersections. The project shall pay its pro-rata share of the cost for the following recommended mitigation measures:

The Old Road at Sloan Canyon Road/Lake Hughes Road

East approach: One left-turn lane, one through lane, and one free right-turn lane instead of one left-turn lane, one through lane, and one right-turn lane.

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

Install traffic signals (See Table 1).

The project's pro-rata share is 2.0 percent.

The Old Road at Parker Road

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

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

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

Install traffic signals (See Table 1).

The project's pro-rata share is 24.3 percent.

Parker Road at Interstate 5 Southbound On Ramp

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

This improvement is included within the Castaic Bridge and Major Thoroughfare (B&T) District.

Interstate 5 Northbound Off Ramp at Ridge Route Road

East approach: Two through lanes instead of one through lane. This improvement is included within the Castaic B&T District.

Install traffic signals (See Table 1).

The projects pro-rata share is 7.4 percent.

The project shall enter into a secured agreement with this Department for the cost of the pro-rata shares of the recommended cumulative mitigation measures including the following traffic signals. The estimated pro-rata share amount for the traffic signals are shown on the following Table 1.

Table 1

Intersection	Traffic Signal Cost	Developer Percent Share	Developer Cost*
The Old Rd. at Sloan Cyn. Rd./ Lake Hughes Rd.	$287,500	2.0%	$5,750
Parker Road at The Old Road	$287,500	24.3%	$69,863
I - 5 NB Off Ramp at Ridge Route Road	$241,500	7.4%	$17,871
Total Developer Cost			$93,484

* This amount is subject to adjustment based on the estimated cost of the traffic signal at the time this agreement is executed.

The project is within the Castaic B&T District. The project shall pay its share of the Castaic B&T fees.

We agree that the project will not have a significant impact on any Congestion Management Program monitored intersections, arterials, or freeway segments in the area.

A determination shall be made regarding whether the project has significant impact on the nearby freeways. Caltrans shall be consulted in order to select the methodology to use when determining the impact to the freeways, as well as to obtain their written concurrence with the California Environmental Quality Act (CEQA) level of significance determination. If Caltrans finds that the project has a CEQA significant impact on the freeways, Caltrans shall be requested to include the basis for this finding in their response. If fees are proposed to mitigate the freeway impact, Caltrans shall be requested to identify the specific project to which the fees will apply. These written comments from Caltrans shall be submitted to Public Works and included with the project environmental document.

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

Very truly yours,

DONALD L. WOLFE
Director of Public Works

William Winter

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

JC:cn
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cc: Department of Regional Planning (Koutnik)

bc: Construction (Adhami)
Land Development (Witler, Wong)
Traffic and Lighting (Chon)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 53933 (Rev.)

TENTATIVE MAP DATED 03-31-2009
EXHIBIT MAP DATED 03-31-2009

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 building/lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.

2. If necessary, install off-site sewer main line to serve this subdivision to the satisfaction of Public Works.

3. A sewer area study for the proposed subdivision (PC11952AS, dated 08-10-2008) was reviewed and approved. No additional mitigation measures are required. 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.

4. Provide a digital copy (PDF Format) of the approved sewer improvement plans.

5. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.

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

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

HCJ

Prepared by Tony Khalkhali Phone (626) 458-4921 Date 05-07-2009

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 53933 (Rev)

TENTATIVE MAP DATED 03-31-2009
EXHIBITED MAP DATED 03-31-2009

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 maintained by the water purveyor, with appurtenant facilities to serve all lots/buildings in the land division, must be provided. The system shall include fire hydrants of the type and location as determined by the 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/building.

3. If necessary, install 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.

+1W

Prepared by Lana Radle Phone (626) 458-4921 Date 05-05-2009

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 53933 Map Date March 31, 2009 - Ex. A

C.U.P. 03-304 Vicinity Castaic

☐ **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 503 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: **This project is cleared for Public Hearing. The following are conditions of approval: Proposed flag lot #7 shall provide a minimum paved driveway width of 20 feet on the flag strip. The on-site access for each commercial lot shall provide a minimum paved width of 28' clear to the sky. All hammerhead turnarounds and centerline turning radii shall comply to the Fire Department's turnaround standards. Indicate compliance prior to building permit issuance.**

By Inspector: *Juan C. Padilla* Date May 27, 2009

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 53933 Tentative Map Date March 31, 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 COMMERCIAL fire flow for the 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 RESIDENTIAL fire flow for the public fire hydrants at this location is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow

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

☒ Fire hydrant requirements are as follows:

Install 4 COMMERCIAL public fire hydrant(s). Install 4 RESIDENTIAL public fire hydrant(s).

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

☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
☒ Location: As per map on file with the office.
☒ Other location: **Additional on-site fire hydrant locations will be established during the building plan check review process.**

☒ 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 require fire hydrants shall be installed and tested or bonded for prior to Final Map clearance.**

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 May 27, 2009

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

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **53933**	DRP Map Date: **03/31/2009**	SCM Date: **05/14/2009**	Report Date: **05/10/2010**
Park Planning Area # **35B**	**CASTAIC/VAL VERDE**		Map Type: **REV. (REV RECD)**

Total Units **70** = Proposed Units **70** + Exempt Units **0**

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	**0.71**
IN-LIEU FEES:	**$125,735**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $125,735 in-lieu fees.

Trails:

No trails.

Comments:

The Representative Land Values (RLVs) used to calculate park fees were adjusted on 7/1/2009. Due to a decrease in the RLV for the Castaic/Val Verde Park Planning Area (35B), the in-lieu fee for this project has been reduced to $125,735 (from $127,006 in the previous Park Obligation Report dated 5/6/2009).

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: James Barber

James Barber, Land Acquisition & Development Section

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May 10, 2010 14:13:33
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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **53933**	DRP Map Date: **03/31/2009**	SMC Date: **05/14/2009**	Report Date: **05/10/2010**
Park Planning Area # **35B**	**CASTAIC/VAL VERDE**		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 **70** = Proposed Units **70** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.36**	**0.0030**	**70**	**0.71**
M.F. < 5 Units	2.47	0.0030	0	0.00
M.F. >= 5 Units	2.24	0.0030	0	0.00
Mobile Units	2.82	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**0.71**

Park Planning Area = **35B CASTAIC/VAL VERDE**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.71	$177,092	**$125,735**

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.71	0.00	0.00	0.71	$177,092	**$125,735**

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
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 • FAX (626) 960-2740

www.publichealth.lacounty.gov

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April 22, 2009

RFS No. 09-0009040

Tract Map No. 53933

Vicinity: Castaic Canyon

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Tract Map 53933** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Newhall County Water District**, a public water system.

2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #32** as proposed.

All requested documents must be identified with the parcel map number and sent directly to the address below:

County of Los Angeles Department of Public Health
Bureau of Environmental Protection
5050 Commerce Drive
Baldwin Park, CA 91706-1423
Attention: Ken Habaradas

If you have any questions or need additional information, please contact me at (626) 430-5262.

Ken Habaradas, REHS
Bureau of Environmental Protection

DRAFT
MITIGATION MONITORING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Mitigated Negative Declaration, specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the Mitigation Monitoring and Reporting Program (MMRP).

To implement this MMRP, the County of Los Angeles will designate a Project Mitigation Monitoring and Reporting Coordinator ("Coordinator"). The coordinator will be responsible for ensuring that the mitigation measures incorporated into the project are complied with during project implementation. The coordinator will also distribute copies of the MMRP to those responsible agencies identified in the MMRP, which have partial or full responsibility for implementing certain measures. Failure of a responsible agency to implement a mitigation measure will not in any way prevent the lead agency from implementing the proposed project.

The following table will be used as the coordinator's checklist to determine compliance with required mitigation measures.

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
Geotechnical Hazards							
GEO-1 Ground Rupture. The revised San Gabriel Fault hazard setback shall be incorporated into the subdivision tract map and verified by the applicant's geotechnical consultant prior to finalization of the tract map. The utility infrastructure, including but not limited to gas lines, water lines, drainage and sewer lines shall be designed to avoid or withstand ground rupture associated with the potential for fault movement. The project engineer shall design cut and fill slopes within the fault hazard zone based on the J. Byer Group geotechnical evaluation, Los Angeles County Department of Public Works Geotechnical and Materials Engineering Division requirements and Uniform Building Code (UBC) requirements to the satisfaction of the County of Los Angeles.	Verification that utilities are designed to withstand ground rupture.	Prior to issuance of a building permit	Once	ED			
GEO-3 (a) Liquefaction, Lateral Spreading, Dynamic Settlement. The alluvium on site shall be removed and recompacted in accordance with recommendations of the J. Byer Group (Geologic and Soils Engineering Exploration, Tentative Tract 53933. 2005) as delineated on Figure 4.1-1, to eliminate the potential for liquefaction, lateral spreading and dynamic settlement. Grading Plans shall be reviewed by the J. Byer Group for consistency with their recommendations and	Review of grading plans	Prior to issuance of grading permit	Once	BD			

Key: **DRP** **Los Angeles County Department of Regional Planning** **ED** **Los Angeles County Engineering Department**
EP **Los Angeles County Public Works Environmental Programs Division** **LACFD** **Los Angeles County Fire Department**
BD **Los Angeles County Department of Building and Safety**

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
submitted to the Los Angeles County Department of Public Works Geotechnical and Materials Engineering Division for their review and approval. **GEO-3(b) Geological Oversight.** A project geologist shall be present during removals of alluvium and other necessary stripping of topsoil and colluvium, which may be five to 15 feet thick in some areas.	Presence of the project geologist during removals of alluvium and stripping of topsoil and colluvium	During Construction	Periodically during construction				
GEO-4(a) Grading plans shall be reviewed by the applicant's geological consultant to insure that all recommendations included in the 2005 geotechnical investigation have been incorporated.	Review of grading plans	Prior to building permit	Once	DRP			
GEO-4(b) The area to receive compacted fill should be prepared by removing all vegetation, debris, existing fill, soil, colluvium, and alluvium. The exposed excavated area should be observed by the soils engineer or geologist prior to placing compacted fill. The exposed grade should be scarified to a depth of six inches, moistened to optimum moisture content, and recompacted to a minimum 94 percent of the maximum density.	Observe exposed excavated areas	Prior to placing compacted fill	Once	BD			
GEO-4(c) All building sites and graded pads shall have a minimum of five feet of compacted fill over the entire pad.	Ensure that five feet of compacted fill is over the pad	Prior to construction	Once	BD			
GEO-4(d) Fill consisting of soil approved by the soils engineer, shall be placed in horizontal lifts and compacted in six-inch layers with suitable compaction equipment. The excavated onsite materials are considered satisfactory for reuse in the control fills. Any imported fill shall be observed by the soils engineer prior to use in fill areas. Rocks larger than six inches in diameter shall not be used in the fill.	Approve fills	Prior to use in fill areas	Once	BD			

Key: **DRP** **Los Angeles County Department of Regional Planning**
EP **Los Angeles County Public Works Environmental Programs Division**
BD **Los Angeles County Department of Building and Safety**
ED **Los Angeles County Engineering Department**
LACFD **Los Angeles County Fire Department**

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
GEO-4(e) The fill shall be compacted to at least 94% of the maximum density for the material used. The maximum density shall be determined by ASTM D 1557-02 or equivalent.	Ensure that fill is compacted to 94%	During construction	Once	BD			
GEO-4(f) Field observation and testing shall be performed by the soils engineer during grading to assist the contractor in obtaining the required degree of compaction and the proper moisture content. Where compaction is less than required, additional compactive effort shall be made with adjustment of the moisture content, as necessary until 94% compaction is obtained. Once compaction test is required for each 500 cubic yards, or two vertical feet of fill placed.	Ensure observation and testing by the soils engineer	During construction	Periodically during construction	BD			
GEO-4(g) The alluvium, when removed and replaced as approved compacted fill, will shrink approximately 5% in volume. The older alluvium, when removed and placed as compacted fill, is not expected to shrink. The Saugus Formation bedrock, when removed and placed as compacted fill, is expected to bulk in volume approximately 5%.	Monitor shrinking of fill soils	During construction	Periodically during construction	BD			
Fire Hazard							
FH-1(a) All applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance, and a fuel modification plan shall be met. The plans shall be reviewed and approved by the Forestry Division of the Fire Department prior to issuance of building permits.	Plan review	Prior to construction	Once	LACFD			
FH-1(b) The Los Angeles County Fire Department, Land Development Unit, has set forth specific guidelines regarding land development issues. These guidelines are as follows:							

Key: **DRP** **Los Angeles County Department of Regional Planning** **ED** **Los Angeles County Engineering Department**
EP **Los Angeles County Public Works Environmental Programs Division** **LACFD** **Los Angeles County Fire Department**
BD **Los Angeles County Department of Building and Safety**

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
• Specific fire and life safety requirements for the construction phase will be addressed at the building fire plan check. There may be additional fire and life safety requirements during this time; • Every building constructed shall be accessible to the Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building; • Access roads shall be maintained with a minimum of ten (10) feet of brush clearance on each side. Fire access roads shall have an unobstructed vertical clearance clear-to-sky with the exception of protected tree species. Protected tree species overhanging fire access roads shall be maintained to provide a vertical clearance of 13 feet, six inches; • The maximum allowable grade shall not exceed 15% except where topography makes it impractical to keep within such grade; in such cases, an absolute maximum of 20% will be allowed for up to 150 feet in distance. The average maximum allowed grade, including topographical difficulties, shall be no more than 17%. Grade breaks shall not exceed 10% in 10 feet; • When involved with a subdivision in unincorporated areas within the County of Los Angeles, Fire Department requirements for access, fire flows and hydrants are addressed at the Los Angeles County Subdivision Committee meeting, during the subdivision tentative map stage; • Fire sprinkler systems are required in some							

Key: **DRP** **Los Angeles County Department of Regional Planning** **ED** **Los Angeles County Engineering Department**
EP **Los Angeles County Public Works Environmental Programs Division** **LACFD** **Los Angeles County Fire Department**
BD **Los Angeles County Department of Building and Safety**

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residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is recommended that fire sprinkler systems be installed. This will reduce potential fire and life losses. Systems are now technically and economically feasible for both commercial and residential use; • The development may require fire flows up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration (three hydrants flowing simultaneously). Final fire flows will be based on the size of the buildings, their relationship to other structures, property lines, and types of construction used; • Fire hydrant spacing for commercial/industrial development shall be 300 feet and shall meet the following requirements: o No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant; o No portion of a building shall exceed 400 feet via vehicular access from property spaced public fire hydrant; o Additional hydrants will be required if hydrant spacing exceeds specified distances (eight hydrants are required); o All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current, American Water Works Association (AWWA) standard C503 or approved equal. All onsite hydrants shall be installed a minimum of 25' from a structure or protected by a two-hour rated firewall (locations specified on Subdivisions map and additional fire hydrants may be established); o All required fire hydrants shall be installed,							

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tested, and accepted or bonded prior to approval; o 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; • Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for commercial lots and at the end of all cul-de-sacs. • All onsite driveways/roadways shall provide a minimum unobstructed width of 28 feet. The onsite driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building. The centerline of the access driveway shall be located parallel to, and within 30 feet of an exterior wall on one side of the proposed structure. • Driveway width for non-residential developments shall be increased when any of the following conditions will exist: o Provide 34 feet in width, when parallel parking is allowed on one side of the access roadway/driveway. Preference is that such parking is not adjacent to the structure; o Provide 42 feet in width, when parallel parking is allowed on each side of the access roadway/driveway; o Any access way less than 34 feet in width shall be labeled "Fire Lane" on the final recording map, and final building plans; o For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire							

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Department approved signs stating "NO PARKING – FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use. • Single-family detached homes shall require a minimum fire flow of 1,250 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. When there are five or more units taking access on a single driveway, the minimum fire flow shall be increased to 1,500 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration; • Fire hydrant spacing for residential development shall be 600 feet and shall meet the following requirements: o No portion of lot frontage shall be more than 450 feet via vehicular access from a public fire hydrant; o No portion of a structure should be placed on a lot where it exceeds 750 feet via vehicular access from a properly spaced public fire hydrant; o When cul-de-sac depth exceeds 450 feet on a residential street, hydrants shall be required at the corner and mid-block; o Additional hydrants will be required if hydrant spacing exceeds specified distances; o All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current, American Water Works Association (AWWA) standard C503 or approved equal. All onsite hydrants shall be installed a minimum of 25' from a structure or protected by a two-hour rated firewall (locations specified on Subdivisions map and additional fire hydrants may be established);							

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• A Fire Department approved turning area shall be provided at the end of all cul-de-sacs; • Fire Department access shall provide a minimum unobstructed width of 28 feet, clear-to-sky and be within 150 feet of all portions of the exterior walls of the first story of any existing unit. If exceeding 150 feet, provide 20 feet minimum paved width "Private Driveway/Fire Lane" clear-to-sky to within 150 feet of all portions of the exterior walls of the unit. Fire Lanes serving three or more units shall be increased to 26 feet; • Streets or driveways within the development shall be provided with the following: o Provide 36 feet in width on all streets where parking is allowed on both sides; o Provide 34 feet in width on cul-de-sacs up to 700 feet in length. This allows parking on both sides of the street; o Provide 36 feet in width on cul-de-sacs from 701-1,000 feet in length. This allows parking on both sides of the street; o For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING – FIRE LANE" in 3-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use; o Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road; • All access devices and gates shall meet the following requirements: o Any single gated opening used for ingress and egress shall be a minimum of 26 feet in							

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width, clear-to-sky; o Any divided gate opening (when each gate is used for a single direction of travel – i.e. ingress or egress) shall be a minimum width of 20 feet clear-to-sky; o Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way, and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an intercom system is used, the 50 feet shall be measured from the right-of-way to the intercom control device; o All limited access devices shall be of a type approved by the Fire Department; o Gate plans shall be submitted to the Fire Department, prior to installation. These plans shall show all locations, widths and details of the proposed gates; • All proposals for traffic calming measures (speed humps/bumps/cushions, traffic circles, roundabouts, etc.) shall be submitted to the Fire Department for review, prior to implementation. • Provide Fire Department or City approved street signs and building access numbers prior to occupancy. • A minimum of four commercial fire hydrants and four residential fire hydrants shall be installed.							
Noise							
N-1 Construction. The contractor shall not conduct project grading activities within 370 feet of a single family residence, or 175 feet of multi family residences for consecutive periods of greater than 10 days.	Ensure grading within specified distances does not occur for periods of greater than 10 days.	During Construction	Periodically	EP			
N-3(a) Interior Noise. At a minimum, all onsite	Plan review of	Prior to	Once	DRP and BD			

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structures shall include the following to achieve an acceptable interior noise level: • Air conditioning or a mechanical ventilation system so that windows and doors may remain closed; and • Double-paned windows and sliding glass doors mounted in low air infiltration rate frames (0.5 cubic feet per minute, per ANSI specifications); and • Solid core exterior doors with perimeter weather stripping and threshold seals; and • Roof and attic vents facing away from I-5. Incorporation of these design requirements would be expected to achieve an interior noise level reduction of 25 dB or greater. **N-3(b) Exterior Noise.** At a minimum, residential lots shall incorporate six-foot tall solid block sound barrier walls on the side and rear yard property boundaries or surrounding the exterior usable space of the rear yard. **N-3(c) Second Story Interior Noise.** Residential lots shall incorporate second story insulation to achieve an interior second story noise level of 45 dBA.	design requirements	issuance of building permit					
Water Quality							
WQ-1 Comply with approved Standard Urban Stormwater Mitigation Program, (SUSMP) which shall incorporate Best Management Practices (BMPs) for the long term operation of the site and shall be developed and implemented by the applicant to minimize the amount of pollutants that are discharged from the site. The plan shall be developed in accordance with the requirements of the County of Los	Ensure that applicant complies with SUSMP	Prior to issuance of building permit	Single	DRP			

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Angeles and the California Regional Water Quality Control Board. Examples of BMPs and permanent BMPs that apply to both initial development of the lots and to long-term operation of the project include but are not limited to: *Pollutant Escape: Deterrence* Cover all storage areas including soil piles, fuel and chemical depots. Protect from rain and wind with plastic sheets and temporary roofs. *Pollutant Containment Area* Locate all construction-related equipment and related processes that contain or generate pollutants (i.e. fuel, lubricant and solvents, cement dust and slurry) in isolated areas with proper protection from escape. Locate the above-mentioned in secure areas, away from storm drains and gutters. Place the above-mentioned in bermed, plastic-lined depressions to contain all materials within that site in the event of accidental release or spill. Park, fuel and clean all construction vehicles and equipment in one designated, contained area. *Pollutant Detainment Methods* ▪ Protect downstream drainages from escaping pollutants by capturing materials carried in runoff and preventing transport from the site. Examples of detainment methods that retard movement of water and separate sediment and other contaminants are silt fences, hay bales, sand bags, berms, silt and debris basins. *Erosion Control* ▪ Large projects should be scheduled into phases that allow for erosion control of smaller areas							

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rather than a single, large exposed site. Vegetation should only be removed when necessary and immediately before grading. ▪ Schedule excavation and grading work for dry weather. These activities may be prohibited between the months of November and April. ▪ Slope stabilizers should be utilized. These include natural fiber erosion control blankets of varying densities according to specific slope/ site conditions. ▪ Expedite the restoration of natural erosion control and reduce risk of slope failure by immediately revegetating and irrigating until first one inch of rain. ▪ Reduce fugitive dust by wetting graded areas with an adequate yet conservative amount water. Cease grading operations in high (25 mph or greater) winds. *Recycling/Disposal* ▪ Provide recycling facilities. Develop protocol for maintaining a clean site. This includes proper recycling of construction-related materials and equipment fluids (i.e., concrete dust, cutting slurry, motor oil and lubricants). ▪ Provide disposal facilities. Develop protocol for cleanup and disposal of small construction wastes (i.e., dry concrete). *Hazardous Materials Identification and Response* ▪ Develop protocol for identifying risk operations and materials. Include protocol for identifying spilled-materials source, distribution; fate and transport of spilled materials. ▪ Provide protocol for proper clean-up of equipment and construction materials, and disposal of spilled							

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substances and associated cleanup materials. ▪ Provide emergency response plan that includes contingencies for assembling response team and immediately notifying appropriate agencies.							
WQ-2 A Storm Water Management Plan that incorporates Best Management Practices (BMPs) for the long-term operation of the site shall be developed and implemented by the applicant to minimize the amount of pollutants that are washed from the site. The plan shall be developed in accordance with the requirements of the County of Los Angeles and the California Regional Water Quality Control Board. Examples of BMPs that apply to both initial development of the lots and to long-term operation of the project are listed below. *Education* ▪ Stencil all storm drains inlets and post signs along channels to discourage dumping by informing the public that water flows to the Santa Clara River and ultimately to the ocean. ▪ Provide educational flyers to each new building unit regarding toxic chemicals and alternatives for fertilizers, pesticides, cleaning solutions and automotive and paint products. These fliers shall be distributed to and posted at each new business unit and provided to each residential unit through the Homeowner's Association. ▪ Provide educational flyers regarding proper disposal of routine office and household hazardous waste, including automotive waste. These fliers shall be distributed to and posted at each new business unit and provided to each residential unit through the homeowner's association.	Ensure that applicant completes a SWMP	Prior to issuance of building permit	Once	DRP			

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Source Reduction/Recycling ▪ Development of an integrated pest management program for landscaped areas of the project. These areas would include slope-stabilization landscaping, and commercial area landscaping. Integrated pest management emphasizes the use of biological, physical, and cultural controls rather than chemical controls. Examples include use of insect resistant cultivars, manual weed control, use of established thresholds for pesticide and herbicide application, use of chemical controls that begin preferentially with dehydrating dusts, insecticidal soaps, boric acid powder, horticultural oils, and pyrethrin based insecticides. *Cleaning/Maintenance* ▪ Routine cleaning of streets, parking lots and storm drains. Prior to the issuance of a building permit, the applicant shall prepare a stormwater facility maintenance plan that will be implemented by the homeowner's association and building owners of the commercial parcels. This plan shall identify provisions for regular maintenance and cleaning of catch basins, debris basins, and siltation basins; maintenance logs shall be regularly submitted to the appropriate agencies. *Structural Treatment Methods* ▪ Catch basin inserts or storm drain devices such as storm intercepters shall be installed with the development. The use of vegetated swales and strips, infiltration basins of oil separators as needed to manage stormwater pollution from each developed lot shall be provided at the time the buildings are constructed. The sizing and effectiveness of each of these measures shall be							

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documented prior to the issuance of a building permit. ▪ Trash storage areas and storage areas for materials that may contribute pollutants to storm water shall be covered by a roof and protected from surface runoff.							
Air Quality							
AQ-1(a) Fugitive Dust Control Measures: • Water trucks shall be used during construction to keep all areas of vehicle movements damp enough to prevent dust from leaving the site. At a minimum, this will require three daily applications (start of workday, midday and at the end of the workday). Increased watering is required whenever wind speed exceeds 15 mph. Grading shall be suspended if wind gusts exceed 25 mph. • The amount of disturbed area shall be minimized, active grading shall not exceed 7.25 acres per day, and onsite vehicle speeds shall be limited to 15 mph or less on all unpaved areas. The developer shall pave roads and shoulders as soon as feasible. • Unpaved haul roads shall be watered a minimum of three times per day. • If stockpiling of fill material is involved, earth with 5% or greater silt content that is stockpiled for more than two days shall be covered, kept moist, or treated with earth binders to prevent dust generation. • After clearing, grading, earth-moving or excavation is completed, the disturbed area shall be treated by spreading earth binders (non-toxic soil stabilizers) according to manufacturer's specifications until the area is paved or otherwise developed. Staging and parking areas shall also	Ensure that fugitive dust control measures are implemented	During construction	Periodically during construction	EP			

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be stabilized by paving or with soil stabilizers. • Install wheel washers where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site on each trip. **AQ-1(a) Fugitive Dust Control Measures:** ▪ Water trucks shall be used during construction to keep all areas of vehicle movements damp enough to prevent dust from leaving the site. At a minimum, this will require three daily applications (start of workday, midday and at the end of the workday). Increased watering is required whenever wind speed exceeds 15 mph. Grading shall be suspended if wind gusts exceed 25 mph. ▪ The amount of disturbed area shall be minimized, active grading shall not exceed 7.25 acres per day, and onsite vehicle speeds shall be limited to 15 mph or less on all unpaved areas. The developer shall pave roads and shoulders as soon as feasible. ▪ Unpaved haul roads shall be watered three times per day. ▪ If stockpiling of fill material is involved, earth with 5% or greater silt content that is stockpiled for more than two days shall be covered, kept moist, or treated with earth binders to prevent dust generation. ▪ After clearing, grading, earth-moving or excavation is completed, the disturbed area shall be treated by spreading earth binders (non-toxic soil stabilizers) according to manufacturer's specifications until the area is paved or otherwise developed. Staging and parking areas shall also be stabilized by paving or with soil stabilizers. ▪ Install wheel washers where vehicles enter and							

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exit the construction site onto paved roads or wash off trucks and any equipment leaving the site on each trip. **AQ-1(b) VOC Control Measure:** Low VOC architectural and asphalt coatings shall be used on site and shall comply with AQMD Rule 1113-Architectural Coatings. The VOC content of architectural coatings shall not exceed an average of 85 g VOC/liter (less water and exempt compounds) for residential units and 87.5 g VOC/liter (less water and exempt compounds) for commercial space pursuant to the VOC content determination procedures in Rule 1113. Additionally, application of architectural coatings shall be limited such that no more than 20 residences and 45,000 square feet of commercial space shall be covered during any 20 day period. Documentation regarding this mitigation measure is contained in Appendix D. **AQ-1(c) NOx Control Measures:** ▪ Equipment engines should be maintained in good condition and in proper tune as per manufacturer's specifications; ▪ Schedule construction periods to occur over a longer time period (i.e. lengthen from 60 days to 90 days) during the smog season so as to minimize the number of vehicles and equipment operating simultaneously; and ▪ Use new technologies to control ozone precursor emissions as they become readily available. **AQ-1(d) NOx, PM_{10} and $PM_{2.5}$ Additional Control Measure:** The number and types of construction equipment shall be reduced such that horsepower of diesel equipment in simultaneous operation shall not exceed 2,108 horsepower during project grading and							

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2,618 horsepower during building construction. This would reduce project grading equipment to about nine pieces during grading activities and 14 pieces during building construction activities, depending on the type of equipment in use. Documentation regarding this mitigation measure is included in Appendix D.							
AQ-2(a) Energy Consumption. Onsite structures shall reduce energy consumption by at least 20% below current Federal guidelines as specified in Title 24 of the Code of Federal Regulations. Potential energy consumption reduction measures include, but are not limited to, the use of photovoltaic roof tiles, installation of energy efficient windows, and the use of R-45 insulation in the roof/attic space of all onsite structures. **AQ-2(b) Shade Trees.** Shade trees shall be planted to shade onsite structures to the greatest extent possible in summer, reducing indoor temperatures, and reducing energy demand for air conditioning.	Ensure that energy consumption reduction measures are implemented and tree planting is incorporated	Prior to construction	Once	DRP			
Biota							
BIO-1(a) Temporarily disturbed areas shall be revegetated with native vegetation in the same proportions and species as the natural habitat removed. Preconstruction detailed surveys of vegetation on at least three (3) blocks of 50 x 50 meters on the site shall be used to determine the native coastal scrub vegetation of the site [also see mitigation measure BIO-1(c-d)]. These proportions may be modified by County Fire Department and County Public Works as needed for safety reasons. If the 80% coastal sage scrub vegetative coverage (plants typical of the removed coastal sage scrub community in proportion to natural coverages) is not met within three years, the monitoring effort shall be	Review landscape plan Ensure the instillation of a wheel washing station	Prior to issuance of building permit Prior to construction	Once Once	DRP EP			

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extended to five years. If not met at the end of five years, the monitoring effort shall be extended another five years and again tested at the end of five years for meeting success criteria. This extension process should continue until the success criteria are met. Annual monitoring reports shall be prepared and submitted to the County Director of Regional Planning that include qualitative, and quantitative data regarding the success of the revegetation effort, comparison to performance criteria, and recommendations for the successful completion of the restoration effort. A landscape plan that includes control of invasive non-native plants shall be submitted for review and approval by the County of Los Angeles Department of Regional Planning prior to the issuance of a grading permit. The landscape plan shall limit irrigation to within Fuel Modification Zone A and shall utilize only locally indigenous plant species and varieties. During grading and construction, a wheel well and undercarriage washing station shall be installed at project site entrances to serve the purpose of removing dust and plant parts from entering and exiting vehicles in order to prevent transport of invasive week species onto and off of the site. The wheel washing station shall consist of a lined aggregate pit (2-3" aggregate), designed such that the washed seeds and plant parts filter through timbers and gravel onto a geotech cloth. At the end of construction, the pit shall be disassembled and back-filled, and the geotech cloth shall be carefully removed with all contents and taken to a disposal site and buried deeply so that the invasive plant parts and propagules will not spread to other areas.	Ensure that all vehicles are pressurized washed	During construction	Periodically during construction	EP			

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Pressurized washing shall be done for all vehicles (1) before coming to the site and (2) upon entry, and 3) at the end of each day when grading an area with exotic plants, and 4) before moving the vehicle to another site. Vehicle operators shall fill out a log book kept in a waterproof container at each washing or entry to site, that can be checked by biologist in charge of biological mitigation.							
BIO-1(b) Fuel Modification shall occur within 100 feet of structures (Please refer to Figure 4.3-1, Fuel Modification Plan). Per the Los Angeles Fuel Modification Guidelines (LAFMG) for projects located in Fire Zone Four for Very High Fire Hazard Severity Zones (LAFMG, January 1998), plant material within the initial 20 feet of back yards and modification within manufactures slopes will mainly consist of native groundcovers. Some native or existing vegetation may remain if spaced according to planting guidelines of the LAFMG, and shall be maintained free of dead wood, and plants shall be thinned sufficiently to reduce fuel load. Modification of fire hazard fuels beyond this zone shall consist of hand thinning of individual shrubs, clearing dead fuel, replanting with fire-retardant plants indigenous to the area, or other methods to attain fire safety while producing a viable natural and native vegetation community. No species identified as invasive by the California Native Plants Society, California Invasive Plant Council, other databases and DRP Biologist shall be utilized in the landscape plans. Only those plants deemed as "desirable" by LAFMG shall be utilized in landscaping plans, and those deemed "undesirable shall not be utilized. Irrigation tolerant species that are not native to the area may be minimally utilized as long as the species are not deemed "undesirable."	Ensure compliance with LAFMG and fire standards	Prior to issuance of building permit and during construction	Once prior to issuance of building permit and periodically during construction	LACFD			

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BIO-1(c) The 8.5 acres of removed coastal sage scrub shall be mitigated at a ratio of 1:1, combining planting and protection of coastal sage scrub. Fuel modification zones shall not be included as mitigation areas. Mitigation land shall be set aside and protected in perpetuity from further development, and shall be contiguous with other coastal sage scrub. In the event that the California Department of Fish and Game (CDFG) becomes a responsible agency under the California Endangered Species Act pursuant to additional field work conducted under mitigation measure BIO-4(b-c) and/or BIO-5 (a-b & d) the CDFG shall retain the right to supersede these coastal sage scrub mitigation requirements through modification or addition pursuant to nexus. Covenants, Conditions, & Restrictions (CC&R's) and/or deed restrictions or conservation easements shall be developed to protect the mitigation area, and adequate fencing shall separate all preserved lands from developed areas in order to prevent pets, vehicles, and people from impacting the area. If coastal sage scrub habitat is restored onsite on manufactured slope or non-native grassland habitat areas that are outside the fuel modification zones in accordance with mitigation measure BIO-1(a & d), the plantings shall be monitored for at least three years to determine if the restoration plantings have been successful. Success criteria shall be developed as part of the planting plans and shall be no less than 80% vegetative coverage by native plants at the conclusion of the restoration effort. If the 80% coastal sage scrub vegetative coverage (plants typical of the coastal sage scrub community in proportion to natural coverages) is not met within three years, the monitoring effort shall be extended to five years.	Ensure coastal sage scrub is replaced and protected	Prior to issuance of building permit	Once	EP			

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Annual monitoring reports shall be prepared and submitted to the County that include qualitative and quantitative data regarding the success of the revegetation effort, comparison to performance criteria, and recommendations for the successful completion of the restoration effort. If there is not sufficient suitable replacement habitat remaining onsite and outside of the fuel modification zones, the applicant shall either purchase and set-aside the residual amount of habitat needed with suitable conservation easements or restrictive covenants as necessary to provide for long term preservation, or shall acquire mitigation credits from a suitable bank. If mitigation credits are acquired from a bank, the applicant shall provide evidence of same to the County Department of Regional Planning prior to site occupancy. **BIO-1(d)** Revegetation and landscaping plans for the restoration and revegetation areas on the project site shall be reviewed and approved by the County before issuance of a grading permit. Plant species, seed mixes, weed suppression, planting methodology, and irrigation schedule shall be prepared by a qualified biologist or landscape architect and shall utilize locally indigenous species from onsite habitats. No species identified as invasive by the CNPS, California Invasive Plant Council, other databases and County of Los Angeles Department of Regional Planning (DRP) Biologist or staff shall be utilized in the landscape plans. The plan shall be reviewed and approved by Department of Regional Planning.	Review revegetation and landscape plans for the restoration and revegetation areas	Prior to issuance of a grading permit	Once	EP			
BIO-2(a) The project shall include and implement a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall require that stormwater runoff be	Ensure implementation of a SWPPP	Prior to construction and during	Once prior to construction and periodically	DRP			

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prevented from flowing over unprotected slopes and that silt fencing shall be trenched in 100 feet from the outer limits of riparian vegetation and left in place during construction. Disturbed areas shall be stabilized as quickly as possible, using biotechnical techniques. **BIO-2(b)** Construction and operation of the proposed project shall avoid contamination of the ephemeral drainage by incorporating the following provisions: 1. California Stormwater Best Management Practices (BMPs) for Construction Activity, prepared by the California State Stormwater Quality Task Force, shall be incorporated into the construction plans. BMPs for Municipal Activities shall be incorporated into a long-term site management program. When implemented, BMPs would reduce operation-related impacts from sedimentation and contaminant loading to an insignificant level. 2. Locally indigenous species with minimal water and fertilizer requirements shall be selected for public landscaping. Use of nitrogen fertilizers in landscaped areas is not needed. Watering shall be kept to the minimum necessary to maintain new landscaping. Temporary drip irrigation shall be used only until native landscaping is established. Irrigation water from public maintenance areas shall be retained onsite by setting timers such that excess surface flow to the local watershed does not occur. Splash pads at the bottom of manufactures slope drainages shall include a sand and gravel sump at least four feet in depth to serve as a low flow percolation pit.		construction	during construction				

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BIO-3(a) Prior to grading, a qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that impacts to biological resources (inclusive of special-status plants) are avoided or minimized, and shall conduct pre-grading focused field surveys for special-status plant species that may be affected and / or eliminated as a result of grading and / or site preparation activities. The biological monitor shall be authorized to stop specific grading activities if violations of mitigation measures or any local, State, or Federal laws are suspected.	Ensure that a biological monitor is retained	Prior to grading	Once	EP			
BIO-3(b) Pre-grading focused surveys shall be conducted in the appropriate season to determine presence or absence of any special-status plants. If no specimens are found within the development footprint or fire clearance zone, then no additional mitigation is required.	Conduct surveys to determine the presence of special-status plants	Prior to grading	Once	EP			
BIO-3(c) In the event special-status plants are identified within the development or fire clearance areas, no grading permit shall be issued until a mitigation plan has been reviewed and approved by the Los Angeles County Department of Regional Planning biologist or staff. The plan may include, but not be limited to, the following mitigation actions in order of preference: • *Grading plans shall be modified or fuel modification zones adjusted to avoid sensitive plant populations that are identified by the focused field survey, if feasible.* • *If avoidance is not feasible, any identified special-status plants shall be re-established onsite in a suitable habitat using the following:*	Develop a mitigation plan in the event that special-status plants are present	Prior to issuance of a grading permit	Once	EP			

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o Target sites for mitigation shall be sampled for soil type and habitat criteria sufficient for the establishment and growth of the affected special-status species. o Documentation of past successful habitat creation and transplantation for the species shall be included. o A performance standard of equal replacement of plants and habitat shall be required. In addition, revegetation of special plants will be considered successful at three years if the percent cover and species diversity of the restored and / or created habitat areas are similar to percent cover and species diversity of adjacent existing habitats, as determined by quantitative testing of existing, restored and created habitat areas. o Harvesting and propagation techniques shall be specified. o Monitoring effort shall be identified as at least five years. The responsible agent and frequency shall be specified. The monitoring plan will include: 1) Qualitative monitoring (i.e, photographs and general observations.) 2) Quantitative monitoring (i.e., randomly placed transects), 3) Performance criteria as approved by the County 4) Monthly reports for the first year and bimonthly reports thereafter and 5) Annual reports which will be submitted to the County for three to five years, depending upon the performance of mitigation site. o Long-term preservation of the site will be							

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outlined in the conceptual mitigation plan to ensure the mitigation site is not impacted by future development. o Contingency planning (if the effort fails to reach the performance criteria, the needed remediation steps shall be identified). o Irrigation method / schedule (how much water is needed, where and for how long). o Weed control. • *If no suitable habitat remains onsite, the applicant shall identify a suitable offsite location for re-establishment of sensitive populations following the same methodology as for onsite re-establishment.*							
BIO-3(d) Earth-moving equipment will avoid maneuvering in areas outside the identified limits of grading in order to avoid disturbing open space areas that will remain undeveloped. Prior to grading, the construction boundary limits will be marked by the construction supervisor and the project biologist. These limits will be identified on the grading plan. The applicant will submit a letter to the County of Los Angeles verifying that construction limits have been flagged in the field. No earth-moving equipment will be allowed outside the construction boundary.	Confirm that construction boundary limits are identified on the grading plan and that earth-moving equipment avoids limits	Prior to issuance of a grading permit and during construction	Once prior to issuance of a grading permit and periodically during construction	EP			
BIO-4(a) A survey for the San Fernando Valley spineflower (SFVS) and Nevin's barberry shall be conducted by a qualified biologist in all chaparral, coastal sage scrub, annual grassland, and disturbed areas prior to and where ground disturbance is anticipated. If neither species are found, no further mitigation is required. In the event the SFVS or Nevin's barberry are discovered onsite, mitigation measures B-4 (b-c) shall be required.	Confirm that a survey for the San Fernando Valley spineflower and Nevin's barberry is conducted.	Prior to ground disturbance	Once prior to ground disturbance	EP			

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BIO-4(b) In the event the SFVS is discovered onsite, the current and anticipated future onsite distribution of the species shall be mapped by a qualified biologist. The California Department of Fish and Game (CDFG) and / or United States Fish and Wildlife Service (USFWS) shall be formally notified and consulted depending on the listing status of the species found. A preservation and management plan shall be prepared for the SFVS and Nevin's barberry by a qualified biologist and shall include, but not be limited to, the following: • *The project shall provide a buffer between development and any listed endangered plant that may be found onsite. This buffer zone shall be designated with appropriate fencing to exclude construction vehicles and public access, but not wildlife access.* • *Stormwater runoff, irrigation runoff, and other drainage from developed areas shall not pass through areas populated by listed endangered plants* • *Listed endangered plants shall not be artificially shaded by structures or landscaping within the adjacent development areas.* • *Pesticide / herbicide use shall not be permitted within 100 feet of areas containing listed endangered plants.* • *A qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that listed endangered plants are avoided during construction. After project completion, a monitoring agency shall be identified and the frequency and extent of monitoring shall be determined.*	Confirm that the future onsite distribution of species is mapped, that CDFG and USFWS are notified, and that a management plan is prepared	After SFVS is discovered onsite	Once after SFVS is discovered onsite	EP			

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The plan shall be reviewed and approved by County of Los Angeles Department of Regional Planning prior to issuance of a grading permit.	Review the management Plan	After CFVS is discovered onsite and prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP			
BIO-4(c) If avoidance is not feasible and mitigation is required for impacts to listed plant species, a Memorandum of Understanding (MOU) shall be prepared in coordination with CDFG. The MOU should be developed by a qualified plant ecologist and would include an analysis of take, mitigation measures, and an Adaptive Management Plan (AMP) to identify strategies for responding to changed circumstances, and a monitoring plan. Specifically, the MOU should identify the number of plants to be replanted, the methods that will be used to preserve this species in this location, and methods to ensure successful mitigation for impacts to listed plant species. The required level of success for SFVS and potential Nevin's barberry shall be defined at a minimum as a demonstration of three consecutive years of growths and a population equal to or greater than that which would be lost due to the project. The mitigation plan should include but not be limited to: • *Preserving appropriate topsoil within the development envelope as a seed bank to promote revegetation at a relocation site;* • *Salvage operations to relocate perennial species to a suitable mitigation site on the undeveloped areas of the property;* • *Collecting seeds of special-status plant species in the immediate vicinity of the project site, to ensure that the genetic integrity of the local landscape remains intact;* • *Sowing the collected seed into a designated*	Confirm that a MOU is prepared	Once	Once after it is determined that avoidance is not feasible and mitigation is required	DRP			

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suitable mitigation site. • *Determination of necessary irrigation requirements and irrigating the mitigation plantings if necessary until they become established; and* • *Maintaining and monitoring restoration/planting sites for a minimum of five (5) years to determine mitigation success/failure, and implementing remedial measures to satisfy mitigation objectives.* A Federal "incidental take" permit under Section 10(b) of the Federal Endangered Species Act (ESA) may also be required. If "take" permits or other agreements are required, the applicant shall provide DRP with a copy of such signed agreements prior to grading.							
BIO-5(a) Pre-construction surveys shall be conducted if vegetation clearing and construction activities are proposed during CAGN breeding season (beginning January 15th). Prior to the commencement of grading operations or other activities involving disturbance of coastal sage scrub, a survey would be conducted to locate gnatcatchers within 100 feet of the outer extent of projected soil disturbance activities and the locations should be clearly marked and identified on the construction/grading plans. A biological monitor will also be present at the initiation of vegetation clearing to provide an education program to the construction operators regarding the efforts needed to protect the CAGN and other special-status species. Fencing or flagging would be installed around the limits of grading prior to the initiation of vegetation clearing.	Confirm that pre-construction surveys are conducted	Once	Once prior to commencement of grading operations or soil disturbing activities	EP			
A qualified monitoring biologist as approved by the jurisdictional agencies shall be onsite during any clearing of coastal sage scrub. The developer will notify USFWS/CDFG at least fourteen (14) calendar days prior to the clearing of any habitat determined by	Confirm that a qualified monitoring biologist is onsite during clearing of	Periodically during the clearing of sage scrub	Periodically during the clearing of sage scrub	EP			

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the pre-construction survey to be occupied by gnatcatcher to allow USFWS/CDFG to work with the monitoring biologist in connection with bird flushing/capture activities. The monitoring biologist would flush CAGN and other special-status species (such as loggerhead shrike) from occupied habitat areas immediately prior to brush clearing and earth-moving activities.	coastal sage scrub						
Coastal sage scrub identified for protection and located within the likely dust drift radius of construction areas would be periodically sprayed with water to reduce accumulated dust on the leaves as recommended by the monitoring biologist.	Confirm that coastal sage scrub identified for protection is periodically sprayed with water	During construction	Periodically during construction	EP			
BIO-5(b) Not more than two weeks prior to ground disturbing construction within coastal sage scrub, chaparral, and annual grassland habitats, a preconstruction survey for the coast horned lizard, coastal western whiptail, Southern California rufous–crowned sparrow, and any other special-status species shall be conducted by a qualified biologist. As all potential special-status species that may occur in these habitats are Species of Concern and not formally listed, any individuals found shall be captured, when possible, and transferred to appropriate habitat within a nearby known preserve. These species shall be translocated as close to the site as possible in order to maintain the species' microhabitat to the greatest extent possible. During grading and vegetation clearing, wildlife escape routes shall be allowed and cornering wildlife shall be avoided to the greatest extent possible (e.g. using flagging rather than silt fencing to demarcate site boundaries).	Confirm that preconstruction surveys are conducted for special-status species	Within two weeks of ground disturbance	Once within two weeks of ground disturbance	EP			
BIO-5(c) Prior to grading, a qualified biologist shall be							

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retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles (see also BIO-3(b) above). During earthmoving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat.	Approve the biologist that is chosen by the applicant	Prior to grading	Once prior to grading				
BIO-5(d) Prior to any vegetation clearance or grading, trapping is required using live traps. If trap-and-release protocols determine the presence of San Diego desert woodrat, any captured animals would be relocated to safe, public land retained in open space land use designations with suitable habitats. If live-trapping at identified woodrat stick nests does not capture the occupant, a silt fence shall be constructed to isolate the stick nest from the development area, with the base of the silt fence either buried or sandbagged to prevent animals from entering the project area from underneath the fence. The stick nest would then be removed by hand by a biologist to remove the occupant(s) and allow their escape to adjacent undisturbed habitat. A similar silt fence shall be placed at the edge of the grading envelope and remain in place and maintained until completion of ground disturbance activities. The monitoring biologist(s) shall acquire appropriate approvals from the California Department of Fish and Game as necessary to perform the salvage activities.	Confirm that trapping occurs	Prior to any vegetation clearance or grading	Once prior to any vegetation clearing or grading				
BIO-6(a) The developer shall contract with a qualified biologist to conduct nesting bird surveys prior to construction activities between the months of March and September. A copy of the contracts and reports for these services shall be submitted to California Department of Fish and Game and the County Biologist for review and approval prior to issuance of a	Confirm that a qualified biologist conducts nesting bird surveys	Prior to construction activity between March and September	Once prior to construction activity between March and September	EP			

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grading permit. **BIO-6(b)** Project-related activities likely to have the potential of disturbing suitable bird-nesting habitat shall be prohibited from February 1 through August 31, unless a biological monitor acceptable to the Director of Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of nests onsite or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90 dBA from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property within 300 feet of disturbance areas (500 feet for raptors) no earlier than seven (7) days prior to the commencement of disturbance. If an active nest is discovered onsite or can be reasonably deduced to exist immediately adjacent offsite (in cases where access to adjacent properties is prevented), the project biologist shall demarcate an area to be avoided by construction activity until the active nest(s) is vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.	Confirm that project-related activities likely to have the potential of disturbing bird-nesting habitat are prohibited from February 1 through August 31.	Prior to February 1 and between February 1 and August 31	Once prior to February 1 and periodically between February 1 and August 31	EP			

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BIO-7 For oak trees that are affected by project implementation, an oak tree mitigation program shall be developed pursuant to the County's oak tree preservation ordinance. This mitigation program shall include, but not be limited to: • A 2:1 replacement ratio for each oak removed. Per the Los Angeles County Oak Tree Ordinance (Los Angeles Code Part 16, 22.56.2180): "Required replacement trees shall consist exclusively of indigenous oak trees and shall be in the ratio of at least two to one. Each replacement tree shall be at least a 15-gallon size specimen and measure at least one inch in diameter one foot above the base. Replacement trees shall be properly cared for and maintained for a period of two years and replaced by the applicant or permittee if mortality occurs within that period, where feasible replacement trees should consist exclusively of indigenous oak trees and certified as being grown from a seed source collected in Los Angeles or Ventura Counties. Replacement trees shall be planted and maintained on the subject property and, if feasible, in the same general area where the trees were removed." • *Identifying specific protective measures for protecting and maintaining all oaks within potential encroachment areas;* • *Mature oak trees and shrubs shall not be removed during preparation of fire clearance zones;* • *Replacement tree planting, maintenance, and monitoring specifications, which shall at the minimum include the following:* 1) Performance and success criteria to ensure 100% survival for at least two years (Los Angeles	Confirm that an oak tree mitigation program is developed	Prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP			

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Code Part 16,22.56.2180.A.6.b); 2) Monitoring effort (who is to check on the success of the revegetation plan, and how frequently); 3) Contingency planning (if the effort fails to reach the performance criteria, identify the remediation steps needed to be taken); 4) Irrigation method / schedule (how much water is needed, where, and for how long). Irrigation shall be kept to a minimum, preferably outside the drip zone, and must never wet the trunk to prevent oak root rot and the development of favorable conditions for the Argentine ant. Soil mychorrizal inoculations shall also be used for transplanted oak trees; 5) A final map, corresponding spreadsheet, and impact summary table indicating all oaks to be removed and that reflects impacts resulting from the final approved project. 6) All native oak trees removed as a result of project implementation shall be replaced with in-kind native oak tree specimens obtained from regional (i.e., Castaic Valley) stock.							
BIO-8 No earlier than 20 days prior to any grading activity that would occur during the breeding season of native bat species potentially utilizing the site (April 1 through August 31), a field survey shall be conducted by a qualified biologist (retained by the applicant and reviewed by the County) to determine if active roosts of special status bats such as hoary bat, Western red bat, Yuma myotis, long-legged myotis, pallid bat, Western mastiff bat, Townsend's big-eared bat, and pocketed free-tailed bat are present in areas of the projects site that contains suitable roosting habitat such as large tree hollows and large cliff faces. If active maternity roosts are found, construction within 200 feet shall be postponed or halted, at the	Review the field survey that determines if active roosts of special status bats are present on the project site	Within 20 days of grading activity	Once within 20 days of grading activity	DRP			

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discretion of the biological monitor, until the roosts are vacated and juveniles have fledged, as determined by the biologist. Implementation of this measure would ensure that no loss of active maternity roosts of special status bat species will occur and, therefore, will reduce impacts on bat species to a less than significant level.							
Archaeological/Historical							
CR-1(a) Ground disturbance shall be monitored for the presence of archaeological materials. Should unanticipated cultural resource remains be encountered during construction or land modification activities, the applicable procedures established by the Advisory Council on Historic Preservation concerning protection and preservation of Historic and Cultural Properties (36 CFR 8700) should be followed. In this event, work shall cease until the nature, extent, and possible significance of any cultural remains can be assessed and, if necessary, remediated. If remediation is needed, possible techniques include removal, documentation, or avoidance of the resource, depending upon the nature of the find.	Confirm that ground disturbance is monitored for the presence of archaeological materials and that if found, applicable procedures are followed	During ground disturbing activities	Periodically during ground disturbing activities	EP			
CR-1(b) In the event that human remains are discovered during construction or land modification activities, the procedures in Section 7050.5 of the California Health and Safety Code shall be followed. These procedures require notification of the coroner. If the coroner determines the remains to be those of Native American ancestry, the Native American Heritage Commission shall be notified.	Confirm that if human remains are discovered, Section 7050.5 procedures are followed	In the event that human remains are discovered	As applicable in the event that human remains are discovered	DRP			
Visual Qualities							
VIS-2(a) Exterior lighting shall incorporate mission bell shaped posts to prevent offsite illumination and glare upon adjacent parcels, public areas, environmentally	Confirm that mission bell shaped posts are	Prior to project approval	Once prior to project approval	DRP			

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sensitive areas, and the night sky. The posts shall be placed the maximum distance apart and include the minimum lumens allowed by the Los Angeles County Department of Public Works.	incorporated into the design of the project						
VIS-2(b) Any security lighting shall be screened such that lighting globes are not visible from a distance of more than 20 feet. Security lighting shall be activated by motion detectors.	Confirm that security lighting is screened and motion activated	Prior to project approval	Once prior to project approval	DRP			
VIS-2(c) Project design and architectural treatments shall incorporate additional techniques to reduce light and glare, such as use of low reflectivity glass, subdued colors for building materials in high visibility areas, and the use of plant material along the perimeter of the structures to soften views.	Confirm that design and architectural treatments incorporate techniques that minimize light and glare	Prior to project approval	Once prior to project approval	DRP			
Traffic and Access							
T-1 Road Widening. Widening of the westbound approach to provide a left-turn lane and a shared through / right turn lane would reduce the project's impact at The Old Road / Parker Road intersection to a level of insignificance, thereby mitigating the project's impact.							
T-2 Adequate Turn Storage. The right turn lane on The Old Road at the project entrance shall be designed such that the radius of the curb return is sufficient to accommodate turning movements of a 65-foot semi-truck and with a storage length of 140 feet to provide adequate storage for project generated traffic. The project access configuration at The Old Road shall be designed to the satisfaction of the Los Angeles County Department of Public Works Traffic & Lighting Division.							

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T-3(a) Commercial Access. The access driveway to Lot 77, located on the northwest corner of The Old Road / "A" Street intersection, shall be located in westernmost boundary of the lot to maximize the distance between the driveway and the intersection. The driveways that would provide access to office buildings proposed on Lots 75 and 76, which are located north and south of "A" Street, should be aligned. The access driveways shall be shown in these locations on the ultimate site plan. **T-3(b) Parking.** The ultimate site plan shall show that for each of the office buildings, parking supply will equal one space per 400 S.F., and each residential unit shall show that two covered spaces are provided.							
T-4(a) The Old Road / Sloan Canyon Road: In addition to the intersection improvements included in the Castaic Bridge & Thoroughfare (B&T) Fee District Program, the westbound approach would need to be modified to provide a free right turn lane and traffic signals would need to be installed to meet County thresholds. The payment of the Castaic B&T Fee District fees and payment of the proportionate share of 2% of the cost of the additional improvements would mitigate the project's cumulative impact.	Confirm that the westbound approach is modified to provide a free right turn land and that traffic signals are installed at Old Road/Sloan Canyon Road	Prior to project approval	Once prior to project approval	Los Angeles County Department of Transportation			
T-4(b) The Old Road / Parker Road intersection: The following improvements would be required at this intersection to mitigate cumulative impacts: construct Castaic B&T improvements and restripe the eastbound approach to provide a left-turn lane and a shared through / right turn lane. The payment of the Castaic B&T Fee District fees and payment of the proportionate share of 24.3% of the cost of the additional restriping improvement would mitigate the project's cumulative impact. It is noted that these	Confirm that Castaic B&T improvements and restripe of the eastbound approach are implemented	Prior to project approval	Once prior to project approval	Los Angeles County Department of Transportation			

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improvements are in addition to the project-specific mitigation measures outlined in Mitigation T-1.							
T-4(c) I-5 Southbound On-Ramp / Parker Road intersection: The Parker Road Interchange project contained in the Castaic B&T Fee District would result in LOS "B" during the P.M. peak hour, which meets County thresholds. Payment of the Castaic B&T Fee District fees would mitigate the project's cumulative impact.	Confirm that Castaic B&T Fee District fees are paid	Prior to operation of the proposed project	Once prior to the operation of the proposed project	DRP			
T-4(d) I-5 Northbound Off-Ramp / Ridge Route Road intersection: In addition to the Parker Road overcrossing widening project contained in the Castaic B&T Fee District, the intersection would need to be signalized to meet County thresholds. The payment of the Castaic B&T Fee District fees and payment of the proportionate share (7.4% of the cost of the traffic signal) would mitigate the project's cumulative impact.	Confirm that the northbound off-ramp/Ridge Route Road intersection is signalized	Prior to project approval	Prior to project approval	Los Angeles County Department of Transportation			
Waste Disposal							
WD-3(a) New homeowners shall be provided with educational materials on the proper management and disposal of household hazardous waste within the community of Castaic.	Confirm that new homeowners are provided with educational material regarding hazardous waste	After occupancy of the Castaic community	Once after occupancy of the Castaic community	Los Angeles County Department of Health Services			
WD-3(b) The development project is required, pursuant to the California Solid Waste Reuse and Recycling Access Act of 1991, to provide adequate storage area for collection and removal of recyclable materials. Storage areas for the collection and storage of recyclable and green waste materials shall be required	Confirm that storage areas for recyclable and green waste materials are	Prior to occupancy of onsite residences	Once prior to occupancy of onsite residences	EP			

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for subdivision approval and shall be required as a part of the final designs for each residential and commercial lot.	onsite						
WD-3(c) Construction projects with a total value of over $100,000 in addition to demolition and grading projects in the County's unincorporated areas are required to recycle or reuse 50 percent of the construction and demolition debris generated per the County's Construction and Demolition Debris Recycling and Reuse Ordinance. A Recycling and Reuse Plan shall be submitted to and approved by the Public Works Environmental Programs Division before a construction, demolition, or grading permit may be issued.	Approve a Recycling and Reuse Plan	Prior to construction, demolition, or the issuance of a grading permit	Once prior to construction, demolition, or the issuance of a grading permit	EP			
WD-3(d) Public Works' Environmental Programs Division shall be contacted for required approvals and operating permits in the event that construction, installation, modification, or removal of underground storage tanks, industrial waste treatment or disposal facilities, and/or storm water treatment facilities is necessary.	Approve operating permits in the event that modification of facilities is required	In the event that modification of facilities is required	As necessary in the event that modification of facilities is required	EP			
Education Services							
E-1 School Fees. Payment of school fees based on square footage of residential and commercial development in the amount of $521,700 to Castaic Union School District, and $436,740 to William S. Hart Union School District (or adjusted based on current fees) would mitigate the potential adverse impacts to local schools to a level of insignificance.	Confirm payment of school fees	Prior to project occupancy	Once prior to project occupancy	Los Angeles County Office of Education			
E-2 Library Fees. Payment of $55,300 (or adjusted based on current fees) in Library Fees based on development of 70 residential units would reduce the	Confirm payment of library fees	Prior to project occupancy	Once prior to project occupancy	County of Los Angeles Public Library			

Key: **DRP** **Los Angeles County Department of Regional Planning** **ED** **Los Angeles County Engineering Department**
EP **Los Angeles County Public Works Environmental Programs Division** **LACFD** **Los Angeles County Fire Department**
BD **Los Angeles County Department of Building and Safety**

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
impacts on library services to a level of insignificance.							
Public Services							
PS-2 (a) Access. If feasible, widen "A" Street right-of-way to 66 feet all the way to "D" Street. Widen cul-de-sacs "B", "C", and "E" to 60 feet instead of the proposed 58 feet. **PS-2(b) Crime Prevention.** The following measures are recommended for incorporation into the project design to facilitate crime prevention within the development: ▪ Provide lighting in open areas and parking lots; ▪ Ensure visibility of doors and windows from the street; ▪ Ensure that the required building address numbers are lighted and readily apparent from the street for emergency response agencies.	Confirm that if feasible, "A" street and "B", "C", and "E" cul-de-sacs are widened Confirm that lighting is provided in open areas, doors and windows are visible from the street, and address numbers are lighted and apparent	Prior to project approval Prior to issuance of a grading permit	Once prior to project approval Once prior to issuance of a grading permit	Los Angeles County Department of Transportation DRP			
Water Services							
W-1 Annexation. Prior to development, the applicant shall coordinate with Newhall County Water District to annex the northeast portion of the project site into the service District.	Confirm that the applicant coordinates with Newhall County Water District	Prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP			
W-2(a) Interior Conservation. Interior water conservation measures, as required by the State of California, shall be incorporated into the project residential and commercial components. These include, but are not limited to: ▪ Installation of low flow toilets and urinals in all new construction; ▪ Installation of water heating system and pipe	Confirm that interior water conservation measures are incorporated into the project design	Prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
insulation in all new construction to reduce water used before water reaches equipment or fixtures; ▪ Installation of self-closing faucets in all lavatories.							
W-2(b) Exterior Conservation. Exterior water conservation features as recommended by the State Department of Water Resources, shall be incorporated into the project residential and commercial uses. These include, but are not limited to: ▪ Landscaping of common areas with low water-using plants; ▪ Minimizing the use of turf by limiting it to lawn dependent uses; ▪ Wherever turf is used, installing warm season grasses.	Confirm that exterior water conservation measures are incorporated into the project design	Prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP			
W-2(c) Reclaimed Water. The residential and commercial uses shall, to the extent feasible, use reclaimed water for irrigation of landscaping.	Confirm that residential and commercial uses use reclaimed water to the extent feasible	During occupancy of the project	Periodically during occupancy of the project	EP			
W-2(d) Xeriscaping. Residential and commercial landscaped areas shall use vegetation that will eventually naturalize and require minimal irrigation.	Landscape Plan Check	Prior to issuance of a building permit	Once prior to issuance of a building permit	DRP			
W-3(a) Connection Fees. The applicant shall pay the current Castaic Area Connection Fee that is necessary to connect water conveyance infrastructure within the project area to the eight-inch existing main located beneath The Old Road.	Confirm that the applicant pays the Castaic Area Connection Fee	Prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
W-3(b) Water Main Upgrades. The applicant shall pay for any necessary upgrades to the eight-inch water main in The Old Road, if the upgrades are necessary to accommodate the scale of development or provide adequate fire flows to serve the project.	Confirm that the applicant pays for any necessary upgrades to the water main in The Old Road	Prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP			
W-3(c) Water Plan Approval. The applicant shall submit water infrastructure plans to NCWD and the Los Angeles County Fire Department Land Development Unit for review and approval to assure that the project design meets individual requirements of both agencies prior to finalization of the Tract Map.	Approve water infrastructure plans	Prior to approval of the Tract Map	Once prior to approval of the Tract Map	Los Angeles County Fire Department Land Development Unit and NCWD			
Global Climate Change							
GCC-1 Energy Conservation. At a minimum, the project shall provide or incorporate the following Greenhouse Gas (GHG) reduction measures. ▪ Provide a complimentary electric lawnmower to every residential buyer as well as exterior electrical outlets in the front and rear yards (1% emissions reduction). See MM B-19 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). ▪ The project shall utilize Energy Star Roof materials. (1% emissions reduction). See MM E-4 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). ▪ The project shall optimize each building's thermal distribution by separating ventilation and thermal conditioning systems. (5% emissions reduction). See MM E-9 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). ▪ Project orients about 50% or more of homes and/or buildings to face either north or south	Confirm that the project incorporates GHG reduction measures	During construction, prior to occupancy, and throughout occupancy	Once during construction, once prior to occupancy, and periodically throughout occupancy	EP			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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(within 30° of N/S). Building design includes roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south facing windows. Trees, other landscaping features and other buildings are sited in such a way as to maximize shade in the summer and maximize solar access to walls and windows in the winter. (2% emissions reduction). See MM E-7 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). ▪ Non-roof surfaces with shade, light-colored/high albedo materials (reflectance of at least 0.3) and/or open grid pavement for at least 30% of the site's non-roof impervious surfaces OR use an open-grid pavement system (less than 50% impervious) for a minimum of 50% of the parking lot area. Such mitigation measures would reduce urban heat island effect. (1% emissions reduction). See MM E-8 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). ▪ Traffic calming measures including roadways designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips. (1% emissions reduction). See MM T-5 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). ▪ Electric Vehicle charging facilities with preferential parking for each of the commercial buildings. See MM E-11 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). Assumed reduction of 1%. ▪ Using light colored paving to increase the project's albedo effect and create emissions reductions from energy savings stemming from less need for cooling. See MM E-12 of the CAPCOA mitigation							

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measure summary, January 2008 (Appendix D). Assumed reduction of 1%. ▪ Solar water heaters to provide a 20-70% reduction in water heating energy costs. See MM E-14 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). Assumed reduction of 1%. ▪ Certified energy efficient appliances, e.g. Energy Star, to be used throughout the project to provide emissions reductions. See MM E-16 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). Assumed reduction of 2%. ▪ Use locally made building materials for construction of the project and the associated infrastructure. This would reduce emissions by limiting the length of transport of building materials. See MM C-3 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). Assumed reduction of 1%.							

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BURDEN OF PROOF STATEMENTS and DENSITY TRANSFER EXIBIT

ZONE CHANGES BURDEN OF PROOF

VESTING TENTATIVE TRACT MAP NO. 53933

LAKE VIEW ESTATES

LOS ANGLES COUNTY PROJECT # 03-304

April 5, 2010

A.) Modified conditions warrant a revision to the zoning plan as it pertains to the area or district under consideration because:

Development of the freeway corridor portions of the Castaic area, and specifically properties near or adjacent to Lake View Estates, are compatible and complementary to the rezoning of this project from heavy agricultural to a mix of residential and manufacturing. To the north of the project is an existing condominium project zoned RPD-9000-6.5U. To the northwest of the project is an existing mobile home park zoned R-3-10U. To the south of the project is an approved Tentative Tract map zoned RPD-5000-3.5U. To the east of the project there is a building materials yard business use zoned M-1-DP. This project is an excellent transitional use from the higher densities to the north, south and northwest of this property. Rezoning of this property is needed to be consistent with the Santa Clarita Valley Areawide Plan (SCVAP) designations for the property which consist of Urban 1 (U-1), Urban 2 (U-2), Urban 3 (U-3), Manufacturing (M) and Hillside management ¼ mile (HM ¼).

The urban land use designations (U-1), (U-2) and (U-3) are located in isolated areas in the north, southeast, south and northwest areas of the property. The Manufacturing (M) area is in the center portion of the property. The balance of the project is designated (HM ¼). An onsite road system must be created to access the various areas of the site. The efficient placement of commercial and residential pads compliments the curvilinear road system. The street system and lot configurations are designed to optimize topographic, geologic and biologic parameters. We are requesting a Density Controlled Development Conditional Use Permit in order to facilitate clustering in conjunction with the RPD zone change. The resultant lot sizes range from 5,000 square feet to over 18,400 square feet. This request allows the maximum flexibility in project design to yield the following significant benefits:

- Minimization of disturbed area
- Protection of riparian habitat
- Preservation of oak trees
- Conservation of water resources
- Reduction of Environmental Impacts
- Diminishing of long term carbon footprint
- Avoidance of fault zone setbacks
- Remediation of geologic instability
- Maximization of open space far greater than required
- Reduction of earthwork movement
- Provision of contour grading
- Allows for the construction of a significant County of Los Angeles Public Works Capital Improvement project for The Old Road, which is the Castaic Communities number one need
- Allows the conservation of developable area so that in addition to providing variations in housing types the project also provides an active privately maintained park area.

The Los Angles County Department of Regional Planning has recently projected a need in the Santa Clarita valley for up to an additional 10,000 residential dwelling units by the year 2014. A wide variety of housing types will be required to meet this projected need. The residential component of Lake View Estates will provide detached single family homes at a range of sizes and prices, including price points that are more affordable than many areas of the Santa Clarita Valley. This project provides new home buyers with choices. From first time home buyer, to move-up market, to downsize market; by having a range of lot widths form 40 foot wide to over 58 foot wide architectural designs can be flexible to accommodate from three bedroom to 5 bedroom homes. Approximately half of the lots are extra deep providing especially large rear yards for private outdoor living as well as allowing varying building front yard setbacks for a more engaging streetscape. Two lots (7 and 29) have reduced frontages (30 and 35 feet respectively) yet provide oversized pad areas exceeding 10,500 and 6,500 square feet respectively while both providing dramatic view lot opportunities as well as

privacy from the public street. Approximately two thirds of the lots provide striking views of the mountains or valleys as well as some lots also having long distance views of the Castaic Reservoir lower lake.

Also in conformance with the SCVAP Lake View Estates is proposing a portion of the east-side of the property be rezoned to manufacturing with a Development Plan overlay (M-1-DP), which would be identical to, and therefore fully compatible with the adjacent property's zoning. The commercial element of this project, which will be located within the M-1-DP zone, is a vital benefit to the Castaic community which presently remains underserved. The entire project boundary is located within a half mile of the Golden State (I-5) Freeway. The commercial component of this plan is positioned closest to the freeway and The Old Road and adjacent to the above mentioned existing commercial use in a manufacturing zone. This strategic location results in easy access to the proposed commercial facilities and will provide much needed additional services to the community at large. Notably, the commercial element enhances the jobs/ housing balance; reduces commute time and distance thus reducing vehicle emissions and preserving natural resources. In the context of the overall master plan, the commercial component buffers the residential element from the traffic corridor and provides for a proper transitioning of land use. Overall Lake View Estates is a 21st Century resource efficient and effective human scale low impact community.

B.) A need for the proposed zone classification exists within such area or district because:

Lake View Estates is bound on the north by a condominium community at an RPD-6.5U density. To the northwest is an existing mobile home community which is zoned R3-10U. To the south of the project 37 detached condominiums are approved under Tentative Tract 46798 with a zoning of RPD-3.5U. Lake View Estates residential zone change request to RPD-2.5U is fully compatible with adjacent existing residential land uses. It provides for a fluid transition of adjacent / neighboring land use at a lower land use intensity than its neighbors.

To the east of Lake View Estates is an existing building materials sales and supply facility which is zoned manufacturing (M-1-DP). The manufacturing (M-1-DP) element of this zone change request is contiguous to this existing commercial use. Our zone change request for this portion of Lake View Estates is consistent with the existing SCVAP manufacturing land use designation and compatible with the adjacent property to the east. North of the project fronting The Old Road a new truck dealership has been constructed. The Old Road and Parker Road is the nearest major intersection north of the project. A new hotel has been approved to be constructed at this intersection.

Lake View Estates proposed 70,000 square feet of commercial use will serve not only the residences of the project but the community at large. The proposed commercial uses adjacency to The Old Road and proximity to the I-5 freeway and the Parker Road off ramp make this a prime location. The commercial services provided within this project have the potential to reduce the neighborhood and surrounding area residents' trips to the city of Santa Clarita to access needed services, thus reducing vehicle emissions and traffic congestion while improving the area's jobs/ housing balance.

C.) The particular property under consideration is a proper location for said zone classification within the area or district because:

The current zoning across the property is A-2-2. We are requesting a zone change to M-1-DP for the commercial use areas and RPD-2.5U for the balance of the site. The RPD-2.5U designation in conjunction with a Density Controlled Development CUP promotes the environmentally effective use of the property by facilitating the clustering of residential units in the portions of the land with gentler topography. The RPD zone allows greater flexibility in lot configuration to allow the land plan to better fit these pockets and provide for a needed variety of housing size. The range of lot sizes and homes, starting from forty-foot wide lots and ranging to over 58 foot wide (5,000 sq ft to over 18,400 sq ft lot areas), is aimed to provide for a range of housing sizes, architectural styles and prices to choose from, while making it possible to conserve open space, and conserve limited natural resources both during construction and during the life of the project.

The configuration of the clustered neighborhoods within Lake View Estates allows the development to provide a privately maintained park and tot lot facility; minimize grading and disturbed area; enhance natural open space areas and conserve water resources and the energy needed to distribute the water. In addition the overall lot configuration provides for a better enjoyment of private open space for each home to enhance the outdoor living experience. Over half of the homes reside on short cul-de-sacs which promote outdoor front yard recreation and enhance neighborhood interaction between residences. The varied elevation of the remaining residential lots adds individuality to each of these homes. Approximately half of the lots are extra deep providing especially large rear yards for private outdoor living as well as allowing varying building front yard setbacks for a more engaging streetscape. Two lots (7 and 29) have reduced frontages (30 and 35 feet respectively) yet provide oversized pad areas exceeding 10,500 and 6,500 square feet respectively while both providing dramatic view lot opportunities as well as privacy from the public street. Approximately

two thirds of the lots provide striking views of the mountains or valleys as well as some lots also having long distance views of Castaic lower lake.

The intent of this highly efficient and effective mixed use land plan has been to preserve key natural features. The placement of the residential component of this plan as the use furthest setback from the freeway provides a buffering effect for the residents. In addition, the residential housing component of this project helps the region achieve the RONA housing numbers recommended by the Southern California Association of Governments (SCAG).

The placement of the M-1-DP requested zone on the eastern side of the project buffers the residential area from the freeway and The Old Road as well as the existing adjacent manufacturing zoned property. Its proximity to The Old Road and the I-5 freeway makes this a highly desirable location for freeway oriented use. AB 32 requires statewide reduction of carbon dioxide emissions. The proposed M-1-DP zone allows the provision of much needed commercial services to the area and the enhancement of the areas jobs/ housing balance, thus contributing to reductions in carbon dioxide emissions.

D.) Placement of the proposed zone at such location would be in the interest of public health, safety and general welfare and in conformity with good zoning practice because:

The planning for Lake View Estates is consistent with the plan, policies and objectives of the Los Angeles County General Plan; the Santa Clarita Valley Areawide Plan (SCVAP) and the Castaic Area Community Standards District (CSD). In the context of being surrounded on three sides by existing or approved development, Lake View Estates acts as an in-fill project helping to complete the freeway oriented development corridor of the Castaic Area. The varying land uses proposed allow a fluid transition to and connection with the adjacent developments.

The commercial component of Lake View Estates augments existing services provided to the Castaic community. Essential public services for the project such as schools, police, and fire will be provided without imposing a burden on the overall community as impact fees from the project will contribute to these public facilities. The project is within ½ mile of other existing commercial services; elementary and junior high school; a fire station and a park site.

The Los Angeles County Department of Public Works has designed The Old Road Capital Improvement Project from Parker Road southerly to Hasley Canyon Road

as one of the single most important transportation corridor improvements for the Castaic area. At this point in time there are not sufficient public funds to construct this capital improvement project. Lake View Estates has incorporated the county's design along its frontage with The Old Road. The county's capital improvement project design displaces the project's urban density land uses including the higher density designation (U-1 and U-3) which contributes to the need for a Density Controlled Development CUP to cluster the residential design in more appropriate areas of the property. By incorporating the County's capital improvement project, Lake View Estates will construct a vital link of this transportation corridor improvement to the benefit of the entire community.

Existing sewer facilities front the project. Existing water and storm drain facilities are adjacent to the project and will be extended along the property frontage in The Old Road, helping to strengthen the overall backbone capacities of these systems. Onsite street circulation, and the private park drive facilitate health and safety access to the area, while theses same facilities, and the potential provision of a public trailhead, contribute to the general welfare of the community as a whole. The extension of public water facilities improves fire fighting capability to the existing open space within the site as well as the adjacent open space and undeveloped areas to the west, and the potential provision of public trailhead contributes to the community as a whole.

Lake View Estates is designed to protect its residents from geologic issues including erosion, slope and instability and seismic concerns by clustering its uses within several of the gentler terrain areas of the site and connecting these neighborhood pockets with a unifying collector street system. The project complies with the strict interpretation of the County's hillside grading design standards. The project master plan of drainage defines storm drain facilities that will protect the residents and adjacent properties from flood and erosion hazards. Open space areas and major landscaped slopes will be maintained by a homeowners association in perpetuity.

VESTED TENTATIVE TRACT MAP No. 53933; LAKE VIEW ESTATES
Project Information for Hillside Management Burden of Proof

Project Description

The proposed Lake View Estates (VTTM # 53933) complies with the County's hillside development guidelines, which encourage the increase of the efficiency of the site by diminishing the amount of infrastructure improvements and related costs associated with the development of the property. The applicant proposes to develop seventy (70) single-family lots and three (3) commercial-use lots on a 47.25 acre site in a layout which clusters both the residential and industrial pads adjacent to a common back bone roadway system. A Residential Planned Development 2.5 units per acre (RPD-2.5U) in conjunction with Density Control Development is proposed as the residential element zoning. A manufacturing zone with a development plan overlay (M-1-DP) is proposed for the commercial element. The proposed project has aimed at adjusting down the size of the individual industrial and residential lots and yet has maintained large enough average pad size to accommodate contemporary in-demand type of housing and commercial construction.

The on-site improvements include four (4) cul-de-sacs and necessary utilities connected to a common roadway access. The proposal consists of approximately 3,600 linear feet of infrastructure and roadway extension with 640,000 cubic yards of balanced earth movement on-site to create the land plan.

Overall Plan Analysis

The site is composed of the following existing five (5) land use categories: Urban (U-1, U-2, U-3), Industrial (M), and (HM ¼) Hillside Management within a ¼ mile radius of the U-1, U-2 and U-3 uses.

Land Use Summary

Designation	Acres
U-1	14.67
U-2	0.92
U-3	0.42
Industrial	2.73
HM ¼ Mile	28.51
Total Site	47.25

HILLSIDE MANAGEMENT BURDEN OF PROOF
TRACT No. 53933; Lake View Estates
Hillside Management Areas Section 22.56.215F, 22.56.205
April 2010

1. ***That the proposed project is located and designed so as to protect the safety of the 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***

   The proposed Lake View Estates is designed in a manner that the safety of the current and future community residents will be protected. The design is in conformance with the provisions of the Los Angeles County hillside design guidelines. Compliance with these guidelines, a Department of Public Works approved geotechnical study and approved final hydrology for the project helps to guarantee that geologic, seismic, slope stability, mud flow or erosion hazard concerns will not be a threat to life and/or property of future residents or to persons residing in and around the area.

   Undisturbed natural terrain surrounding the development and within the project boundary are a potential fire hazard. Emergency water service including water lines and fire hydrants along with proportional funding for future fire services in Castaic area will help the area's fire fighting capability thus enhancing safety levels for the existing and future residents. Fire Department has cleared the proposed project design.

   Storm drain infrastructure has been carefully designed for the proposed tract to minimize the potential for flooding. The development of the proposed storm drain facilities will result in a marked reduction of storm and debris impacts to neighboring and downstream properties.

2. ***That the proposed project is compatible with the natural biotic, cultural, scenic and open space resources in the area***

   An Environmental Impact Report has been prepared for Lake View Estates which shows that the proposed project is compatible with the natural biotic, cultural and scenic resources of the area. The project provides open space in excess of County requirements. The tract proposes a private active park lot of over 4 acres including a tot-lot. The project will provide four (4) lots as permanent open space to further contribute to the open space and scenic provisions of the community plan. The project's design preserves and enhances existing vista from the I-5 freeway, and restores biotic resources through preserving an ephemeral stream and an oak enhancement program.

In the overall design of the mixed use subdivision, the proposed development has made a significant effort to protect native plants where possible. Currently thirteen (13) of the oak trees will be removed from the site, but will be replaced on a 2 to 1 basis as part of the site's landscape plan. Twenty (20) oaks will be preserved. By clustering home sites in cul-de-sac mini-neighborhoods and along a backbone roadway system, and adjusting lot sizes to enhance the natural terrain, the project design has helped to ensure preserving larger areas for open space and to preserve the natural biotic and scenic resources.

A variety of architectural elevations are suggested for both the residential and commercial structures, in line with the Castaic Area Community Standards District (CSD), although the project is exempt from this CSD. Design features including a Mediterranean style of architecture with tiled roofs and a variety of exterior colors, as well as varying setbacks from the street, together with elevation difference of adjacent homes, help to promote individuality and the overall appeal of the proposed development.

Approximately 13.7 acres of the site is left undisturbed to be preserved as part of the site's open space uses for future residents and for the community as a whole, while the open space lots and the park lot make up over 25.5 acres of open space.

3. ***That the proposed project is conveniently served by or provides neighborhood shopping and commercial facilities, can be provided with essential public services without proposing undue costs on the total community, and is consistent with the objectives and policies of the general plan.***

The primary commercial district serving the overall Castaic Area is concentrated near the Interstate 5 freeway and Parker Road. The proposed Lake View Estates is located west of Interstate 5 and approximately one half mile south of Parker Road on The Old Road. The proposed mixed-use project enhances the commercial services provided to existing and future Castaic area residents by locating the proposed commercial lots adjacent to The Old Road. This is a vital benefit to the Castaic community which presently remains under-served. The project's commercial element enhances the jobs/housing balance; reduces commute time and distance, reduces vehicle emissions and conserves limited energy resources. From an overall master planning perspective the commercial component buffers the residential element of the project from the Castaic area transportation corridor and provides for a proper transition of land use.

The Los Angeles County Department of Public Works has designed the Old Road Capital Improvement Project from Parker Road southerly to Hasley Canyon Road. It is designed as one of the most important transportation corridor improvements for the Castaic area. At this point in time there are not sufficient public funds to construct this capital improvement project. Lake View Estates has incorporated the County's design along its frontage with The Old Road. The

portion of The Old Road Capital Improvement Project that will be built by the proposed project represents the most costly section of the improvements. Lake View Estates will construct this vital link of this transportation corridor improvement to the benefit of the entire community.

Existing sewer facilities front the project. Existing water and storm drain facilities are adjacent to the project and will be extended along the property frontage in The Old Road, helping to strengthen the overall backbone capacities of these systems. Onsite street circulation and the active private park, facilitate health and safety access to the area, while these same facilities, and the potential provision of a public trailhead contribute to the general welfare of the community as a whole. The extension of public water facilities improves fire fighting capability to the adjacent open space and undeveloped areas to the west.

In summary, the provision of the aforementioned infrastructure is consistent with the objectives and policies of the Santa Clarita Area-wide Plan as it pertains to the Castaic community. The proposed infrastructure improvements strengthen the provision of services and increase the safety of the existing and future residents.

4. ***That the proposed development demonstrates creative and imaginative design resulting in a visual quality that will compliment community character and benefit the current and future community residents.***

The provisions of the RPD zone with a Density Controlled Development overlay promotes the most creative and visually satisfying land plan for this property by allowing the clustering of residential units into mini-neighborhoods linked by a gracious curvilinear road backbone that follows the topography of the natural terrain. Graded slopes utilize contour grading to visually blend with the surroundings in an effort to complement the Castaic area community character.

The residential component of the project provides new home buyers with choices. By having a range of lot widths from 40-foot to over 58-foot wide, architectural designs can be flexible to accommodate from 3 to 5 bedrooms designs. From first-time home buyers to move-up and down-size buyers Lake View Estates will provide a choice. This will result in a community that integrates the needs for young and old.

The imaginative design of Lake View Estates provides the dedication of over 65 percent primary open space and an additional 15 percent of secondary open space in the residential RPD zone, which only requires 30 percent open space. Within this open space Lake View Estates will provide a privately maintained active park which includes a tot lot.

The proposed project has effectively been unanimously endorsed by the Castaic Area Town Council, which conducted a series of public hearings on Lake View Estates. The proposed land plan is particularly sensitive to the preservation of the

natural environment. Protection of riparian habitat and oak trees to the southeast of the site; placing steeper and more topographically prominent areas in permanent open space; minimization of grading and total disturbed area were all primary design goals for this project.

By incorporating the County of Los Angeles Public Works Capital Improvement Project for The Old Road, the project helps resolve the Castaic area's primary need. In addition to providing a privately maintained active park, Lake View Estates will also contribute Quimby Fees which can be used to further construct the needed facilities at the Castaic Sports Complex which is less than one half mile from the project.

The commercial component of this plan is positioned closet to the freeway and The Old Road and adjacent to an existing commercial use in a manufacturing zone. This strategic location results in easy access to the proposed commercial facilities and will provide much needed additional services to the community at large. Notably, the commercial element enhances the jobs/housing balance; reduces commute time and distance thus reducing vehicle emission and preserving natural resources. In the context of the overall master plan, the commercial component buffers the residential element from the traffic corridor and provides for a proper transition of land use. Overall, as extensively addressed in the Environmental Impact Report prepared for the project, Lake View Estates is a 21st Century resource efficient and effective human scale low impact community.

VESTED TENTATIVE TRACT MAP No. 53933; Lake View Estates

Project Information for Conditional Use Permit Burden of Proof

Project Description

The proposed Lake View Estates (VTTM # 53933) complies with the County's hillside development guidelines, which encourage the increase of the efficiency of the site by diminishing the amount of infrastructure improvements and related costs associated with the development of the property. The applicant proposes to develop seventy (70) single-family lots and three (3) commercial-use lots on a 47.25 acre site in a layout which clusters both the residential and industrial pads adjacent to a common back bone roadway system. A Residential Planned Development 2.5 units per acre (RPD-2.5U) in conjunction with Density Control Development is proposed as the residential element zoning. A manufacturing zone with a development plan overlay (M-1-DP) is proposed for the commercial element. The proposed project has aimed at adjusting down the size of the individual industrial and residential lots and yet has maintained large enough average pad size to accommodate contemporary in-demand type of housing and commercial construction.

The on-site improvements include four (4) cul-de-sacs and necessary utilities connected to a common roadway access. The proposal consists of approximately 3,600 linear feet of infrastructure and roadway extension with 640,000 cubic yards of balanced earth movement on-site to create the land plan.

Overall Plan Analysis

The site is composed of the following existing five (5) land use categories: Urban (U-1, U-2, U-3), Industrial (M), and (HM ¼) Hillside Management within a ¼ mile radius of the U-1, U-2 and U-3 uses.

Land Use Summary

Designation	Acres
U-1	14.67
U-2	0.92
U-3	0.42
Industrial	2.73
HM ¼ Mile	28.51
Total Site	47.25

CONDITIONAL USE PERMIT BURDEN OF PROOF
TRACT No. 53933; Lake View Estates
Conditional Use Permit; Section 22.56.040
April 2010

A. That the requested use at the location will not:

1. ***Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or***
2. ***Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or***
3. ***Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.***

Much care has been taken in the planning of Lake View Estates to protect and enhance the peace, comfort and welfare of neighboring residents. To the north and northwest of the property are existing condominium and mobile home communities. To the South of property is an approved detached condominium project. All of these residential neighbors are at higher densities than the project's RPD-2.5U proposed residential zoning. Lake View Estates provides appropriate transitional zoning to link the higher densities both to the north and south of the site.

The residential element consists of single family homes with varying lot sizes to accommodate multiple housing sizes and needs. These single family homes are part of a carefully designed development that integrate into the existing hillside setting protecting neighboring views, thus enhancing the appeal and property values of neighboring residences. The project's design utilizes the higher elevation of the site as a natural buffer zone from the adjacent existing condominiums project to the north. The proposed development is not visible from these existing condos. The project also proposes to widen The Old Road along its frontage implementing the County Capital Improvement Project which benefits the entire community. The land plan incorporates a 4 acre active private park, while the project also will be contributing Quimby fees to help further completion of the Castaic Sports Complex which is less than one half mile away from the site.

An Environmental Impact Report (EIR) has been prepared and circulated through all relevant agencies and the public with no controversy. The EIR has identified potential impacts and where necessary devised mitigation measures, which generally bring the impact below significant levels. The proposed project is compatible with natural biotic, cultural and scenic resources of the area. The project has effectively had a unanimous endorsement by the Castaic Town Council, which conducted a series of Public Hearings for the project. The site has also been cleared by Department of Public Works and other County departments, ensuring safety and welfare of the project's users and the community at large. Storm drain infrastructure has been carefully designed to guard against any flooding potential. The development of the proposed storm drain facilities will

result in a marked reduction of storm water and debris flow impacts to the neighboring and downstream properties.

Undisturbed natural terrain surrounding the development and within the project boundary are potentially a fire hazard. Emergency water service including water lines and fire hydrants along with proportional funding for future fire services in Castaic area will help the area's fire fighting capability thus increasing the safety of existing and future residents.

The overall design of the proposed project ensures the safety of the current and future community residents. The Los Angeles County hillside design guidelines were carefully incorporated in the project. Compliance with these guidelines, and an approved geotechnical study and an approved final hydrology report for the project help to ensure that potential geologic, seismic, slope stability, mud flow or erosion hazards are mitigated and will not be a threat to life and/or property of persons residing in and around the area or to future residents.

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

The proposed zoning for the residential element of the project is Residential Planned Development (RPD-2.5U) in conjunction with a Density Controlled Development. The existing residential use to the north and the proposed residential use to the south are also Residential Planned Development but with higher densities. The proposed housing element integrates well with the adjacent residential developments. Likewise the proposed commercial lots utilizing manufacturing with planned development zoning (M-1-PD) matches the zoning for commercial use to the east of the project and as such integrates with this existing neighboring land use.

The RPD zone allows flexibility in lot configuration to allow the land plan to cluster neighborhood pockets while providing for a needed variety of housing size. The range of lot sizes from 5,000 square feet to over 18,400 square feet, is intended to provide for a range of housing sizes and architectural styles while providing gracious front and back yard spaces. Approximately half of the lots are extra deep providing especially large rear yards for private outdoor living as well as allowing varying building front yard setbacks for a more engaging streetscape. Approximately two thirds of the lots provide striking views of the mountains or valleys as well as some lots also having long distance views of Castaic lower lake. Each house provides for a 2-car garage with additional parking allowed on the driveway and street parking.

The project has been configured into clusters of mini-neighborhood cul-de-sacs and along the project's road system in order to allow the provision of a privately maintained active park and tot lot facility, and through a minimized grading allow for open spaces which far exceed the 30% required for the RPD zone. Lake View Estates provides over 65 percent primary open space plus an additional 15 percent secondary open space in the RPD zone.

Likewise, the commercial element of the project proposes sufficient parking and is conditioned to provide loading docks and meet landscaping and any other requirements for final design.

C. That the proposed site is adequately served:

1. ***By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and***
2. ***By other public or private service facilities as are required.***

The site has partial frontage with and is accessed via The Old Road. The site is within one half mile and to the south of Parker Road / I-5 on-ramp and off-ramp. Lake View Estates proposes to widen The Old Road in conformance with the design of the County Capital Improvement Project. This Capital Improvement Project is the number one need in the Castaic area. The road widening includes additions of two lanes as well as turn lanes for the project. A detailed traffic study, approved by Department of Public Works, has been performed to evaluate and mitigate any impact of the project on the neighboring roadway system. The street system within the project consists of public roads which adequately services the residential and commercial elements of the project and has been designed to both public works and the Fire Department standards.

Utilities to serve the project, including water and sewer lines, have been programmed along the frontage of the project in The Old Road. Adequate storm drain facilities are also planned as part of the Los Angeles County Capital Improvement Project for The Old Road widening. Storm drain infrastructure has been carefully designed for the proposed tract to guard against any flood potential and in fact markedly reduces drainage impacts to neighboring and downstream properties. Extension of existing Newhall County Water District (NCWD) mains will strengthen both domestic service and fire suppression capabilities.

The primary commercial district serving the overall Castaic area is concentrated near the Interstate 5 freeway and Parker Road. The proposed project is located west of Interstate 5 and approximately one half mile south of Parker Road on The Old Road. The proposed project enhances the commercial services provided to existing and future Castaic area residents by locating the proposed commercial lots adjacent to The Old Road. This is a vital benefit to the Castaic community which presently remains under-served. The project's commercial element

enhances the jobs/housing balance; reduces commute time and distance, reduces vehicle emissions and conserves limited energy resources. From an overall master planning perspective the commercial component buffers the residential element of the project from the Castaic area transportation corridor and provides for a proper transition of land use.

In summary, the provision of the aforementioned infrastructure is consistent with the objectives and policies of the Santa Clarita Areawide Plan as it pertains to Castaic and will be sufficient to allow approval of the proposed tract.

Oak Tree Permit Request (Tract #53933)

The revised Oak Tree report, dated June 18, 2008, by Trees Etc. (arborist: Richard Iberra), specifies that there are 33 Oak Trees associated with this project including 9 off-site Oaks. The project has been designed such that twenty (20) of the Oak Trees are saved. Thirteen (13) Oak Trees are to be removed, including two (2) of the Oaks that are removed due to the County's The Old Road Widening project, which the project's frontage improvements has to comply with. The removal of the Oaks is needed primarily due to the grading necessary for the project, in particular due to the grading needed for the project's access road and the street circulation system. The Oaks to be removed are labeled in the report as Oak Tree numbers 6 to 16, and the Oaks removed due to County's The Old Road Widening project are numbered 20 and 21. The Oak Tree report also specifies that depending on their exact location eight (8) Oaks numbered: 5, 17-19, 22-24 & OP-9 may be encroached upon from adjacent project grading. Therefore, up to 8 Oaks may be encroached upon.

Pursuant to Section 22.56.2100 of the County Code, the application is meeting the following burden of proof:

1. That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property

2. 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

3. That in addition to the above facts, at least one of the following findings apply:
    a. That the removal or relocation of the oak tree(s) proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that:
        i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
        ii. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized; or
    b. That the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s); or
    c. 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

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.

Oak Tree 03-304 Permit to Remove 13 Oak Trees

VESTING TENTATIVE TRACT MAP NO. 53933
LAKE VIEW ESTATES
LOS ANGLES COUNTY PROJECT # 03-304
May 2010

Oak Tree Burden of Proof Section 22.56.2100

Pursuant to Section 22.56.2100 of the County Code, the application is providing the following burden of proof:

1. *That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property*

The proposed construction will be performed while protecting the remaining trees, including the 8 Oak Trees that are identified in the Oak Tree report, which depending on their exact location, may be encroached upon by adjacent project grading. These Oak Trees that maybe encroached upon are identified in the Oak Tree report as Oaks numbered 5, 17-19, 22-24 & OP-9. Prior to the start of any site work all of the 20 saved oak trees within 50-feet of grading or construction, including the 8 Oaks that the report identifies as the ones that may be encroached upon, shall be protected by temporary bright colored chain link (or similar) fence at their drip lines in order to keep construction equipment away from these trees.

2. *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*

The removal of the oak trees will not result in soil erosion. A detailed drainage concept and final Hydrology/ SUSMP have been approved for the project. These documents specify appropriate measures for erosion control to ensure that the downstream post-development flow of surface water will not exceed the existing conditions.

3. *That in addition to the above facts, at least one of the following findings apply:*
    a. *That the removal or relocation of the oak tree(s) proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that:*
        i. *Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or*
        ii. *Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized; or*
    b. *That the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s); or*

In addition to the above facts, the following findings also apply:
3ai. The proposed removal of the oak trees is necessary as they obstruct the planned subdivision's only viable access road to The Old Road and the project's street circulation system. Any alternative plan to avoid removal of the oak trees would substantially limit the access road to only the northeast portion of the site. This limited access would only serve the north and northeast residential element

(designated by Santa Clarita Valley Areawide Plan, SCVAP, as U-1 and U-3 for residential use) and would not service the other residential land uses areas of the site located at the southeast (designated U-2), south (U-2 designation) and northwest (with U-1 and U-3 designations), thus substantially reducing the projects allowable residential density. Furthermore, this limited access would not service the east portion of the site (designated as M by SCVAP), thus eliminating the commercial element of the proposed development.

3aii. The location of the existing oak trees precludes the efficient and reasonable use of the property which is designated by Santa Clarita Valley Areawide Plan for residential use (U-1, U-2 and U-3 designations) and for Industrial / Commercial use (M designation). These land use designation areas are located at different segments of the property, more specifically at the north, northeast, southeast, south and northwesterly portion of the site. To access all of these areas requires constructing a connecting access road system which, as more fully described under 3b below, requires removal of the affected oak trees.

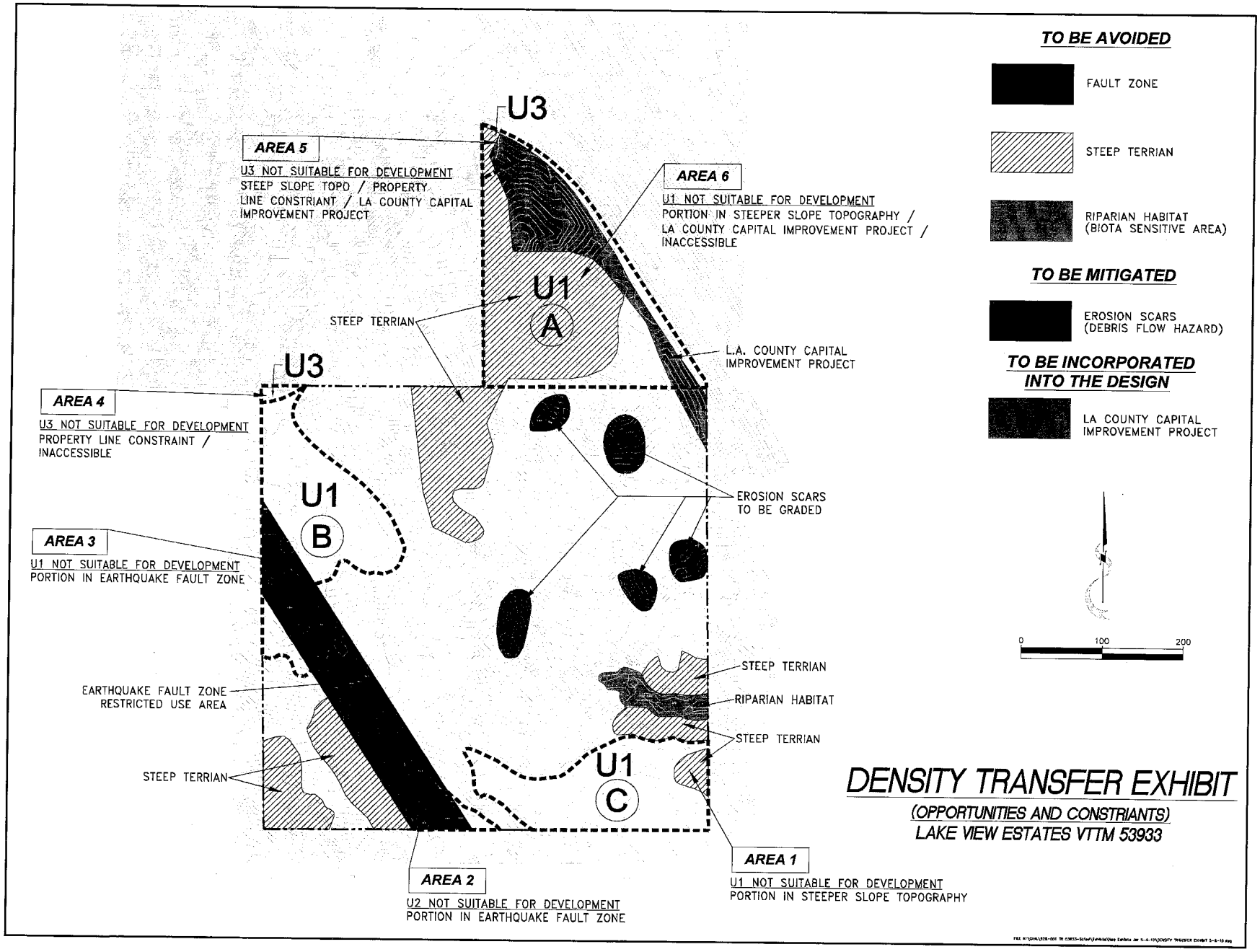
3b. The oak trees proposed for removal interfere with the only access road and street circulation system within the proposed subdivision, and no reasonable alternative to such interference exists other than removal of the trees. For any feasible alternative design, the project's only access road ('A' Street) is the essential collector street connecting the various urban and non urban-designated land use pockets throughout the site. The north by northeast boundary of the project is contiguous with The Old Road. The Old Road is the only existing public road access for the project. 'A' Street intersects The Old Road along the projects northeast boundary. 'A' Street extends southward from The Old Road to connect the northeast, east and southeast commercial and residential land uses. From the southeast residential area a local street system ('D' Street and 'C' Street) extends west and northerly to reach the south and northwest residential land use pockets. This proposed road circulation system provides the most efficient alignment to connect the projects discrete land use pockets. The use of a curvilinear alignment following existing topographic contours minimizes the grading, and balances the earthwork cut and fill on-site.

This onsite road circulation system has its lowest elevation at the 'A' Street intersection with The Old Road and is at its highest elevation at the Northwest cul-de-sac ("D" Court). The 166 foot difference in elevation of The Old Road (Elevation at 1158-ft) and "D" Court (Elevation at 1324-ft) dictates the gradient of the access road, which should be kept at a minimum and can not exceed a maximum of 10%. The proposed 10% gradient of the access road is essential in the northeasterly portion of the project's circulation street, which in turn will require the proposed fill at this portion of the project, resulting in a necessity to remove 8 of the oaks at this portion of the site (Oaks 9 to 16). In the northwestern portion of the site the 2:1 cut and fill slopes needed to construct 'C' Street results in removal of additional 3 Oaks in this portion of the site (Oaks 6,7 and 8). The removal of 2 other oak trees in the northeasterly portion of the project (Oaks 21 and 22) are due to the County's Capital Improvement project for widening The Old Road. These two oak trees will be removed at the time of implementing the Capital Improvement project even if the proposed development has not yet been constructed. In summary, the oak trees proposed for removal interfere with the County Capital Improvement project for The Old Road and the only viable onsite street circulation alignment. No reasonable alternative alignments exist thus necessitating the requested oak tree removals.

4. *That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.*

The proposed design for the land development has aimed to minimize the impact to oak trees. Twenty (20) oak trees on the subject property will be saved on 2 open space lots, allowing them to remain in their natural habitat without interference from the development of the proposed subdivision. The

proposed removal of 13 oak trees would not be contrary, or in substantial conflict with the intent and purpose of the Oak Tree Permit procedures.



DENSITY TRANSFER EXHIBIT

(OPPORTUNITIES AND CONSTRIANTS)

LAKE VIEW ESTATES VTTM 53933

CORRESPONDENCE FOR DRAFT EIR

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

May 5, 2010

File No: SCV-00.04-00

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

MAY - 6 2010

Dear Ms. Bush:

Lake View Estates: Vesting Tentative Tract Map No. 53933

The County Sanitation Districts of Los Angeles County (Districts) received a Revised Draft Environmental Impact Report for the subject project on May 3, 2010. We offer the following comments regarding sewerage service:

1. *Page 4.1-1, 4.11 Sewage Disposal, 4.11.1 Setting, 3rd paragraph*: This 15-inch diameter trunk sewer conveyed a peak flow of 1.7 million gallons per day when last measured in 2010. *5th paragraph*: The three-phase Castaic Relief Trunk Sewer has been pushed back and the estimated design completion date for the first phase is now June 2010.

2. All other information concerning Districts' facilities and sewerage service contained in the document is current.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin

Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

Doc #: 1568376.1

Recycled Paper

COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

May 12, 2010 sent via e-mail: mbush@planning.lacounty.gov

TO: Michele Bush
Department of Regional Planning
Impact Analysis Section

FROM: Joan Rupert
Department of Parks and Recreation
Environmental & Regulatory Permitting Section

SUBJECT: **REVISED DRAFT ENVIRONMENTAL IMPACT REPORT**
LAKE VIEW ESTATES: VTTM NO. 53933
PROJECT NO. 03-304
STATE CLEARINGHOUSE NO. 2005051009

The Department of Parks and Recreation has reviewed the Revised Draft Environmental Impact Report (RDEIR) for the above project for which we offer the following comments:

- The in-lieu fee amount referenced in the RDEIR (pg. 4.15-30) does not reflect the amount shown in our most current park obligation report (see attached report). The correct in-lieu fee amount should be $125,735 (rather than $122,972). This fee amount is calculated based on the representative land value of $177,092 for Park Planning Area 35B (Castaic/Val Verde). Per Section 21.28.140.B of the County Subdivision Code, the park fees will be used for the purpose of acquiring local park land or developing new or rehabilitating existing recreational facilities to serve the park planning area which includes the subdivision.

- The RDEIR (pg. 4.15-30) states that a credit may be received for providing the private park. This is inconsistent with our park obligation report which requires payment of the in-lieu fee in full.

Thank you for including this Department in the review process. If we may be of further assistance, please contact Julie Yom at (213) 351-5127 or jyom@parks.lacounty.gov.

Attachment: Park Obligation Report VTTM NO. 53933

c: Parks and Recreation (N.E. Garcia, L. Hensley, J. Barber, C. Lau, J. Yom)

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **53933**	DRP Map Date: **03/31/2009**	SCM Date: **05/14/2009**	Report Date: **05/10/2010**
Park Planning Area # **35B**	**CASTAIC/VAL VERDE**		Map Type: **REV. (REV RECD)**

Total Units **70** = Proposed Units **70** + Exempt Units **0**

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	**0.71**
IN-LIEU FEES:	**$125,735**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $125,735 in-lieu fees.

Trails:

No trails.

Comments:

The Representative Land Values (RLVs) used to calculate park fees were adjusted on 7/1/2009. Due to a decrease in the RLV for the Castaic/Val Verde Park Planning Area (35B), the in-lieu fee for this project has been reduced to $125,735 (from $127,006 in the previous Park Obligation Report dated 5/6/2009).

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: James Barber

James Barber, Land Acquisition & Development Section

Supv D 5th
May 10, 2010 14:13:33
QMB02F.FRX

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **53933**	DRP Map Date: **03/31/2009**	SMC Date: **05/14/2009**	Report Date: **05/10/2010**
Park Planning Area # **35B**	**CASTAIC/VAL VERDE**		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 **70** = Proposed Units **70** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.36**	**0.0030**	**70**	**0.71**
M.F. < 5 Units	2.47	0.0030	0	0.00
M.F. >= 5 Units	2.24	0.0030	0	0.00
Mobile Units	2.82	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**0.71**

Park Planning Area = **35B CASTAIC/VAL VERDE**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.71	$177,092	**$125,735**

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.71	0.00	0.00	0.71	$177,092	**$125,735**

ZONE CHANGE EXHIBIT

CHANGE OF ZONE

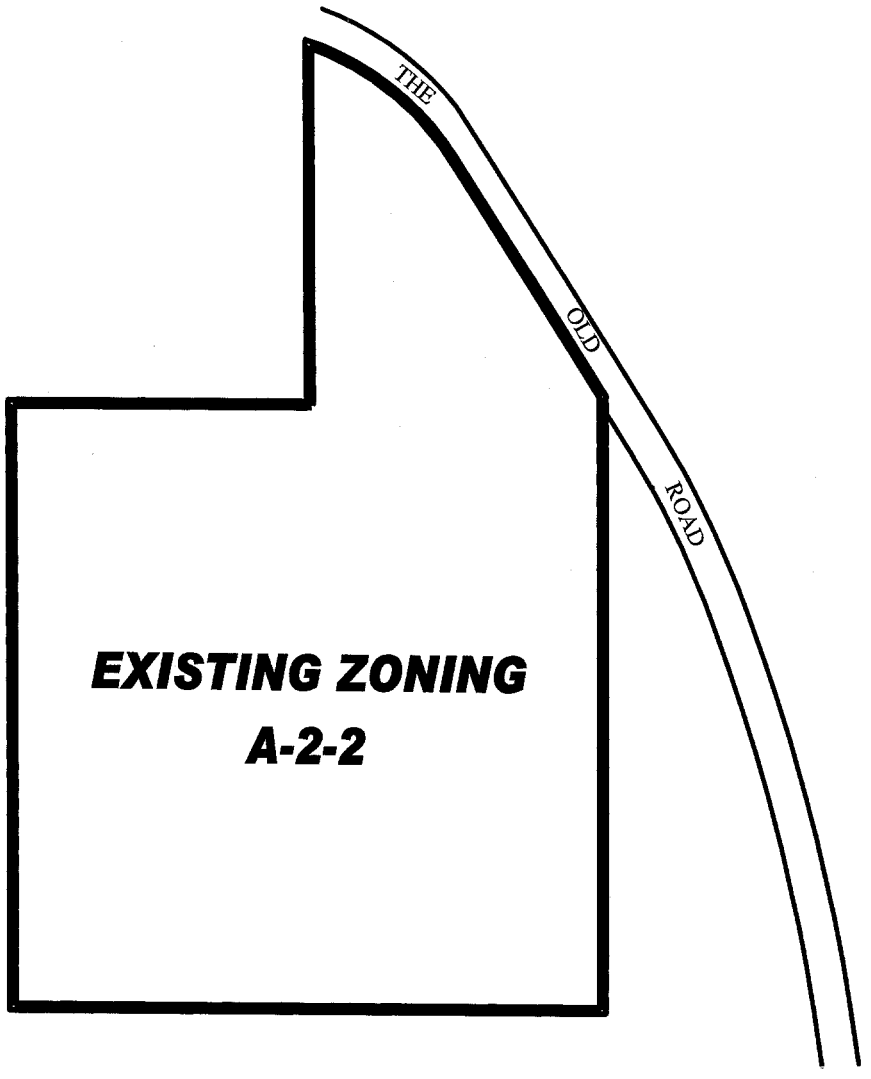
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03 - 304

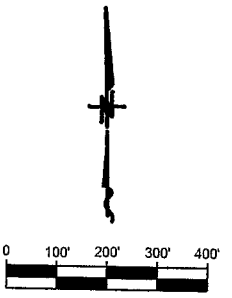
AMENDING SECTION 22.16.230 OF THE COUNTY CODE



LEGEND:

ZONE CHANGE AREA

STREET / RIGHT OF WAY



THE REGIONAL PLANING COMMISSION

COUNTY OF LOS ANGELES

WAYNE REW, CHAIR

RICHARD J. BRUCKNER, PLANING DIRECTOR

CHANGE OF ZONE

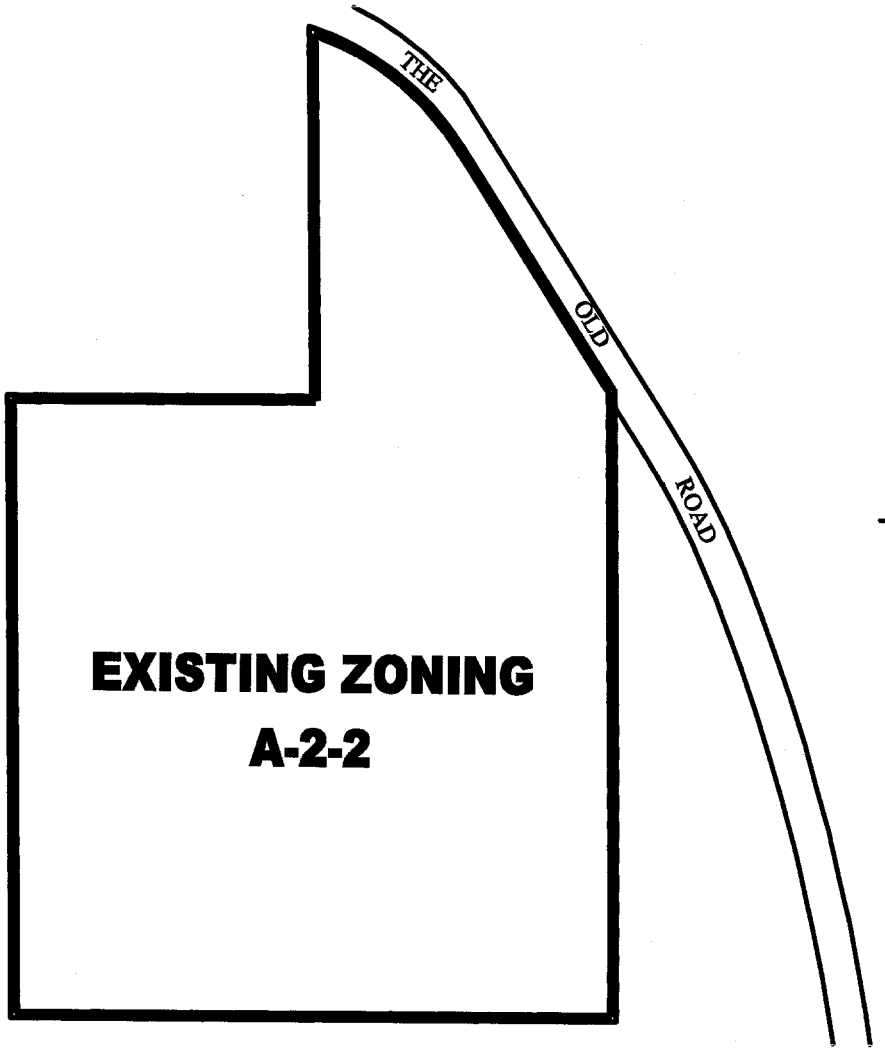
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03 - 304

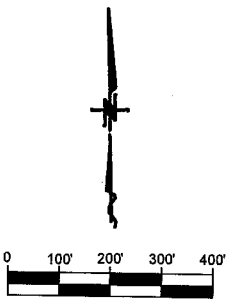
AMENDING SECTION 22.16.230 OF THE COUNTY CODE



LEGEND:

ZONE CHANGE AREA

STREET / RIGHT OF WAY



THE REGIONAL PLANING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANING DIRECTOR

EXISTING ZONING "A-2-2"

THAT PORTION OF SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES , STATE OF CALIFORNIA WHICH LIES WITHIN THE FOLLOWING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER SOUTH 89°39'03" WEST 1308.24 FEET TO THE SOUTHWESTERLY CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER NORTH 00°59'29" WEST 1329.36 FEET TO THE SOUTHWESTERLY CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER AS SHOWN ON MAP OF TRACT NO. 34365 FILED IN BOOK 1032 PAGES 32, 33 AND 34, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT NORTH 89°42'13" EAST 655.93 FEET TO THE EASTERLY LINE OF SAID TRACT; THENCE ALONG SAID LAST MENTIONED EASTERLY LINE NORTH 00°54'51" WEST 787.37 FEET TO A POINT IN THAT CERTAIN CURVE CONCENTRIC WITH AND 40.00 FEET SOUTHWESTERLY, MEASURED RADIALLY, FROM THAT CERTAIN 650.00 FOOT RADIUS CURVE IN THE EXISTING CENTER LINE OF THE "THE OLD ROAD" AS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-5280-3 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF THE COUNTY OF LOS ANGELES, A RADIAL OF CERTAIN CONCENTRIC CURVE TO SAID POINT BEARS NORTH 16°52'21" EAST; THENCE SOUTHEASTERLY ALONG SAID CENTRIC CURVE THROUGH A CENTRAL ANGLE OF 40°11'50" A DISTANCE OF 427.96 FEET; THENCE TANGENT TO SAID CONCENTRIC CURVE AND ALONG THE SOUTHWESTERLY BOUNDARY OF SAID "THE OLD ROAD" SOUTH 32°55'49" EAST 613.07 TO THE EASTERLY LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID LAST MENTIONED EASTERLY LINE SOUTH 00°50'11" EAST 1345.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 47.27 ACRES MORE OR LESS.

CHANGE OF ZONE

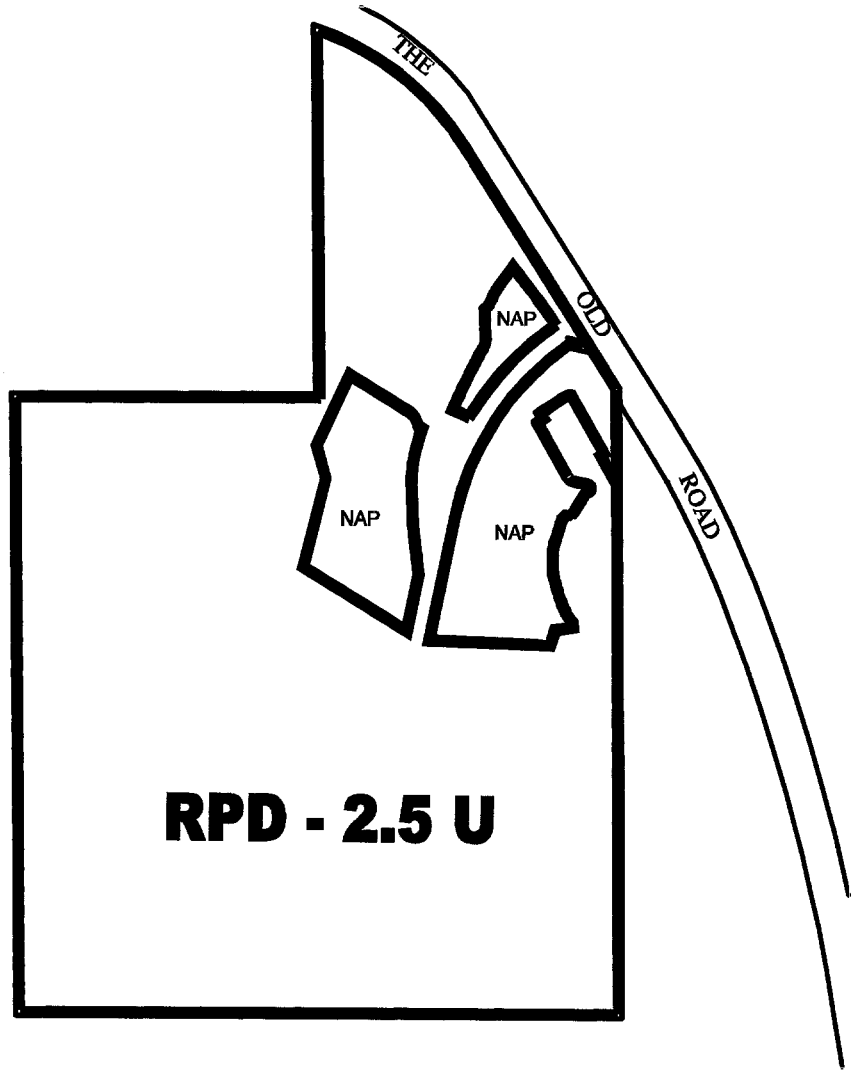
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03 - 304

AMENDING SECTION 22.16.230 OF THE COUNTY CODE

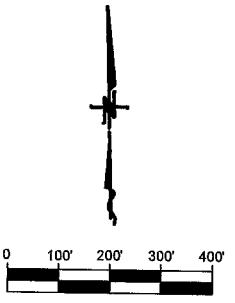


LEGEND:

ZONE CHANGE AREA

STREET / RIGHT OF WAY

NAP — NOT A PART



THE REGIONAL PLANING COMMISSION

COUNTY OF LOS ANGELES

WAYNE REW, CHAIR

RICHARD J. BRUCKNER, PLANING DIRECTOR

PROPOSED ZONING "RPD"

THAT PORTION OF SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES , STATE OF CALIFORNIA WHICH LIES WITHIN THE FOLLOWING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER SOUTH 89°39'03" WEST 1308.24 FEET TO THE SOUTHWESTERLY CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER NORTH 00°59'29" WEST 1329.36 FEET TO THE SOUTHWESTERLY CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER AS SHOWN ON MAP OF TRACT NO. 34365 FILED IN BOOK 1032 PAGES 32, 33 AND 34, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT NORTH 89°42'13" EAST 655.93 FEET TO THE EASTERLY LINE OF SAID TRACT; THENCE ALONG SAID LAST MENTIONED EASTERLY LINE NORTH 00°54'51" WEST 787.37 FEET TO A POINT IN THAT CERTAIN CURVE CONCENTRIC WITH AND 40.00 FEET SOUTHWESTERLY, MEASURED RADIALLY, FROM THAT CERTAIN 650.00 FOOT RADIUS CURVE IN THE EXISTING CENTER LINE OF THE "THE OLD ROAD" AS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-5280-3 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF THE COUNTY OF LOS ANGELES, A RADIAL OF CERTAIN CONCENTRIC CURVE TO SAID POINT BEARS NORTH 16°52'21" EAST; THENCE SOUTHEASTERLY ALONG SAID CENTRIC CURVE THROUGH A CENTRAL ANGLE OF 40°11'50" A DISTANCE OF 427.96 FEET; THENCE TANGENT TO SAID CONCENTRIC CURVE AND ALONG THE SOUTHWESTERLY BOUNDARY OF SAID "THE OLD ROAD" SOUTH 32°55'49" EAST 613.07 TO THE EASTERLY LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID LAST MENTIONED EASTERLY LINE SOUTH 00°50'11" EAST 1345.29 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF WHICH LIES WITHIN THE FOLLOWING DESCRIBED BOUNDARIES;

PARCEL A:

COMMENCING AT A POINT IN THAT CERTAIN COURSE ABOVE DESCRIBED AS HAVING A BEARING AND LENGTH OF "SOUTH 32°55'49" EAST 613.07 FEET" DISTANT THEREON SOUTH 32°55'49" EAST 451.10 FEET FROM THE NORTHWESTERLY TERMINUS OF SAID CERTAIN COURSE; THENCE SOUTH 57°04'11" WEST 24.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 619.00 FEET; THENCE ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 02°41'24" A DISTANCE OF 29.06 FEET TO A RADIAL THEREOF WHICH BEARS NORTH 35°37'13" WEST; THENCE NORTH 35°37'13" WEST 33.00 FEET ALONG SAID LAST MENTIONED RADIAL TO **THE TRUE POINT OF BEGINNING**; THENCE CONTINUING NORTH 35°37'13" WEST 138.17 FEET; THENCE SOUTH 31°39'05" WEST 99.97 FEET; THENCE SOUTH 02°09'16" EAST 62.02 FEET; THENCE SOUTH 24°43'17" WEST 161.43 FEET; THENCE SOUTH 58°53'41" EAST 24.60 FEET TO A POINT IN A CURVE CONCENTRIC WITH AND 33.00 FEET NORTHWESTERLY, MEASURED RADIALLY, FROM ABOVE DESCRIBED 619.00 FOOT RADIUS CURVE, A RADIAL OF SAID LAST MENTIONED CURVE TO SAID LAST MENTIONED POINT BEARS NORTH 58°53'41" WEST; THENCE NORTHEASTERLY ALONG SAID LAST MENTIONED CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 23°16'28" A DISTANCE OF 264.85 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL B:

COMMENCING AT A POINT IN THAT CERTAIN COURSE ABOVE DESCRIBED AS HAVING A BEARING AND LENGTH OF "SOUTH 32°55'49" EAST 613.07 FEET" DISTANT THEREON SOUTH 32°55'49" EAST 451.10 FEET FROM THE NORTHWESTERLY TERMINUS OF SAID CERTAIN COURSE; THENCE SOUTH 57°04'11" WEST 24.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 619.00 FEET; THENCE ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 45°41"55" A DISTANCE OF 493.71 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE SOUTH 11°22'16" WEST 136.85 FEET; THENCE NORTH 78°37'44" WEST 33.00 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 06°35'43" WEST 111.85 FEET THENCE NORTH 02°43'09" WEST 60.63 FEET; THENCE NORTH 00°54'06" EAST 55.86 FEET; THENCE NORTH 09°23'36" EAST 41.94 FEET; THENCE NORTH 13°48'06" EAST 7.48 FEET; NORTH 16°38'59" EAST 33.12; THENCE NORTH 62°16'44" WEST 3.26; THENCE NORTH 31°05'19" WEST 32.46 FEET; THENCE NORTH 58°50'50" WEST 146.69 FEET; THENCE SOUTH 25°11'18" WEST 154.74 FEET; THENCE SOUTH 16°35'44" EAST 73.26 FEET; THENCE SOUTH 13°59'08" WEST 191.30 FEET; SOUTH 58°58'28" EAST 246.24 FEET TO A LINE PARALLEL WITH AND 33.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE ABOVE DESCRIBED COURSE HAVING A BEARING AND LENGTH OF "SOUTH 11°22'16" WEST 136.85 FEET"; THENCE ALONG SAID PARALLEL LINE NORTH 11°22'16" EAST 111.87 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL C:

COMMENCING AT A POINT IN THAT CERTAIN COURSE ABOVE DESCRIBED AS HAVING A BEARING AND LENGTH OF "SOUTH 32°55'49" EAST 613.07 FEET" DISTANT THEREON SOUTH 32°55'49" EAST 451.10 FEET FROM THE NORTHWESTERLY TERMINUS OF SAID CERTAIN COURSE; THENCE SOUTH 57°04'11" WEST 24.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 619.00 FEET; THENCE ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 45°41"55" A DISTANCE OF 493.71 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE SOUTH 11°22'16" WEST 258.70 FEET; THENCE SOUTH 78°37'44" EAST 33.00 FEET TO A POINT IN A LINE PARALLEL WITH AND 33.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID LAST MENTIONED COURSE HAVING A BEARING AND LENGTH OF "SOUTH 11°22'16" WEST 258.70 FEET" SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE ALONG SAID PARALLEL LINE NORTH 11°22'16" EAST 258.70 FEET TO THE BEGINNING OF A CURVE CONCENTRIC WITH AND 33.00 FEET SOUTHEASTERLY, MEASURED RADIALLY, FROM SAID 619.00 FOOT RADIUS CURVE; THENCE NORTHEASTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 43°25'05" A DISTANCE OF 444.07 FEET; THENCE SOUTH 79°07'19" EAST 38.41 FEET TO A LINE PARALLEL WITH THE CENTER LINE OF ABOVE DESCRIBED "THE OLD ROAD"; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE SOUTH 32°55'49" EAST 133.81 FEET TO THE EASTERLY LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID LAST MENTIONED EASTERLY LINE SOUTH 00°50'11" EAST 168.46 FEET; THENCE NORTH 29°21'05" WEST 67.85 FEET; THENCE NORTH 55°26'25" EAST 8.18 FEET; THENCE NORTH 30°27'07" WEST 146.57 FEET; THENCE NORTH 36°59'32" WEST 5.60 FEET ; THENCE SOUTH 88°06'36" WEST 14.86 FEET; THENCE SOUTH 57°12'30" WEST 78.59 FEET; THENCE SOUTH 33°23'49" EAST 13.09 FEET; THENCE SOUTH 54°23'17" WEST 15.62 FEET; THENCE SOUTH 30°06'02" EAST 139.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 52°46'19" A DISTANCE OF 27.63 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE SOUTH 82°52'21" EAST 32.16 FEET; THENCE SOUTH 68°43'12" WEST 11.74 FEET; THENCE SOUTH 34°09'57" WEST 60.19 FEET; THENCE NORTH 70°38'10" WEST 8.03 FEET; THENCE SOUTH 45°27'58" WEST 16.97 FEET; THENCE SOUTH 16°48'48" WEST 67.45 FEET; THENCE SOUTH 00°13'13" EAST 59.27 FEET; THENCE SOUTH 17°50'14" EAST 71.54 FEET; THENCE SOUTH 29°48'49" EAST 41.19 FEET; THENCE SOUTH 80°04'33" WEST 35.69 FEET; THENCE SOUTH 18°17'20" WEST 36.07 FEET; THENCE NORTH 84°24'02" WEST 24.62 FEET;THENCE NORTH 88°00'25" WEST 221.75 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 42.06 ACRES MORE OR LESS.

CHANGE OF ZONE

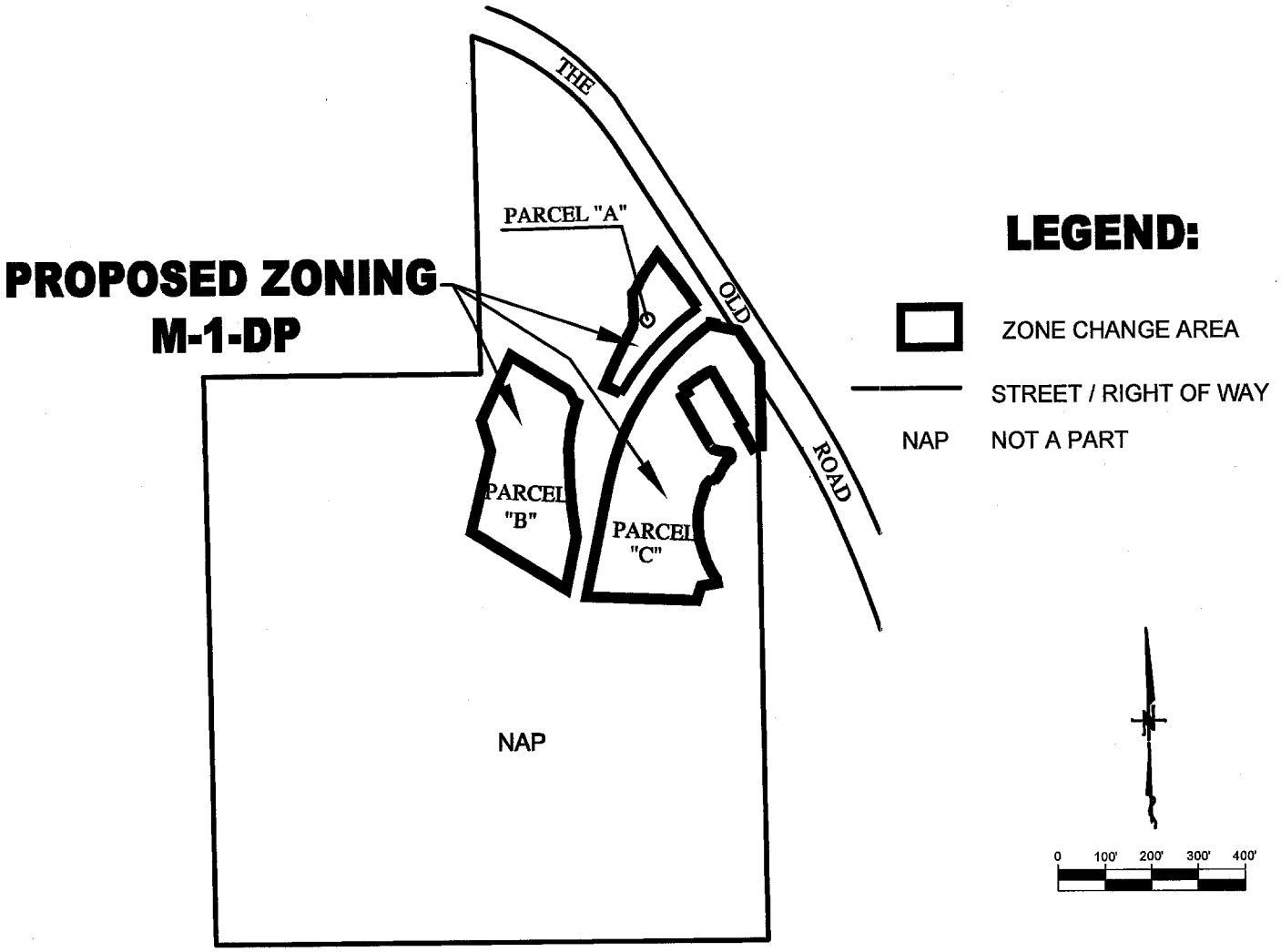
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03 - 304

AMENDING SECTION 22.16.230 OF THE COUNTY CODE



THE REGIONAL PLANING COMMISSION

COUNTY OF LOS ANGELES

WAYNE REW, CHAIR

RICHARD J. BRUCKNER, PLANING DIRECTOR

PROPOSED ZONING "M-1-DP"

PARCEL "A"

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CONTAINING 0.46 ACRES MORE OR LESS.

PARCEL "B"

THAT PORTION OF SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES , STATE OF CALIFORNIA WHICH LIES WITHIN THE FOLLOWING DESCRIBED AS FOLLOWS:

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CONTAINING 1.91 ACRES MORE OR LESS.

PARCEL "C"

THAT PORTION OF SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES , STATE OF CALIFORNIA WHICH LIES WITHIN THE FOLLOWING DESCRIBED AS FOLLOWS:

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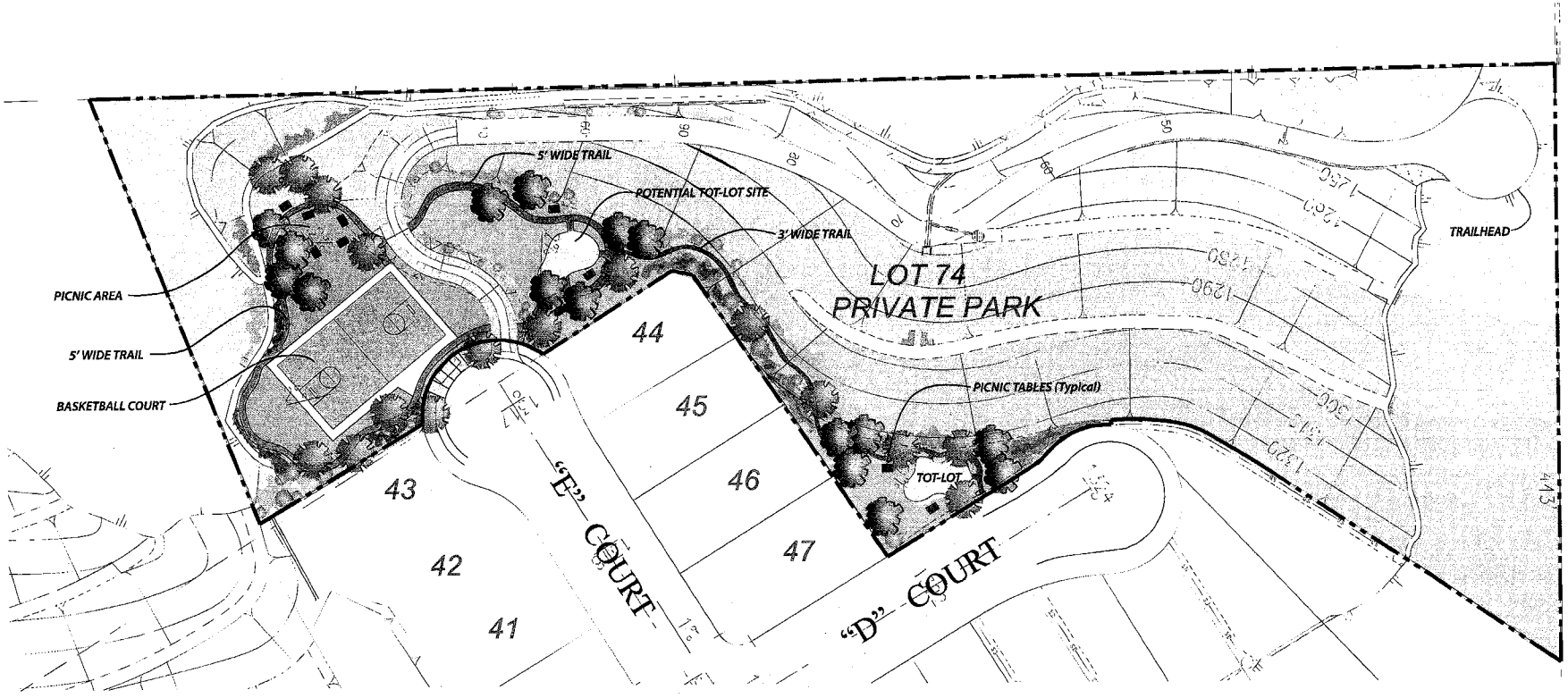
CONTAINING 2.84 ACRES MORE OR LESS.

PRIVATE PARK LOT
CONCEPTUAL PLAN



LAKE VIEW ESTATES MIXED USE PROJECT --*TRACT 53933, LOT 74*

Conceptual Park Site

30' 15' 0' 15' 30' 60'
GRAPHIC SCALE

SR CONSULTANTS WEST, INC.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

May 27, 2010

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

FROM: Alejandrina C. Baldwin, Principal Regional Planning Assistant
Land Divisions Section

SUBJECT: PROJECT NO. 03-304-(5) "Lakeview Estates"
ZONE CHANGE CASE NO. 03-304
CONDITIONAL USE PERMIT CASE NO. 03-304
OAK TREE PERMIT CASE NO. 03-304
VESTING TENTATIVE TRACT MAP NO. 53933

JUNE 2, 2010; AGENDA ITEM NO. 6 a, b, c, d, e

*** SUPPLEMENTAL INFORMATION ***

PROJECT BACKGROUND

The project, known as Lakeview Estates, proposes a clustered residential development of 70 single-family residential lots, three commercial lots, four open space lots, one private park lot and one public facility lot on 47.25 gross acres. This project has also requested a zone change for A-2-2 (Heavy-Agricultural-Two Acre Minimum Required Lot Area) to RPD-5,000-2.5U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-2.5 Dwelling Units Per Acre) on 42.04 acres and M-1-DP (Light Industrial-Development Program) on 5.21 acres; 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 Residential Planned Development and Development Program zoning; and an Oak Tree Permit to authorize the removal of 13 oak trees (nonheritage oaks) within the project boundary and encroachment of up to eight oak trees (nonheritage oaks) both inside and outside the project boundary.

A Draft Environmental Impact Report ("EIR") has been prepared pursuant to California Environmental Quality Act (CEQA) reporting requirements. Impacts to Air Quality (temporary during construction), Noise (temporary during construction), and Biological Resources (cumulative) were identified as significant impacts that cannot be mitigated to less than significant with project mitigation measures. The Draft EIR was circulated

for formal public review for 45 days from May 3, 2010 to June 28, 2010 (the period was extended to allow review of materials omitted from initial distribution).

MAIN PROJECT ISSUES/TECHNICAL HOLDS

Since staff's transmittal to your Commission dated May 20, 2010, the following are additional updates and information related to the project issues raised.

Oak Tree Permit (technical hold) - Staff has received recommended conditions and mitigation measures from the Los Angeles County Forester ("Forester") and is no longer a hold. Additional analysis of the requested permit has been added below.

Environmental Impact Report (technical hold) - The Draft Environmental Impact Report ("EIR") was circulated for comment two separate times. The first circulation, between May 23, 2008 and June 6, 2008, occurred prior to the project clearing holds through Los Angeles County Subdivision Committee and, scheduling of a public hearing, and did not include distribution to your Commission. The second circulation was of a *Revised* Draft EIR which included changes to text and responses to eight comment letters received from the first circulation, which are commonly included within the Final EIR. The eight comment letters received during the first Draft EIR circulation are attached and also included within the *Revised* Draft EIR.

The public comment period for the *Revised* Draft EIR will end on June 28, 2010 and the project cannot be approved until the Final EIR has been prepared and certified by the Commission.

Slope Density Analysis Map (technical hold) – It has been brought to staffs attention that the project's maximum density noted within the Factual may be higher than 70 dwelling units. The slope density analysis map submitted and used to determine project density does not accurately depict the land use category Urban 3 ("U3") within the project site. Based on the slope density analysis calculations performed on the current slope density analysis map, the midpoint density is 44 units and the maximum permitted density is 70 units.

The applicant will submit a revised slope density analysis map to clarify the project's midpoint and maximum density. An exhibit depicting the assumed U3 boundary depicted within the current slope density analysis map and the actual boundary is attached.

Residential Zone Change - The proposed zone change to RPD-5,000-2.5U does not accurately reflect the project's proposed density as it exceeds the maximum number of units permitted within the project site and does not reflect the density the project proposes. To accurately reflect the project design staff recommends for the residential zone change request be revised to RPD-5,000-1.9U to accurately reflect the maximum

number of units permitted over the project site and the proposed design.

This zone would permit a maximum of 70 dwelling units over the area proposed to be reasoned, and is still compatible with zoning to the immediate north (condominium development zoned RPD-9,000-6.5U) and northwest (mobile home park zoned R-3-10U).

UPDATED ANALYSIS

Since staff's transmittal to your Commission dated May 20, 2010, the following are additional updates and information received related to the project issues raised.

Oak Tree Permit

The Forester's recommended conditions grant the removal of 13 oak trees (nonheritage oaks) and the encroachment of 20 oak trees (two heritage oaks located outside of the project boundary). The Forester has recommended mitigation trees at a rate of two to one (2:1) trees for each tree removed for a total of 26 trees.

All oak trees within the project site and adjacent to the project boundary have been recommended for approval to be removed or encroached upon although the applicant has only requested for the removal of 13 oak trees and encroachment of up to eight oak trees (all nonheritage). Due to the Forester's recommendation of encroachment of more oak trees than have been requested within the Oak Tree Permit request, staff will need to conduct additional analysis to determine whether the impact of project on existing oak trees was properly analyzed within the Draft EIR and whether re-noticing will be required. Oak Tree Permit materials including the application, burden of proof and oak tree report must also be updated.

Project Amenities

- Private Park Lot - A 4.1-gross acre private park is proposed to be developed with a basketball court, picnic area including tables, a tot lot, a five-foot wide trail, and trailhead. The private park, Lot No. 74 is proposed to be developed and maintained by a Homeowners Association ("HOA"). The phasing map submitted, but not circulated or cleared through Subdivision Committee, proposes the project in six phases, proposes the private park lot within phase six.

- Open Space - The project is required to provide 22 acres of open space to comply with the requirements of Hillside Management and the proposed Residential Planned Development zone. The project has proposed 28.26 acres of open space within open space lots, a private park lot, manufactured slopes and a six-foot-wide parkway. All open space is proposed to be owned and maintained by an HOA, including manufactured slopes and the development of the private park lot. The phasing map submitted, but not yet circulated or cleared

through Subdivision Committee, proposes six phases with a large open space lot within phase three and two large open space lots along with the private park lot within phase six.

— Widening of The Old Road/Capital Improvement Project- This project will be required to widen The Old Road per the County's improvement plans if the project is developed prior to the County completing these improvements. The phasing map submitted, but not circulated or cleared through Subdivision Committee, proposes the project in with six phases, proposes to develop the area within. The Old Road's improvement project within phase six. At this time it is not clear what the County's timeline for completion of these improvements are.

RECOMMENDATION

Based on the issues that remain outstanding, staff recommends a continuance to a date certain to allow the applicant time to submit a revised slope density analysis map; for the zone change request to be revised to RPD-5,000-1.9U; for staff to further analyze the oak tree permit; and for staff to prepare the Final EIR with Findings of Fact and Statement of Overriding Considerations, and draft findings and conditions for approval for your Commission's consideration.

Suggested Motion: "I move that the Regional Planning Commission continue the public hearing to _____ to allow the applicant time to submit the required materials, for staff to further analyze the oak tree permit request, and for staff to prepare the Final Environmental Impact Report with Findings of Fact and Statement of Overriding Considerations, and draft findings and conditions."

SMT:ACB

5/27/2010

Attachment: Los Angeles County Forester/Fire Warden Recommended Conditions
EIR Correspondence
Urban 3 Land Use Category Boundary Exhibit

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

MAY 24 2010

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

May 21, 2010

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

Dear Ms. Baldwin:

OAK TREE PERMIT #03-304, LAKE VIEW ESTATES PROJECT, UNINCORPORATED AREA OF CASTAIC

We have reviewed the "Request for Oak Tree Permit #03-304." The project is located in the unincorporated area of Castaic. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Trees, etc, the consulting arborist, last revision dated June 18, 2008.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.

2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of $500. Such fees shall be used to compensate the County Forester $100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of

approval. The above fees provide for one (1) initial inspection of temporary fencing (required to secure the protected zone of all remaining Oak trees), prior to the commencement of construction and four (4) subsequent annual inspections until the conditions of approval have been met.

The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.

5. The permittee shall install temporary chain link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.

6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review.

   All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE REMOVAL AND ENCROACHMENT:

7. This grant allows the removal of thirteen (13) trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 20 & 21 on the applicant's site plan and Oak Tree Report.

   This grant allows encroachment within the protected zone of twenty (20) trees of the Oak genus identified as Tree Numbers 1, 2, 3, 4, 5, 17, 18, 19, 22, 23, 24, op1, op2, op3, op4, op5, op6, op7, op8, and op9 on the applicant's site plan map and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree

shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

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

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

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) trees for each tree removed for a total of 26 trees.

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

11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.

12. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* grown from a local seed source.

13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Additional mitigation trees shall be planted within one (1) year of the death of any tree, which results from its permitted encroachment. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning

and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

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

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.

17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

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

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

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

21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.

22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

Michael Y. Takeshita

MICHAEL Y. TAKESHITA, ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:jl

Enclosure

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

ARNOLD SCHWARZENEGGER
GOVERNOR

CYNTHIA BRYANT
DIRECTOR

April 24, 2009

Letter 1

Michele Bush
Los Angeles County Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Subject: Lake View Estates Project, Vesting Tentative Tract Map No. 53933, Project No. 03-304
SCH#: 2005051009

Dear Michele Bush:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on April 23, 2009, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

> "A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Terry Roberts

Terry Roberts
Director, State Clearinghouse

APR 29 2009

Enclosures
cc: Resources Agency

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH# 2005051009
Project Title Lake View Estates Project, Vesting Tentative Tract Map No. 53933, Project No. 03-304
Lead Agency Los Angeles County

Type EIR Draft EIR

Description The enclosed Draft EIR has been prepared for the above project located in the unincorporated area of Castaic of the County of Los Angeles, west of the Golden State (5) Freeway, and ~1/5-mile south of Parker Road. The proposed project site is 47.25 acres in size and is currently vacant. The proposed project is for the subdivision of the existing 4 parcels into 70 single family residential lots (11.18 acres), 3 commercial lots (5.21 acres), 4 open space lots (21.28 acres), and 1 park site for recreational use of the project's residents (4.11 acres). The project is also designed with a detention basin that would occupy a seperate lot (0.48 acre), while roads would occupy the remaining area (4.99 acres). The project is requesting a Conditional Use Permit for development within a Hillside Management area, a Zone Change from A-2-2 to RPD-2.5U (42.04 acres) and from A-2-2 to M-1-DP (5.21 acres), and an Oak Tree Permit to remove 13 oak trees. Grading is estimated at 640,000 cubic yards of cut and fill, to be balanced onsite.

Lead Agency Contact

Name Michele Bush
Agency Los Angeles County Department of Regional Planning
Phone (213) 974-6461 **Fax**
email
Address 320 W. Temple Street
City Los Angeles **State** CA **Zip** 90012

Project Location

County Los Angeles
City
Region
Lat / Long 34° 1.8' 29" N / 118° 8.6' 37" W
Cross Streets Parker Road, The Old Road
Parcel No. 2865-012-002; 005; 014; 015
Township 5N **Range** 17W **Section** 25 **Base** SBB&M

Proximity to:

Highways Golden State (5)
Airports No
Railways No
Waterways No
Schools Castaic MS & ES
Land Use Vacant/Non-urban, Low & Medium Density Residential: Urban (U1, U2, U3). Industrial (M), Hillside Management Area (HM)

Project Issues Air Quality; Archaeologic-Historic; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Noise; Public Services; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Traffic/Circulation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Landuse; Cumulative Effects; Aesthetic/Visual; Biological Resources; Growth Inducing; Vegetation; Toxic/Hazardous; Solid Waste; Recreation/Parks; Population/Housing Balance; Other Issues

Reviewing Agencies Resources Agency; Department of Fish and Game, Region 5; Cal Fire; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 7; Regional Water Quality Control Board, Region 4; Native American Heritage Commission

Note: Blanks in data fields result from insufficient information provided by lead agency.

Document Details Report
State Clearinghouse Data Base

Date Received 03/09/2009 *Start of Review* 03/09/2009 *End of Review* 04/23/2009

Note: Blanks in data fields result from insufficient information provided by lead agency.

California Natural Resources Agency
DEPARTMENT OF FISH AND GAME
South Coast Region
4949 Viewridge Avenue
San Diego, CA 92123
(858) 467-4201
http://www.dfg.ca.gov

ARNOLD SCHWARZENEGGER, Governor
DONALD KOCH, Director

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APR 22 2009
STATE CLEARING HOUSE

Clear 4.23.09 e

April 20, 2009

Ms. Michele Bush
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012
FAX #: (213) 217-5108

Subject: Draft Environmental Impact Report for Lake View Estates Project, Los Angeles County, SCH #2005051009

Dear Ms. Bush:

The Department of Fish and Game (Department) has reviewed the Draft Environmental Impact Report (DEIR) for a proposed project that includes a subdivision that would allow for development of a 47.25-acre parcel with residential and business/office park uses. The applicant requests approval to allow development of about 70,000 square feet of business/office park uses (reduced from 150,000 square feet of commercial development in the initial study) on three lots, 70 single-family residences, four open space lots, a separate lot for a detention basin, and one park site. The proposed project would also require the issuance of a Los Angeles County Oak Tree Permit to remove 13 oak trees.

The project site is currently vacant and supports several vegetative communities including coastal sage scrub, chaparral, and oak trees. The project is located in the unincorporated community of Castaic, within Los Angeles County, California. The site is adjacent to existing and approved developments and it has frontage on The Old Road, which parallels the Golden State Freeway/ Interstate 5 (I-5) on the west. A building materials yard business (zoned Industrial) is located along the site's eastern boundary. A condominium development (zoned RPD-6.5U) consisting of 75 units is located on approximately 10 gross acres and borders the project to the north (Tr. 34365). A 115-unit mobile home park (zoned R-3-10U) is located to the northwest of the site. An approved tentative tract map for condominium development (zoned RPD-3.5U) is located along the south boundary (Tr. 46798). On the western edge of the project site, there is a single family house on a large undeveloped parcel. To the north of the project, there is an approved auto sales/repair business across The Old Road, which is currently under construction.

We prepared the following statements and comments pursuant to our authority as Trustee Agency with jurisdiction over natural resources affected by the project under the California Environmental Quality Act (CEQA Section 15386) and Responsible Agency (Section 15381) over those aspects of the proposed project that come under the purview of the California Endangered Species Act (Fish and Game Code Section 2050 et seq.) and Fish and Game Code Section 1600 et seq. regarding impacts to streams and lakes.

Impacts to Biological Resources

1. Coastal Sage Scrub – Mitigation measure BIO-1(c) states "The 8.5 acres of removed coastal sage scrub shall be replaced at a ratio of 1:1. This mitigation land shall be set aside and

protected in perpetuity from further development, and shall be contiguous with other coastal sage scrub. Covenants, Conditions, & Restrictions (CC&R's) and/or deed restrictions or conservation easements shall be developed to protect this area, and adequate fencing shall separate all preserved lands from developed areas in order to prevent pets, vehicles, and people from impacting the area."

a. The Department recommends that coastal sage scrub (CSS) within the fuel modification zone be considered a permanent impact and included in the replacement mitigation acreage calculations for the project.

b. To assure adequate resources and expertise in protecting mitigation lands for project impacts, the Department recommends that mitigation land be preserved in perpetuity in a conservation easement held by a local land conservancy. Management monies should be provided in the form of an endowment to assure adequate management funding in perpetuity.

2. Special Status Species - Mitigation Measure BIO-5(a) states "Not more than two weeks prior to ground disturbing construction within coastal sage scrub, chaparral, and annual grassland habitats, a preconstruction survey for the coast horned lizard, coastal western whiptail, southern California rufous–crowned sparrow, and any other special-status species shall be conducted by a qualified biologist. As all potential special-status species that may occur in these habitats are Species of Concern and not formally listed, any individuals found shall be captured, when possible, and transferred to appropriate habitat within a nearby known preserve...."

a. The DIER does not discuss impacts to coastal California gnatcatcher (CGN). A CGN was observed near at Commerce Center area in 2008 within just a few miles south of the project site indicating a population within the area. The DEIR should describe the habitat value of the CSS on the project site in relation to breeding, foraging and habitat connectivity for CGN. Areas of CSS also provide important refugia for CGN during wildfire events that frequent the area and this should be acknowledged in the DEIR for the project.

b. Preconstruction surveys for CGN are inadequate to determine presence, absence and use of the project site by CGC. The U.S. Fish and Wildlife Service (USFWS) should be contacted to confirm the level of survey effort to maximize detection on the property. The Department recommends USFWS level protocol surveys for CGN. Further consultation with USFWS under the Federal Endangered Species Act will be required if the project will result in take or likely to adversely effect a federally listed species.

c. Efforts should be made to determine presence for San Diego desert wood rat, a California Species of Special Concern, and to relocate their stick nests and salvage individuals.

d. Salvage and relocation of special status species (not otherwise regulated under the state and federal endangered species acts) to locations other than immediately adjacent appropriate habitats, must be reviewed and approved in advance by a local Department representative and be included on the Scientific Collectors Permit issued to individuals performing any salvage activities requiring capture and/or handling of special status species.

The Department recommends that the above concerns be addressed in the CEQA document for the project.

Thank you for this opportunity to provide comment. Please contact Mr. Scott Harris, Environmental Scientist, at (626) 797-3170 if you should have any questions and for further coordination on the proposed project.

Sincerely,

Edmund J. Pert
Regional Manager
South Coast Region

cc: Ms. Helen Birss, Los Alamitos
Ms. Betty Courtney, Newhall
Ms. Terri Dickerson, Laguna Niguel
Mr. Dan Blankenship, Newhall
Mr. Scott Harris, Pasadena
Mr. Chris Dellith, US Fish and Wildlife Service, Carlsbad
State Clearinghouse, Sacramento

SPH: sph
Spharris/Los Angeles County Regional Planning, Lake View Estates/DEIR 2009

California Natural Resources Agency
DEPARTMENT OF FISH AND GAME
South Coast Region
4949 Viewridge Avenue
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ARNOLD SCHWARZENEGGER, Governor
DONALD KOCH, Director

Letter 2

April 20, 2009

APR 21 2009

Ms. Michele Bush
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012
FAX #: (213) 217-5108

Subject: Draft Environmental Impact Report for Lake View Estates Project, Los Angeles County, SCH # 22005051009

Dear Ms. Bush:

The Department of Fish and Game (Department) has reviewed the Draft Environmental Impact Report (DEIR) for a proposed project that includes a subdivision that would allow for development of a 47.25-acre parcel with residential and business/office park uses. The applicant requests approval to allow development of about 70,000 square feet of business/office park uses (reduced from 150,000 square feet of commercial development in the initial study) on three lots, 70 single-family residences, four open space lots, a separate lot for a detention basin, and one park site. The proposed project would also require the issuance of a Los Angeles County Oak Tree Permit to remove 13 oak trees.

The project site is currently vacant and supports several vegetative communities including coastal sage scrub, chaparral, and oak trees. The project is located in the unincorporated community of Castaic, within Los Angeles County, California. The site is adjacent to existing and approved developments and it has frontage on The Old Road, which parallels the Golden State Freeway/ Interstate 5 (I-5) on the west. A building materials yard business (zoned Industrial) is located along the site's eastern boundary. A condominium development (zoned RPD-6.5U) consisting of 75 units is located on approximately 10 gross acres and borders the project to the north (Tr. 34365). A 115-unit mobile home park (zoned R-3-10U) is located to the northwest of the site. An approved tentative tract map for condominium development (zoned RPD-3.5U) is located along the south boundary (Tr. 46798). On the western edge of the project site, there is a single family house on a large undeveloped parcel. To the north of the project, there is an approved auto sales/repair business across The Old Road, which is currently under construction. 1

We prepared the following statements and comments pursuant to our authority as Trustee Agency with jurisdiction over natural resources affected by the project under the California Environmental Quality Act (CEQA Section 15386) and Responsible Agency (Section 15381) over those aspects of the proposed project that come under the purview of the California Endangered Species Act (Fish and Game Code Section 2050 et seq.) and Fish and Game Code Section 1600 et seq. regarding impacts to streams and lakes.

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protected in perpetuity from further development, and shall be contiguous with other coastal sage scrub. Covenants, Conditions, & Restrictions (CC&R's) and/or deed restrictions or conservation easements shall be developed to protect this area, and adequate fencing shall separate all preserved lands from developed areas in order to prevent pets, vehicles, and people from impacting the area."

a. The Department recommends that coastal sage scrub (CSS) within the fuel modification zone be considered a permanent impact and included in the replacement mitigation acreage calculations for the project. 2

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a. The DIER does not discuss impacts to coastal California gnatcatcher (CGN). A CGN was observed near at Commerce Center area in 2008 within just a few miles south of the project site indicating a population within the area. The DEIR should describe the habitat value of the CSS on the project site in relation to breeding, foraging and habitat connectivity for CGN. Areas of CSS also provide important refugia for CGN during wildfire events that frequent the area and this should be acknowledged in the DEIR for the project. 3

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c. Efforts should be made to determine presence for San Diego desert wood rat, a California Species of Special Concern, and to relocate their stick nests and salvage individuals. 4

d. Salvage and relocation of special status species (not otherwise regulated under the state and federal endangered species acts) to locations other than immediately adjacent appropriate habitats, must be reviewed and approved in advance by a local Department representative and be included on the Scientific Collectors Permit issued to individuals performing any salvage activities requiring capture and/or handling of special status species.

The Department recommends that the above concerns be addressed in the CEQA document for the project.

Thank you for this opportunity to provide comment. Please contact Mr. Scott Harris, Environmental Scientist, at (626) 797-3170 if you should have any questions and for further coordination on the proposed project.

Sincerely,

Edmund J. Pert
Regional Manager
South Coast Region

cc: Ms. Helen Birss, Los Alamitos
Ms. Betty Courtney, Newhall
Ms. Terri Dickerson, Laguna Niguel
Mr. Dan Blankenship, Newhall
Mr. Scott Harris, Pasadena
Mr. Chris Dellith, US Fish and Wildlife Service, Carlsbad
State Clearinghouse, Sacramento

SPH: sph
Spharris/Los Angeles County Regional Planning, Lake View Estates/DEIR 2009

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

April 23, 2009

Letter 3

Michele Bush
Impact Analysis Section
Los Angeles County Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Dear Ms. Bush:

Subject: DEIR Comments for County Project No. 03-304, TT53933
Lake View Estates, Castaic.

Thank you for the opportunity to review the above referenced Draft Environmental Impact Report (DEIR). We believe the DEIR has adequately evaluated the majority of the project's impacts and has suggested appropriate, feasible mitigation measures. We would, however, offer the following recommendations for refinement and clarification: 1

Urban Services: The Urban Services Analysis worksheets which were prepared for Water, Sewer, Library and School were each prepared in 2003. Each of these analyses should be updated to account for development that has been constructed during the past six years, as well as other development projects which have been submitted or approved since 2003.

Traffic: The overall traffic mitigation measures listed in the DEIR appear adequate and have been accepted by L.A. County Department of Public Works. However, it is recommended that an additional traffic mitigation measure also address potential parking and traffic interface conflicts between proposed adjacent industrial/business park/commercial uses and future residential uses. Proposed mitigation measures might include a requirement to post signs on "A" street, south of the proposed industrial lots as "No Truck Parking" and "No Trucks over _____ pounds permitted beyond this point" in order to assure that commercial/industrial truck parking and traffic does not impact the future residential neighborhood. 2

Noise: There are numerous lots within the identified 65 CNEL contour which have not been specified for sound barrier mitigation. The DEIR should discuss what analysis or assumptions were used to determine that intervening house placement on other lots would provide adequate acoustic mitigation for these lots without barrier mitigation. 3

Proposed Mitigation Measure N-3(b) in the DEIR proposes six (6) foot high solid walls as acoustical barriers to mitigate the existing freeway noise impact from several of the exterior yard areas of the proposed residential lots. At a minimum, this mitigation is indicated for lots 1-8, 16-21, 60-67 and 70 and "shall incorporate six foot solid block sound barrier walls at the edge

of the property facing I-5." However, Figure 4.4-2 illustrates that implementing this mitigation should be clarified. For example, lots 1-5 have two potential "edges of the property" which may face I-5--- both a rear edge and a side edge. Within Lot 8 and Lot 21, the edge facing I-5 is the front yard, which is not feasible for enclosure with a 6 foot solid barrier due to driveways and wall height restrictions. A diagram showing locations where sound barriers are required would provide clarification. Where it is implemented, this mitigation measure will block the views of Lake Castaic that the project intends to create. It is highly likely that the future residents of this subdivision would prefer to accept the existing ambient noise environment and maintain their option of a lake view. Perhaps mitigation could consist of a mandated disclosure statement for the affected lots within the 65 CNEL contour, providing these home buyers the option of receiving a developer installed 6' high solid barrier or the option of knowingly accepting the ambient freeway noise condition and maintaining their views. CALTRANS has successfully employed these types of optional mitigation arrangements within their highway projects in the past, essentially offering homeowners with view lots an opportunity to decline the sound wall mitigation. 3

Visual Qualities: The City does not have specific concerns regarding the visual impacts of the project as depicted in the visual simulations. However, any alterations to the size, scale, and scope of the proposed commercial/industrial buildings beyond the one story scale that is illustrated on the simulation exhibits could result in intensified visual impacts. Further, the City is supportive of the County requiring the landscape buffering depicted on the visual simulations which helps to soften the visual impact of the project as viewed from the Old Road and Interstate 5. 4

Finally, the City has a number of comments on the proposed design of the subdivision map, which are not appropriate for inclusion in these DEIR comments. The City requests an opportunity to review and provide formal comments on the subdivision map when it is available. We would appreciate receiving a full size copy of the proposed subdivision map, and request to be notified of future Subdivision Committee Meetings of Planning Commission hearings concerning this project. 5

Sincerely,

David Koontz, AICP
Associate Planner

S:/CD/Current/IRP/IRP Files/Castaic 53933 EIR/Lakeview Estates EIR

cc: Paul Brotzman, Director of Community Development
Sharon Sorensen, Senior Planner
Mike Marshall, Assistant Planner II
Paul Novak, Land Use Deputy for 5th Supervisorial District
Rosalind Wayman, Field Deputy for 5th Supervisorial District
Susie Tae, Section Head, Land Division

South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • www.aqmd.gov

Letter 4

E-MAILED: APRIL 10, 2009

April 10, 2009

Ms. Michele Bush
County of Los Angeles
Department of Regional Planning
Impact Analysis Section
320 West Temple Street, 13th Floor
Los Angeles, CA 90012-3225

Draft Environmental Impact Report (Draft EIR) for the Proposed Lake View Estates Mixed Use Project

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the Lead Agency and should be incorporated into the Final Environmental Impact Report.

Pursuant to Public Resources Code Section 21092.5, please provide the AQMD with written responses to all comments contained herein prior to the adoption of the Final Environmental Impact Report. The SCAQMD staff would be happy to work with the Lead Agency to address these issues and any other questions that may arise. Please contact Gordon Mize, Air Quality Specialist – CEQA Section, at (909) 396-3302, if you have any questions regarding these comments. 1

Sincerely,

Susan Nakamura
Planning & Rules Manager
Planning, Rule Development & Area Sources

Attachment

SN:GM

LAC090310-01
Control Number

Construction Air Quality Analysis

1. In the Air Quality Analysis in Appendix D of Volume II of the Draft EIR, the lead agency estimated operational air quality impacts using the URBEMIS 2002 version 8.7.0 computer model. The lead agency should be aware that the most current version of the URBEMIS model, URBEMIS2007, was released in September 2007. If the lead agency uses the model for future projects, the SCAQMD recommends that URBEMIS2007 be used. URBEMIS 2007 version 9.2.4 can be accessed at http://www.urbemis.com/ or the lead agency can follow the calculation methodologies in Chapter 9 and the Appendix to Chapter 9 in the South Coast AQMD's CEQA Air Quality Handbook. Should the lead agency conclude after its analyses that construction or operational air quality impacts exceed the SCAQMD daily significance thresholds, staff has compiled mitigation measures to be implemented if the air quality impacts are determined to be significant. Mitigation measure suggestions can be found at http://www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html . 1

2. In Volume II Appendix D Air Quality Calculations, the lead agency uses a maximum acreage disturbed per day of 7.2 acres as shown in the URBEMIS2002 output sheets but in Volume I on page 4.6-6, the lead agency uses 5 acres per day for the purposes of estimating localized significance thresholds (LST) and further states that construction activity would be limited to the 5 acre per day figure. This apparent discrepancy should be reconciled in the Final EIR, and if the lead agency is going to disturb an area larger than five acres during construction, then Table 4.6-4 should be also be revised and the maximum acreage disturbed per day figure should be consistently applied as applicable throughout the Final EIR. Finally, if the lead agency is going to limit the amount of soil disturbance to five acres per day as stated on page 4.6-6, then the lead agency should formally adopt that 5-acre per day limit as an enforceable mitigation measure and include that measure in the Final EIR. 2

Construction Mitigation Measures

3. In Section III. Air Quality on page 15 of the Draft MND, the lead agency proposes mitigation measures MM 3-2 and MM 3-3 (the use of diesel particulate filters and aqueous diesel fuel) to reduce NOx emissions from construction vehicles and equipment. In Appendix A (URBEMIS Air Quality Modeling), the lead agency has activated these measures as shown in the URBEMIS 2007 output sheets along with an additional measure, the use of cooled exhaust gas recirculation (EGR).

   It is recommended that the lead agency investigate the availability of off-road mobile sources equipped with EGR, diesel particulate filters, and aqueous diesel fuel and demonstrate that they are available for the proposed project. Currently, the availability of these technologies is relatively limited, so they may not be available for use by the project proponent. Until the lead agency can demonstrate the availability of the low emission technologies, the lead agency should turn off these mitigation measures and not take credit for control efficiencies associated with them. 3

Construction Mitigation Measures

4. Because the lead agency has determined that the proposed project's short-term air quality impacts are estimated to exceed established daily significance thresholds for nitrogen oxide (NO_x), particulate matter PM10 and PM2.5, the SCAQMD recommends that the lead agency consider adding additional mitigation measures to further reduce construction air quality impacts from the project, if applicable and feasible. Mitigation measure suggestions can also be found at http://www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html:

Recommended additions:

The following is a list of additional recommended mitigation measures to Mitigation Measures AQ-1(a) and AQ(c)(d) further reduce fugitive dust and NOx:

Mitigation Measures for PM10 and PM2.5 Fugitive Dust: 4

- Install wheel washers where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip;
- Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM10 generation;
- Apply non-toxic soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more);
- Apply water three times daily, or non-toxic soil stabilizers according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces;
- Pave road and road shoulders;
- Traffic speeds on all unpaved roads to be reduced to 15 mph or less; and
- Sweep streets at the end of the day if visible soil is carried onto adjacent public paved roads (recommend water sweepers with reclaimed water).

Mitigation Measures for NOx:

- Use electricity from power poles rather than temporary diesel or gasoline power generators;
- Configure construction parking to minimize traffic interference;
- Provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow;
- Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site. Require construction equipment that meet or exceed Tier 2 standards and equip construction equipment with oxidation catalysts, particulate traps and demonstrate that these verified/certified technologies are available;

- Prohibit all vehicles from idling in excess of five minutes, both on- and off-site;
- Schedule construction activities that affect traffic flow on the arterial system to off-peak hour to the extent practicable; and
- Reroute construction trucks away from congested streets or sensitive receptor areas.

4

Siting of Sensitive Land Uses Near Industrial Uses or High Traffic Roadways

5. On page 2-12 and in Figure 2-7 of the Draft EIR, the lead agency proposed project includes 70 residential units on 11.18-acres (RPD-2.5U); and just northeast of the proposed residential units, three office building lots on 5.21-acres (M-1-DP [Development Plan]) are planned for development on the 47.25-acre site. Although the lead agency states on page 2-15 that the project would involve "business/professional office uses," the M-1 land use category would also allow "light, medium, and heavy industrial uses with service commercial."

   The SCAQMD would recommend that the lead agency consult the California Environmental Protection Agency (CAL/EPA) and the California Air Resources Board (CARB) document: "Air Quality and Land Use Handbook: A Community Health Perspective (April 2005) "(Handbook), which cautions against siting projects that include sensitive land uses (schools, residences, playgrounds, convalescent centers, nursing homes, long-term health care facilities, etc.) close to industrial or commercial facilities or high traffic roadways and the associated emissions that may lead to adverse health effects beyond those associated with regional air pollution in urban areas. The SCAQMD recommends that sensitive receptors be properly distanced from incompatible land uses as defined in the CARB Handbook. The Handbook is available at the following website: http://www.arb.ca.gov/ch/landuse.htm .

5

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

GAIL FARBER, Director

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

APR 22 2009

April 16, 2009

IN REPLY PLEASE
REFER TO FILE: LD-1

TO: Paul McCarthy
Department of Regional Planning

Attention Michele Bush

Letter 5

FROM: Steve Burger
Land Development Division
Department of Public Works

DRAFT ENVIRONMENTAL IMPACT REPORT
LAKE VIEW ESTATES: VESTING TENTATIVE TRACT NO. 53933
PROJECT NO. 03-304
SATE CLEARINGHOUSE NO. 2005051009

As requested, we reviewed the Draft Environmental Impact Report for the above-mentioned project. The proposed project includes subdivision that would allow for development of a 47.28 acre parcel with residential and business/office park uses in the unincorporated community of Castaic.

The following comments are for your consideration:

Waterworks

Section 4.14-1, Setting, (a) Water Supply and Distribution, states "The majority of the site is within NCWD boundaries; however, the northeastern portion of the property is outside of the NCWD boundaries and is within the service area for County of Los Angeles Waterworks District No. 36." This statement is inaccurate; the Waterworks District No. 36 service area does not extent to the proposed project site.

For questions regarding Waterworks comments, please contact Greg Even at (626) 300-3331.

If you have any other questions or require additional information, please contact Toan Duong at (626) 458-4921.

MA:ca
P:\CEQA\CDM\DRP – Lake View Estates: VTTM No. 53933, project No. 03-304-DEIR.doc

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

March 10, 2009

File No: SCV-00.04-00

Letter 6

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

Dear Ms. Bush:

Project No. 03-304, Vesting Tentative Tract Map No. 53933, Lake View Estates

The County Sanitation Districts of Los Angeles County (Districts) received a Draft Environmental Impact Report for the subject project on March 9, 2009. We offer the following comments regarding sewerage service:

- All information concerning Districts' facilities and sewerage service contained in the document is current.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin

Ruth I. Frazen
Customer Service Specialist
Facilities Planning Department

RIF:rf

c: D. Kitt

MAR 16

COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

April 1, 2009

Letter 7

TO: Michele Bush
Department of Regional Planning
Impact Analysis Section

FROM: Julie Yom JY
Park Planner

SUBJECT: **DRAFT ENVIRONMENTAL IMPACT REPORT**
LAKE VIEW ESTATES: VTTM NO. 53933
PROJECT NO. 03-304
STATE CLEARINGHOUSE NO. 2005051009

The Department of Parks and Recreation has reviewed the Draft Environmental Impact Report (DEIR) for the above project. We offer the following comments:

- The developer's Quimby obligation will be satisfied by the payment of $122,972 in-lieu fees.

- Provide regional park facilities for the enjoyment of the residents in the Santa Clarity Valley area by meeting the standard of six (6) acres per thousand population* as established in the County's General Plan. This could take several forms including but not limited to trails, trail heads, and additional facilities for the Santa Clarita Valley.

Thank you for including this Department in the environmental review process. If we may be of further assistance, please contact me at (213) 351-5127.

JY: tls: response to Lake View Estates DEIR

c: Parks and Recreation (Norma E. Garcia, Larry Hensley, Joan Rupert)

* Population (approximately 222) based on the anticipated growth relating to the number of projected dwelling units within the development.

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

(323) 890-4330

Letter 8

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

RECEIVED
JUL 1 - 2009

June 25, 2009

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

Dear Ms. Bush:

DRAFT ENVIRONMENTAL IMPACT REPORT, LAKE VIEW ESTATES: VTTM NO. 53933, PROJECT NO. 03-304, STATE CLEARINGHOUSE NO. 2005051009, LACO (FFER #200900050)

The Impact Report has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

1. We have the following corrections to Tables 4.13.-1 and -2 Fire Emergency Response Capabilities: Fire Station 149 also has an unstaffed patrol vehicle with a distance of 1.3 miles from the project site. Response times are not applicable to patrol vehicles. The distance for all resources at Fire Station 76 should be 3.5 miles and the response time for the Brush Patrol Unit should state "not applicable". 1

LAND DEVELOPMENT UNIT: 2

1. Please review the following attachment.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. 3
2. The proposed project will not have significant environmental impacts in these areas.

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 53933 Map Date March 31, 2009 - Ex. A

C.U.P. 03-304 Vicinity Castaic

☐ **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 503 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: **This project is cleared for Public Hearing. The following are conditions of approval: Proposed flag lot #7 shall provide a minimum paved driveway width of 20 feet on the flag strip. The on-site access for each commercial lot shall provide a minimum paved width of 28' clear to the sky. All hammerhead turnarounds and centerline turning radii shall comply to the Fire Department's turnaround standards. Indicate compliance prior to building permit issuance.**

By Inspector: *Juan C. Padilla* Date May 27, 2009

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

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 53933 Tentative Map Date March 31, 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 COMMERCIAL fire flow for the 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 RESIDENTIAL fire flow for the public fire hydrants at this location is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow

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

☒ Fire hydrant requirements are as follows:

Install 4 COMMERCIAL public fire hydrant(s). Install 4 RESIDENTIAL public fire hydrant(s).

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

☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
☒ Location: As per map on file with the office.
☒ Other location: **Additional on-site fire hydrant locations will be established during the building plan check review process.**

☒ 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 require fire hydrants shall be installed and tested or bonded for prior to Final Map clearance.**

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 May 27, 2009

HEALTH HAZARDOUS MATERIALS DIVISION:

1. The review of the "initial study" contained in the Environmental Impact Report and the search of our database does not indicate to any use or release of hazardous materials on-site. In the absence of any known significant release of hazardous materials, the Health Hazardous Materials Division has no objection with the proposed development. 4

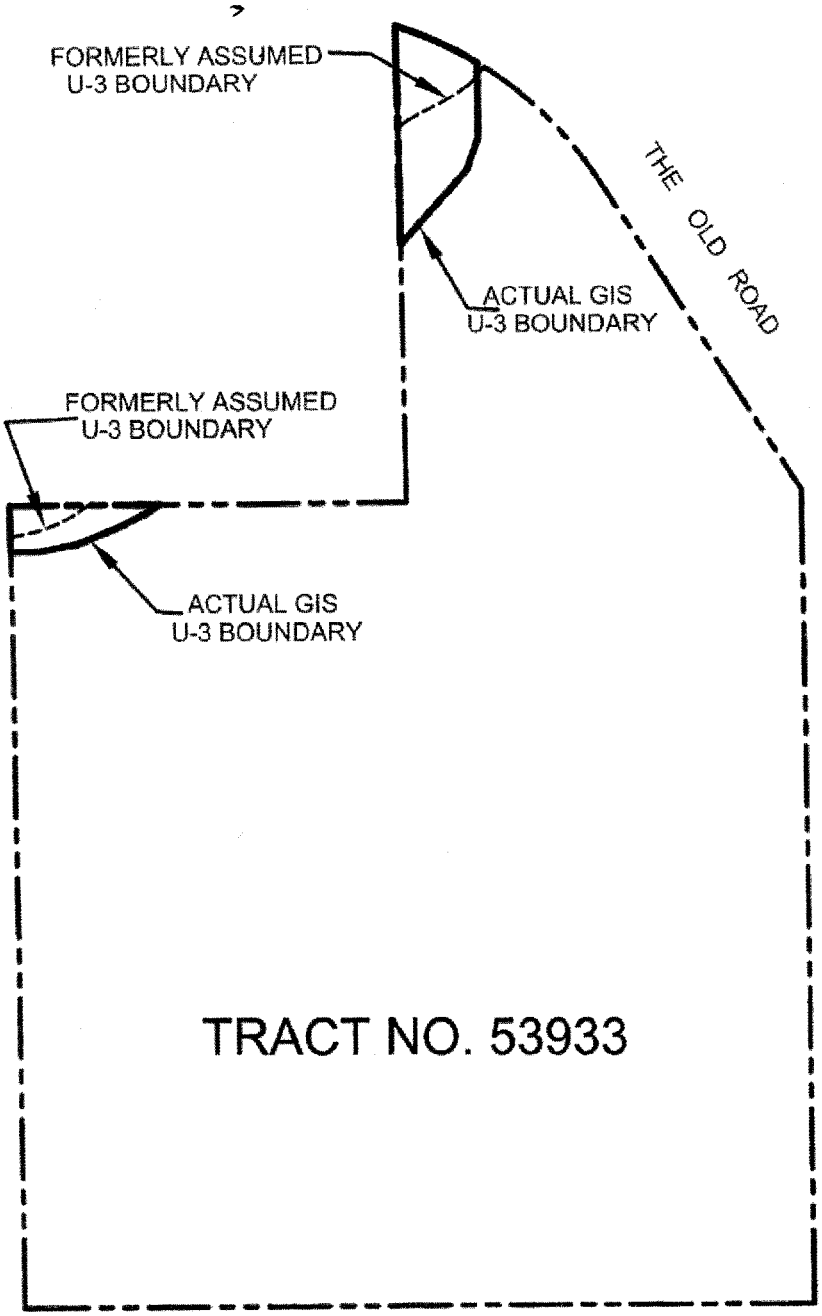
If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

FV:lj

Enclosure



ACTUAL GIS VERSUS ASSUMED U-3 BOUNDARY

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

July 22, 2010

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

FROM: Alejandrina C. Baldwin, Principal Regional Planner
Land Divisions Section

SUBJECT: PROJECT NO. 03-304-(5) "Lake View Estates"
ZONE CHANGE CASE NO. 03-304
CONDITIONAL USE PERMIT CASE NO. 03-304
OAK TREE PERMIT CASE NO. 03-304
VESTING TENTATIVE TRACT MAP NO. 53933

AUGUST 4, 2010; AGENDA ITEM NO. 6 a, b, c, d, e

PROJECT BACKGROUND

The Project, known as Lake View Estates, proposes a clustered residential development of 70 single-family residential lots, three commercial lots, four open space lots, one private park lot and one public facility lot on 47.25 gross acres.

The project was originally filed with a zone change request to change zoning from A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) to RPD-5,000-2.5U (Residential Planned Development—5,000 Square Feet Minimum Required Lot Area-2.5 Dwelling Units Per Acre) on approximately 42 acres, and M-1-DP (Light Industrial-Development Program) on approximately 5.2 acres; a conditional use permit 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 Residential Planned Development and Development Program zoning; and an oak tree permit to authorize the removal of 13 oak trees (nonheritage oaks) and encroachment of up to eight oak trees (two heritage oaks).

JUNE 2, 2010 PUBLIC HEARING

During the June 2, 2010 insist public hearing, staff briefly described the project, entitlements requested, and the four remaining project holds. Project holds were: discrepancy between the number of oak tree encroachments requested and number of

oak trees depicted within the Oak Tree Exhibit which may be encroached upon; a revised Slope Density Analysis Map to determine the project's midpoint and maximum density; revision to the residential zone change to appropriately reflect the proposed project density and design; and final project documents including the Final Environmental Impact Report ("Final EIR"), Findings of Fact and Statement of Overriding Considerations ("SOC"), and project findings and conditions.

Your Commission heard a presentation by the project applicant, and continued the matter to August 4, 2010 to allow for the applicant to work with staff in resolving the four project holds and returning with a complete project.

PROJECT HOLDS CLEARED

Since the June 2, 2010 continued public hearing, the oak tree permit request, oak tree permit burden of proof, and slope density analysis map have been revised and updated by the applicant. Staff has received a letter from the applicant accepting staff's recommendation to revise the residential zone change to RPD-5,000-1.9U. The comment period for the Draft Environmental Impact Report has closed and the Final EIR and the SOC have been prepared and available for public review as well as review by commenting agencies. All final documents, including findings and conditions, have been drafted and are attached. All outstanding holds have been released.

Oak Tree Permit

The applicant revised its Oak Tree Permit to request 20 oak tree encroachments (two heritage oaks) instead of a maximum of eight oak tree encroachments. The request to remove a total of 13 oak trees (nonheritage) remains the same. Due to the change in the applicant's request, new notice for this project was provided at least 30 days prior to the date of this hearing. A new sign with updated entitlement request was posted on the project site; a new notice was mailed to all property owners within 1,000 feet of the project boundary; and the new description was advertised within The Signal and La Opinion newspapers.

Slope Density Analysis Map

The applicant submitted a revised slope density analysis map that accurately reflects the Urban 3 ("U3") land use acreage within the project site. The density calculations for this project, based on this slope density analysis map, are a low of 26 units, midpoint of 52 units, and maximum density of 77 units.

Residential Zone Change

The applicant submitted a letter accepting staff's recommendation for the RPD-5,000-1.9U zone instead of the proposed RPD-5,000-2.5U zone originally proposed as part of the project. The residential portion of the project is proposed at a density of 1.9 dwelling units per acre, with a proposed minimum lot size of 5,000 square feet. The proposed zone designation of 1.9 dwelling units per acre for the 47.25 acre site would result in a minimum required lot area of 22,926 square feet. Pursuant to the Density Controlled Development CUP, the applicant may cluster development on a portion of the project site and utilize smaller lots than would otherwise be required in the zone with the density being averaged across the project site, rather than calculated on a parcel-by-parcel basis. As proposed, the project would cluster development on the 42.04 acre portion of the project site, with 5,000-square-foot minimum lots that, when averaged across the project site, would collectively conform to the minimum lot area requirements of the RPD-5,000-1.9U zone classification.

Final Documents

The Final Environmental Impact Report ("EIR") including the Mitigation Monitoring and Reporting Program ("MMP"), Findings of Fact and Statements of Overriding Considerations ("SOC") and Draft EIR, project findings and conditions are attached for the Commission's consideration.

ADDITIONAL CORRESPONDENCE

Since the June 2, 2010 public hearing, two letters have been received. One was received from the United States Department of Interior commenting on the Draft EIR, and a copy of the Castaic Area Town Council's letter generated on July 20, 2009 in support of this project was also received. Both letters are attached. [NOTE: Was the letter from the US Dept of the Interior responded to in the FEIR?]

STAFF EVALUATION

Project Density and Design

The project is consistent with zoning, and the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Countywide General Plan, as it is transferring density from urban to nonurban to reduce exposure to natural hazards, to minimize adverse visual impacts on neighboring residential uses, and to promote superior design. Geological and topographic data has been submitted through a Density Transfer Exhibit depicting areas not suitable for development due an earthquake fault zone and steeply sloping topography. Through the Density-Controlled Development CUP, the project will also be promoting a more sensitive design that clusters development towards the middle of the property minimizing adverse visual impacts on neighboring uses and reducing exposure to natural hazards. The project's infrastructure and community benefits, including infrastructure improvements in The Old Road and construction of an active park site,

balance against the project's requested density closer to the maximum density permitted by hillside management.

RECOMMENDATION

Therefore, staff recommends that your Commission close the public hearing and certify the Final EIR and adopt the Findings of Fact and Statement of Overriding Considerations. Staff also recommends your Commission approve the vesting tentative tract map, CUP, and oak tree permit; and recommend to the Board of Supervisors approval of the zone change.

Recommended Motion: "I move that the Regional Planning Commission close the public hearing; and certify the Final EIR and adopt the Findings of Fact and Statement of Overriding Considerations and Mitigation Monitoring Program."

Recommended Motion: "I move that the Regional Planning Commission approve Vesting Tentative Tract Map No. 53933, Conditional Use Permit Case No. 03-304, and Oak Tree Permit Case No. 03-304; and recommend to the Board of Supervisors approval of Zone Change Case No. 03-304."

SMT:ACB
7/22/10

Attachments: Draft Resolution
Draft Findings
Draft Conditions
Revised Oak Tree Permit Burden of Proof
Additional Correspondence
Applicant Letter
Final Environmental Impact Report with Mitigation Monitoring Program
Findings of Fact and Statement of Overriding Considerations

A DRAFT RESOLUTION OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
RELATING TO ZONE CHANGE CASE NO. 03-304

WHEREAS, the Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing regarding Zone Change Case No. 03-304, Vesting Tentative Tract Map No. 53933, Conditional Use Permit Case No. 03-304, and Oak Tree Permit Case No. 03-304 on June 2, 2010 and August 4, 2010; and

WHEREAS, Commission finds as follows:

1. The applicant, Bahram Safavi and Can Shelter Inc., is proposing to develop a clustered residential development of 70 single-family residential lots, three commercial lots, four open space lots, one private park lot and one public facility lot on 47.25 gross acres. The applicant also proposes to remove 13 oak trees (nonheritage oaks) and encroach within the protected zone of 20 oak trees (including two heritage oaks).

2. Zone Change Case No. 03-304 is a request by the applicant to change the zoning from A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) to RPD-5,000-1.9U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-1.9 Dwelling Units Per Acre) on 42.04 acres and M-1-DP (Light Industrial-Development Program) on 5.21 acres. The Development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new zone change and/or conditional use permit ("CUP") is first obtained.

3. Vesting Tentative Tract Map No. 53933 is a related request to create 79 lots (70 single-family residential lots, three commercial lots, four open space lots, one private park lot and one public facility lot) on 47.25 gross acres.

4. Conditional Use Permit Case No. 03-304 is a related request 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 Residential Planned Development and Development Program zoning pursuant to Sections 22.20.460, 22.40.040, 22.40.070, 22.40.080, 22.56.205, 22.56.210, and 22.56.215.

5. Oak Tree Permit Case No. 03-304 is a related request to authorize removal of 13 oak trees (nonheritage oaks) and encroachment within the protected zone of 20 oak trees (including two heritage oaks) pursuant to Section 22.56.2060.

6. Approval of the vesting tentative tract map, conditional use permit, and oak tree permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board of Supervisors") has adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

7. The subject site is located parallel to and southwest of The Old Road and Golden State Freeway (I-5), south of Parker Road and north of Villa Canyon Road, within the Castaic Canyon Zoned District and Castaic Area Community Standards District ("CSD"), within the unincorporated area of Santa Clarita Valley.

8. The rectangular-shaped property is 47.25 acres in size with ridges, intervening canyons and level terrain. Approximately 20 percent of the subject property has zero to 25 percent slopes, 25 percent has 25 to 50 percent slopes, and 55 percent has slopes greater than 50 percent.

9. The project site is currently zoned A-2-2, which was established by Ordinance No. 7486 on April 3, 1959. The project proposes a zone change from A-2-2 to RPD-5,000-1.9U on 42.04 acres and to M-1-DP on 5.21 acres. Surrounding zoning includes RPD-9,000-6.5U (Residential Planned Development-9,000 Square Feet Minimum Required Lot Area-6.5 Dwelling Units Per Acre), R-3-13U-DP (Limited Multiple Residence-13 Dwelling Units Per Acre-Development Program) and CPD (Commercial Planned Development) to the north; A-2-2 and M-1-DP to the east; A-2-2 to the south; and A-2-2 to the west.

10. The subject property consists of four vacant lots. Surrounding uses include a mobile home park, multi-family and truck dealership to the north; building materials yard and I-5 Freeway to the east; vacant to the south; and vacant to the west.

11. Access to the proposed development is provided by The Old Road, a varying 80 to 84-foot wide secondary highway, onto a varying 60 to 66-foot new commercial "A" Street which will turn into a collector street within the project. Three 58-foot-wide cul-de-sac streets will connect to the collector street.

12. The approved vesting tentative tract map and Exhibit "A", dated March 31, 2009, depicts 70 single-family lots clustered over approximately 42.04 acres in the middle portion of the project site. The single-family lots range in size from 5,003 to 16,927 net square feet and are designed along one main collector street (varying 60 to 64 feet in width) and four connecting (58 feet wide) cul-de-sac streets in a clustered design within the interior of the project. The residential lots are designed with frontage ranging from 40 to 90 feet in width and average 6,000 square feet.

    Three commercial lots are designed at the entrance of the development with frontage on the interior 66-foot wide commercial Street "A". A commercial building for retail

and/or professional office use is depicted on each commercial lot. The three commercial buildings will total 69,250 square feet. A total of 277 parking spaces are depicted within the three commercial lots which will provide required parking to a combination of office and retail uses. No eating establishments are depicted or proposed.

A total of 640,000 cubic yards each of cut and fill earthwork (total of 1.28 million cubic yards) is shown to be balanced on-site. The grading will consist of on-site improvements including development of single-family residential lots, and on-site and off-site improvements along The Old Road.

The Oak Tree Exhibit, dated May 21, 2008, depicts a total of 33 oak trees (two heritage oaks). A total of 24 oak trees (nonheritage oaks) are within the project site and nine oak trees (two heritage oaks) are outside of the project site adjacent to the southern and western project boundaries. All 13 oak trees (nonheritage) depicted to be removed are within the project boundary and located within proposed commercial lots (three oak trees) and graded slopes (10 oak trees). Up to 20 oak trees (two heritage oaks) are depicted to be encroached upon by proposed grading of manufactured slopes; 11 of the encroachments are within the project boundary and nine are outside of the western project boundary.

A 4.1-gross (3.7 net) acre private park is depicted on the west side of the project site, at the end of the proposed Street "A". The private park is designed with a picnic area, basketball court, tot lot and five-foot wide trail designed within the lot.

13. The property is depicted in the HM (Hillside Management-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 M (Industry) land use categories of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Residential development is permitted within the N2 and HM land use categories.

14. The single-family residential portion of the project is consistent with the existing zoning classifications. Single-family residential development is permitted in the A-2 and proposed zone pursuant to Section 22.24.120 of the Los Angeles County Code ("County Code") and the proposed RPD-5,000-1.9U zone per Section 22.20.460 of the County Code. The applicant has requested a CUP to authorize a clustered design within the middle area as a density-controlled development pursuant to Section 22.24.150 and 22.56.205 of the County Code, which reduces the lot sizes to less than the 22,926 square feet required by the proposed zone with minimum of 5,000 square feet.

15. The proposed retail and office uses within the commercial lots are consistent with the proposed M-1-DP proposed zoning classification. A CUP has been requested for the proposed DP zone to ensure that the development will comply with the proposed designs and exhibits as submitted to the Commission.

16. Development on the proposed parcels must comply with the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.

17. The proposed project is exempt from the Castaic Area CSD. The Castaic Area CSD was adopted by the Los Angeles County Board of Supervisors on November 30, 2004, and effective on December 30, 2004. The proposed project was filed on October 1, 2003 and deemed a complete application before the effective date of the Castaic Area CSD.

18. Letters received and submitted to the Commission include State of California Governor's Office of Planning and Research, California Natural Resources Agency Department of Fish and Game, City of Santa Clarita, and Air Quality Management District South Coast Air Quality Management District.

19. The project was advertised for the June 2, 2010 public hearing within the Signal Newspaper and La Opinion on May 3, 2010.

20. During the June 2, 2010 public hearing, the Commission heard a presentation from staff. After opening the public hearing, the Commission also heard testimony from the applicant.

21. During the June 2, 2010 public hearing, staff presented the proposed subdivision with the associated zone change, CUP, and oak tree permit and recommended a continuance to date certain to allow additional time for the remaining holds to be cleared. Remaining holds included clarification of the oak tree permit and proposed encroachments, updated slope density analysis map, clarification of the proposed residential zone change, and final project documents.

22. During the June 2, 2010 public hearing, the Commission heard a presentation from the representative, Ron Druschen, which stated that this development will construct the most difficult portion of The Old Road capital improvement project, and that they are willing to offer the private trail and trailhead to the Los Angeles County Department of Parks and Recreation to connect to future County trails. The private trail is solely designed within Private Park Lot No. 74 without connection to a separate trail or lot.

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23. During the June 2, 2010 public hearing, the Commission commented on the project, they noting that photovoltaic structures on the roof of the single-family structures may improve the project; that the commercial buildings are well located in relation to the visual impact of the project, the project's access is taken by the natural opening to the property from The Old Road, and that two of the three significant impacts identified in the DEIR would be temporary impacts during construction of the project.

24. At the end of the June 2, 2010 public hearing, the Commission voted to continue the hearing to August 4, 2010, to allow the applicant to work with staff in to resolve the remaining outstanding holds and for the final documents to be prepared.

25. Subsequent to the June 2, 2010 public hearing, the applicant modified the oak tree permit application to request the encroachment of up to 20 trees instead of up to eight trees as originally proposed. Due to the change in the requested permit by the applicant this project was re-noticed. A new notice was posted on the property, mailed to all property owners within 1,000 feet of the project property boundary, and sent to the Signal and La Opinion newspapers.

Add description of August 4, 2010 proceedings

26. The proposed project is required to comply with the development standards of the RPD-5,000-1.9U zone pursuant to Section 22.20.460 and M-1-DP zone pursuant to Section 22.32.040 and 22.40.040 of the County Code.

27. The zone change is consistent with the goals and policies of the General Plan and the Plan, a component of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development. The proposed non-industrial use, individually or in combination with adjacent uses, will not adversely impact the viability of surrounding areas for the maintenance or expansion of industrial activities and the compatibility of the proposed non-industrial use with current and future industrial activities in the area is ensured through specific site plan review and approval.

28. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Forester and Fire Warden, Parks and Recreation, Public Health and Regional Planning.

29. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures, as shown on the site plan and Vesting Tentative Tract Map No. 53933 dated March 31, 2009.

30. Compatibility with surrounding land uses will be ensured through the related subdivision, conditional use permit, and oak tree permit conditions.

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31. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.

32. The subject property is a proper location for the recommended zoning classification in that the recommended zoning classification for the subject property is compatible with adjacent and/or nearby zoning classifications and/or land uses. There is existing RPD and M-1-DP zoning in the areas adjacent to the proposed zone change area.

33. The adoption of the proposed zoning classification will be in the interest of public health, safety and general welfare, and in conformity with good planning practices in that the proposed zoning classification implement a project designed consistently with adjacent residential developments.

34. Adoption of the proposed zone change will enable the development of the subject property as proposed.

35. The applicant in this case has satisfied the "Burden of Proof" for the requested Zone Change which is needed and appropriate.

36. A Final Environmental Impact Report ("EIR") has been prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Final EIR consists of the Draft EIR dated May 2010, the Technical Appendices to the Draft EIR dated May 2010, the Final EIR including Responses to Comments dated July 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.

37. The Commission reviewed and considered the Final EIR and found that it reflects the independent judgment of the County. As stated in the Final EIR and Findings of Fact and SOC, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse impacts upon air quality (temporary during construction), noise (temporary during construction), and biological resources (cumulative), identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions for this project.

38. With respect to the adverse effects upon air quality (temporary during construction), noise (temporary during construction), and biological resources (cumulative), the Commission determined that the substantial benefits resulting from the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings and SOC.

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39. A Mitigation Reporting and Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Final EIR was prepared, and its requirements are incorporated into the conditions of approval for this project.

40. The MMP in conjunction with the Final EIR identified in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment are ensured.

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

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

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

1. Hold a public hearing to consider the above recommended zone change; and

2. Certify that the Final EIR has been completed in compliance with the California Environmental Quality Act, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and

3. Approve the Final EIR prepared for the project and certify that it has reviewed and considered the information contained therein; and

4. Find that the significant adverse effects of the project have been reduced to an acceptable level as outlined in the attached Environmental Findings of Fact and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached; and

5. Approve and adopt the MMP for the proposed project, incorporated in the Final EIR, and pursuant to Section 21081.6 of the Public Resources Code, find that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and

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6. Find that the proposed change of zone are consistent with the goals, policies and programs of the Santa Clarita Valley Area Plan, a component of the Los Angeles Countywide General Plan; and

7. Approve Zone Change Case No. 03-304 and adopt an ordinance changing the zoning classification on the property as depicted on the attached Exhibit and described hereinabove.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on August 4, 2010.

_____

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

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CHANGE OF PRECISE PLAN

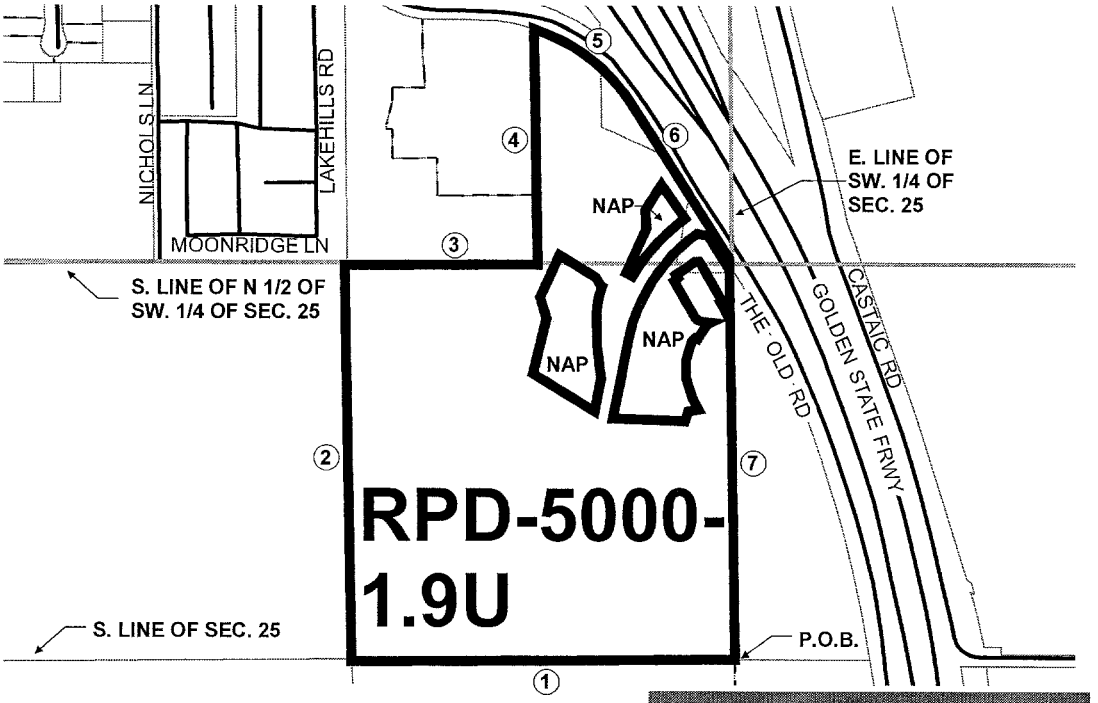
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03-304

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 1 (PAGE 1 OF 4) OF 4

LEGAL DESCRIPTION:

THAT PORTION OF SW. 1/4 OF SEC.25, T.5N, R.17W, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA WHICH LIES WITHIN THE FOLLOWING DESCRIBED AS FOLLOWS: BEGINNING AT THE SE'LY CORNER OF SAID SW. 1/4:

(1) S.89°39'03"W., 1308.24' TO SW'LY CORNER OF SE. 1/4 OF SAID SW. 1/4;

(2) N.00°59'29"W., 1329.36' TO SW'LY CORNER OF NE. 1/4 OF SAID SW. 1/4 AS SHOWN ON MAP OF TRACT NO. 34365 FILED IN BOOK 1032 PAGES 32, 33 AND 34, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LOS ANGELES;

(3) N.89°42'13"E., 655.93'

(4) N.00°54'51"W., 787.37' TO A POINT IN THAT CERTAIN CURVE CONCENTRIC WITH AND 40.00' SW'LY, MEASURED RADIALLY, FROM THAT CERTAIN 650.00' RADIUS CURVE IN THE EXISTING CENTER LINE OF "THE OLD ROAD" AS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-5280-3 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF THE COUNTY OF LOS ANGELES,

(5) RADIAL DIRECTION: N.16°52'21"E.
CENTRAL ANGLE: 40°11'50"
ARC: 427.96';

(6) S.32°55'49"E., 613.07' TO THE E'LY LINE OF SAID SW. 1/4;

(7) S.00°50'11"E., 1345.29' TO THE POINT OF BEGINNING.

CONTAINING 47.27 ACRES MORE OR LESS.

EXCEPTING THEREFROM THAT PORTION THEREOF WHICH LIES WITHIN THE FOLLOWING DESCRIBED BOUNDARIES;

CONTINUE TO PAGE 2 OF MAP 1.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 300 600

FEET

COUNTY ZONING MAPS
285H097
285H101
288H097
288H101

DIGITAL DESCRIPTION: \ZCO\ZD_CASTAIC_CANYON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

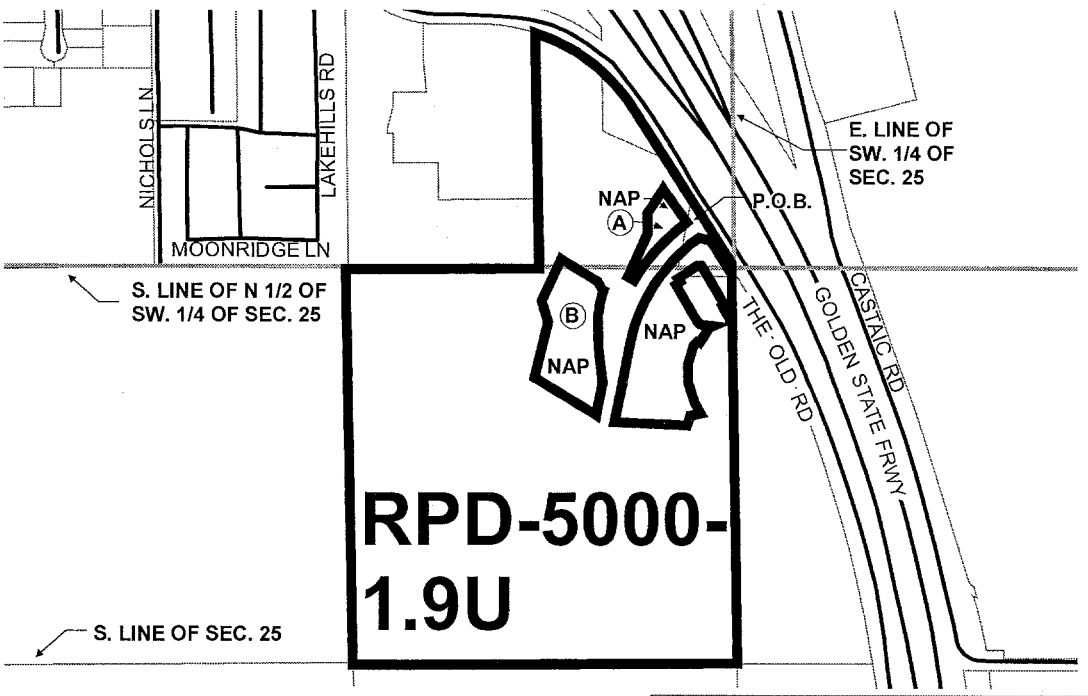
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03-304

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 1 (PAGE 2 OF 4) OF 4

LEGAL DESCRIPTION: CONTINUED FROM PAGE 1

Ⓐ PARCEL A:

COMMENCING AT A POINT IN THAT CERTAIN COURSE ABOVE DESCRIBED AS HAVING A BEARING AND LENGTH OF S.32°55'49"E., 613.07' DISTANT THEREON S.32°55'49"E., 451.10' FROM THE NW'LY TERMINUS OF SAID CERTAIN COURSE; THENCE S.57°04'11"W., 24.40' TO THE BEGINNING OF A TANGENT CURVE CONCAVE SE'LY AND HAVING A RADIUS OF 619.00'; THENCE ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 02°41'24" A DISTANCE OF 29.06' TO A RADIAL THEREOF WHICH BEARS N.35°37'13"W.; THENCE N.35°37'13"W., 33.00' ALONG SAID LAST MENTIONED RADIAL TO THE **TRUE POINT OF BEGINNING**; THENCE N.35°37'13"W., 138.17'; THENCE S.32°39'05"W., 99.97'; THENCE S.02°09'16"E., 62.02'; THENCE S.24°43'17"W., 161.43'; THENCE S.58°53'41"E., 24.60' TO A POINT IN A CURVE CONCENTRIC WITH AND 33.00' NW'LY, MEASURED RADIALLY, FROM ABOVE DESCRIBED 619.00' RADIUS CURVE, A RADIAL OF SAID LAST MENTIONED CURVE TO SAID LAST MENTIONED POINT BEARS N.58°53'41"W.; THENCE NE'LY ALONG SAID LAST MENTIONED CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 23°16'28" A DISTANCE OF 264.85' TO THE **TRUE POINT OF BEGINNING**.

Ⓑ PARCEL B:

COMMENCING AT A POINT IN THAT CERTAIN COURSE ABOVE DESCRIBED AS HAVING A BEARING AND LENGTH OF "S.32°55'49"E., 613.07"' DISTANT THEREON S.32°55'49"E., 451.10' FROM THE NW'LY TERMINUS OF SAID CERTAIN COURSE; THENCE S.57°04'11"W., 24.40' TO THE BEGINNING OF A TANGENT CURVE CONCAVE SE'LY

CONTINUE TO PAGE 3 OF MAP 1.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- **NAP** NOT A PART

N

0 300 600

FEET

COUNTY ZONING MAPS
285H097
285H101
288H097
288H101

DIGITAL DESCRIPTION: \ZCO\ZD_CASTAIC_CANYON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

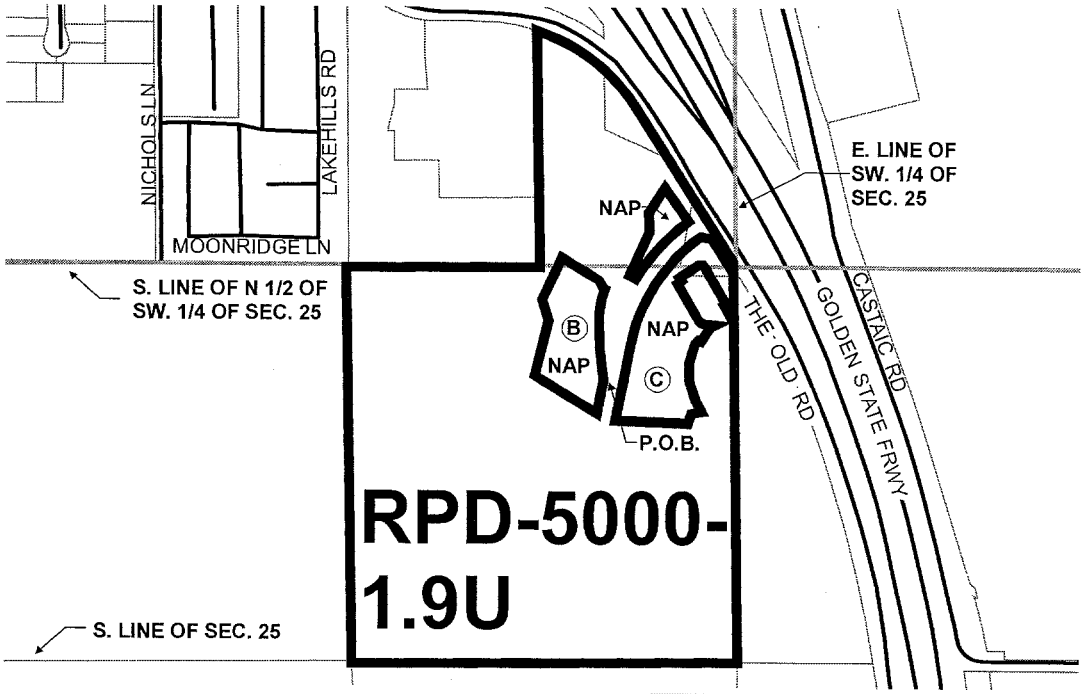
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03-304

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 1 (PAGE 3 OF 4) OF 4

LEGAL DESCRIPTION: CONTINUED FROM PAGE 2

ⒷPARCEL B (CONTINUED):

AND HAVING A RADIUS OF 619.00'; THENCE ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 45°41'55" A DISTANCE OF 493.71'; THENCE TANGENT TO SAID LAST MENTIONED CURVE S.11°22'16"W., 136.85'; THENCE N.78°37'44"W., 33.00' TO THE **TRUE POINT OF BEGINNING**; THENCE N.06°35'43"W., 111.85'; THENCE N.02°43'09"W., 60.63'; THENCE N.00°54'06"E., 55.86'; THENCE N.09°23'36"E., 41.94'; THENCE N.13°48'06"E., 7.48'; N.16°38'59"E., 33.12; THENCE N.62°16'44"W., 3.26'; THENCE N.31°05'19"W., 32.46'; THENCE N.58°50'50"W., 146.69'; THENCE S.25°11'18"W., 154.74'; THENCE S.16°35'44"E., 73.26'; THENCE S.13°59'08"W., 191.30'; S.58°58'28"E., 246.24' TO A LINE PARALLEL WITH AND 33.00' W'LY, MEASURED AT RIGHT ANGLES, FROM THE ABOVE DESCRIBED COURSE HAVING A BEARING AND LENGTH OF "S.11°22'16"W., 136.85'"; THENCE ALONG SAID PARALLEL LINE N.11°22'16"E., 111.87' TO THE **TRUE POINT OF BEGINNING**.

ⒸPARCEL C:

COMMENCING AT A POINT IN THAT CERTAIN COURSE ABOVE DESCRIBED AS HAVING A BEARING AND LENGTH OF "S.32°55'49"E., 613.07'" DISTANT THEREON S.32°55'49"E., 451.10' FROM THE NW'LY TERMINUS OF SAID CERTAIN COURSE; THENCE S.57°04'11"W., 24.40' TO THE BEGINNING OF A TANGENT CURVE CONCAVE SE'LY AND HAVING A RADIUS OF 619.00'; THENCE ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 45°41'55" A DISTANCE OF 493.71'; THENCE TANGENT TO SAID LAST MENTIONED CURVE S.11°22'16"W., 258.70'; THENCE S.78°37'44"E., 33.00' TO A POINT IN

CONTINUE TO PAGE 4 OF MAP 1.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 300 600

FEET

COUNTY ZONING MAPS

285H097

285H101

288H097

288H101

\ZCO\ZD_CASTAIC_CANYON\

THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

WAYNE REW, CHAIR

RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

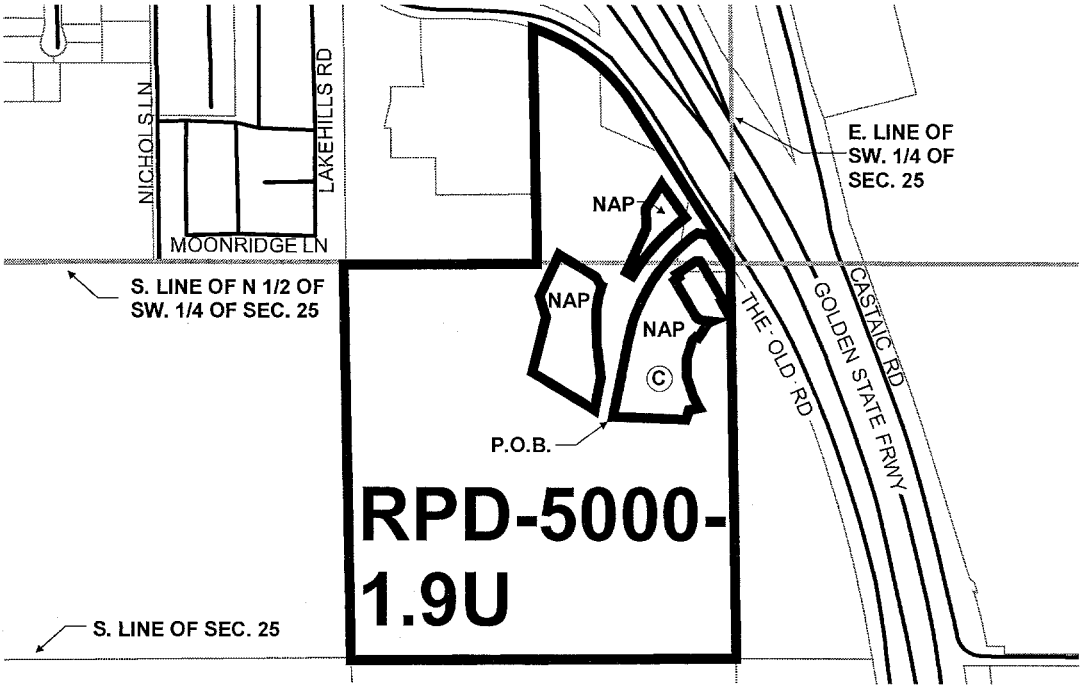
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03-304

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 1 (PAGE 4 OF 4) OF 4

LEGAL DESCRIPTION: CONTINUED FROM PAGE 3

ⒸPARCEL C (CONTINUED):

A LINE PARALLEL WITH AND 33.00' E'LY, MEASURED AT RIGHT ANGLES, FROM SAID LAST MENTIONED COURSE HAVING A BEARING AND LENGTH OF "S.11°22'16"W., 258.70'" SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID PARALLEL LINE N.11°22'16"E., 258.70' TO THE BEGINNING OF A CURVE CONCENTRIC WITH AND 33.00' SE'LY, MEASURED RADIALLY, FROM SAID 619.00' RADIUS CURVE; THENCE NE'LY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 43°25'05" A DISTANCE OF 444.07'; THENCE S.79°07'19"E., 38.41' TO A LINE PARALLEL WITH THE CENTER LINE OF ABOVE DESCRIBED "THE OLD ROAD"; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE S.32°55'49"E., 133.81' TO THE E'LY LINE OF SAID SW ¼; THENCE ALONG SAID LAST MENTIONED E'LY LINE S.00°50'11"E., 168.46'; THENCE N.29°21'05"W., 67.85'; THENCE N.55°26'25"E., 8.18'; THENCE N.30°27'07"W., 146.57'; THENCE N.36°59'32"W., 5.60' ; THENCE S.88°06'36"W., 14.86'; THENCE S.57°12'30"W., 78.59'; THENCE S.33°23'49"E., 13.09'; THENCE S.54°23'17"W., 15.62'; THENCE S.30°06'02"E., 139.19' TO THE BEGINNING OF A TANGENT CURVE CONCAVE NE'LY AND HAVING A RADIUS OF 30.00'; THENCE SE'LY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 52°46'19" A DISTANCE OF 27.63'; THENCE TANGENT TO SAID LAST MENTIONED CURVE S.82°52'21"E., 32.16'; THENCE S.68°43'12"W., 11.74'; THENCE S.34°09'57"W., 60.19'; THENCE N.70°38'10"W., 8.03'; THENCE S.45°27'58"W., 16.97'; THENCE S.16°48'48"W., 67.45'; THENCE S.00°13'13"E., 59.27'; THENCE S.17°50'14"E., 71.54'; THENCE S.29°48'49"E., 41.19'; THENCE S.80°04'33"W., 35.69'; THENCE S.18°17'20"W., 36.07'; THENCE N.84°24'02"W., 24.62';THENCE N.88°00'25"W., 221.75' TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 42.06 ACRES MORE OR LESS.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- **NAP** NOT A PART

N

0 300 600

FEET

COUNTY ZONING MAPS
285H097
285H101
288H097
288H101

\ZCO\ZD_CASTAIC_CANYON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

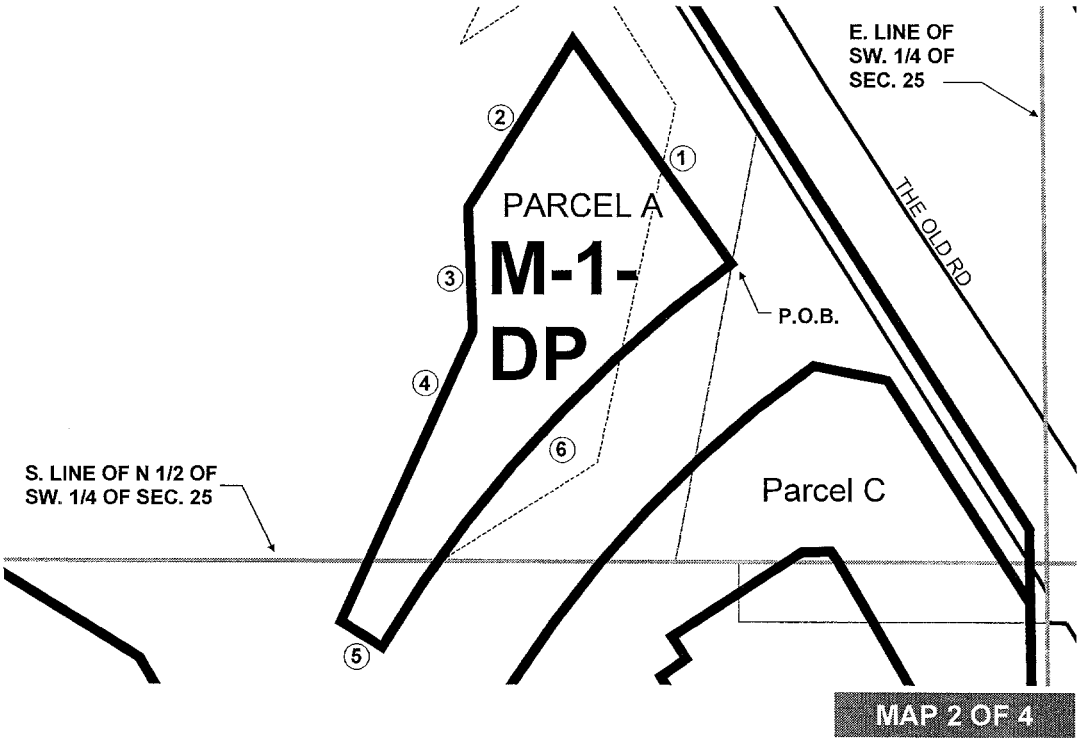
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03-304

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 2 OF 4

LEGAL DESCRIPTION:

PARCEL A:

THAT PORTION OF SW., ¼ OF SEC. 25, T.5N., R.17W., SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA WHICH LIES WITHIN THE FOLLOWING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THAT CERTAIN COURSE IN THE CENTER LINE OF THE "THE OLD ROAD" AS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-5280-3 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF THE COUNTY OF LOS ANGELES SHOWN ON SAID MAP AS HAVING A BEARING AND LENGTH OF "N.32°55'49"W., 746.34'" DISTANT S.32°55'49"E., 451.10' FROM THE N'LY TERMINUS OF SAID CERTAIN COURSE; THENCE S.57°04'11"W., 64.40' TO THE BEGINNING OF A TANGENT CURVE CONCAVE SE'LY AND HAVING A RADIUS OF 619.00'; THENCE ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 02°41'24" A DISTANCE OF 29.06' TO A RADIAL THEREOF WHICH BEARS N.35°37'13"W.; THENCE N.35°37'13"W., 33.00' ALONG SAID LAST MENTIONED RADIAL TO THE **TRUE POINT OF BEGINNING**;

(1) N.35°37'13" W., 138.17';
(2) S.32°39'05" W., 99.97';
(3) S.02°09'16" E., 62.02';
(4) S.24°43'17" W., 161.43';
(5) S.58°53'41"E., 24.60' TO A POINT IN A CURVE CONCENTRIC WITH AND 33.00' NW'LY, MEASURED RADIALLY, FROM ABOVE DESCRIBED 619.00' RADIUS CURVE
(6) NE'LY ALONG SAID LAST MENTIONED CONCENTRIC CURVE
RADIAL DIRECTION: N.58°53'41" W.
CENTRAL ANGLE: 23°16'28"
ARC: 264.85' TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 0.46 ACRES MORE OR LESS.

DIGITAL DESCRIPTION: \ZCO\ZD_CASTAIC_CANYON\

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA

N

0 50 100 FEET

COUNTY ZONING MAPS
288H097
288H101

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

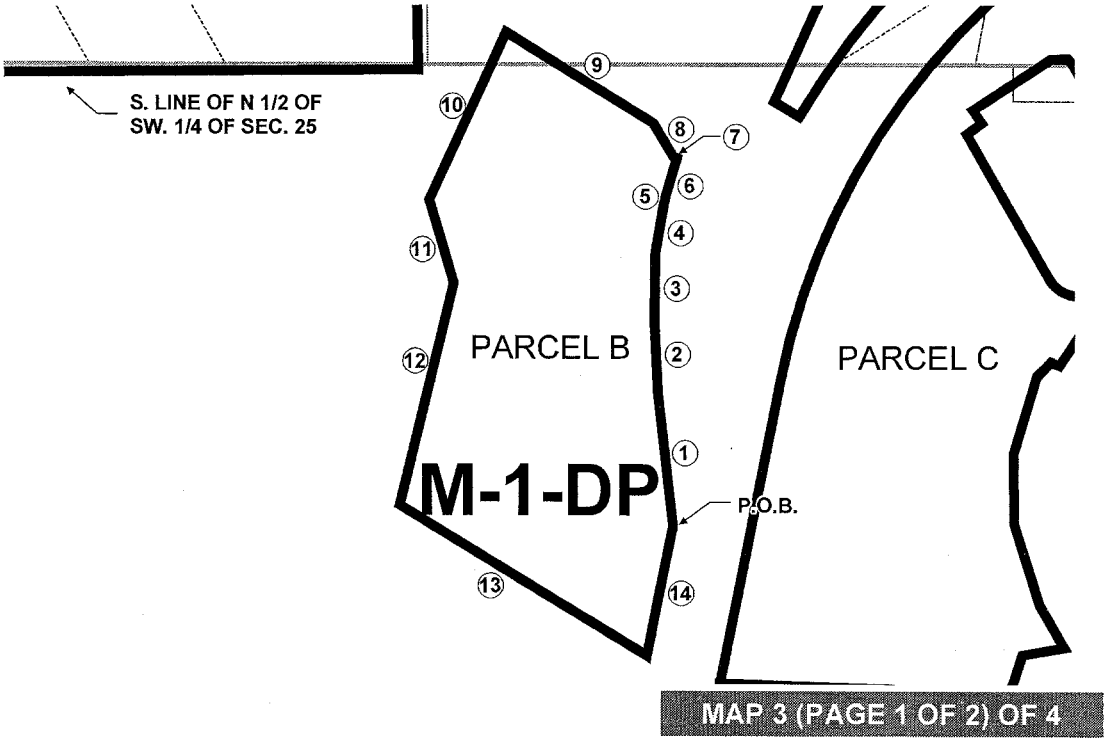
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03-304

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 3 (PAGE 1 OF 2) OF 4

LEGAL DESCRIPTION:

PARCEL B:

THAT PORTION OF SW. ¼ OF SEC. 25, T.5N., R.17W., SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA WHICH LIES WITHIN THE FOLLOWING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THAT CERTAIN COURSE IN THE CENTER LINE OF THE "THE OLD ROAD" AS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-5280-3 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF THE COUNTY OF LOS ANGELES SHOWN ON SAID MAP AS HAVING A BEARING AND LENGTH OF "N.32°55'49"W., 746.34'" DISTANT S.32°55'49"E., 451.10' FROM THE N'LY TERMINUS OF SAID CERTAIN COURSE; THENCE S.57°04'11"W., 64.40' TO THE BEGINNING OF A TANGENT CURVE CONCAVE SE'LY AND HAVING A RADIUS OF 619.00'; THENCE ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 45°41'55" A DISTANCE OF 493.71'; THENCE TANGENT TO SAID LAST MENTIONED CURVE S.11°22'16"W., 136.85'; THENCE N.78°37'44"W., 33.00 FEET TO THE **TRUE POINT OF BEGINNING**;

(1) N.06°35'43"W., 111.85';
(2) N.02°43'09"W., 60.63';
(3) N.00°54'06"E., 55.86';
(4) N.09°23'36"E., 41.94';
(5) N.13°48'06"E., 7.48';
(6) N.16°38'59"E., 33.12';
(7) N.62°16'44"W., 3.26';
(8) N.31°05'19"W., 32.46';
(9) N.58°50'50"W., 146.69';
(8) S.25°11'18"W., 154.74';

CONTINUE TO PAGE 2 OF MAP 3.

DIGITAL DESCRIPTION: \ZCO\ZD_CASTAIC_CANYON\

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA

N

0 75 150 FEET

COUNTY ZONING MAPS
288H097
288H101

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

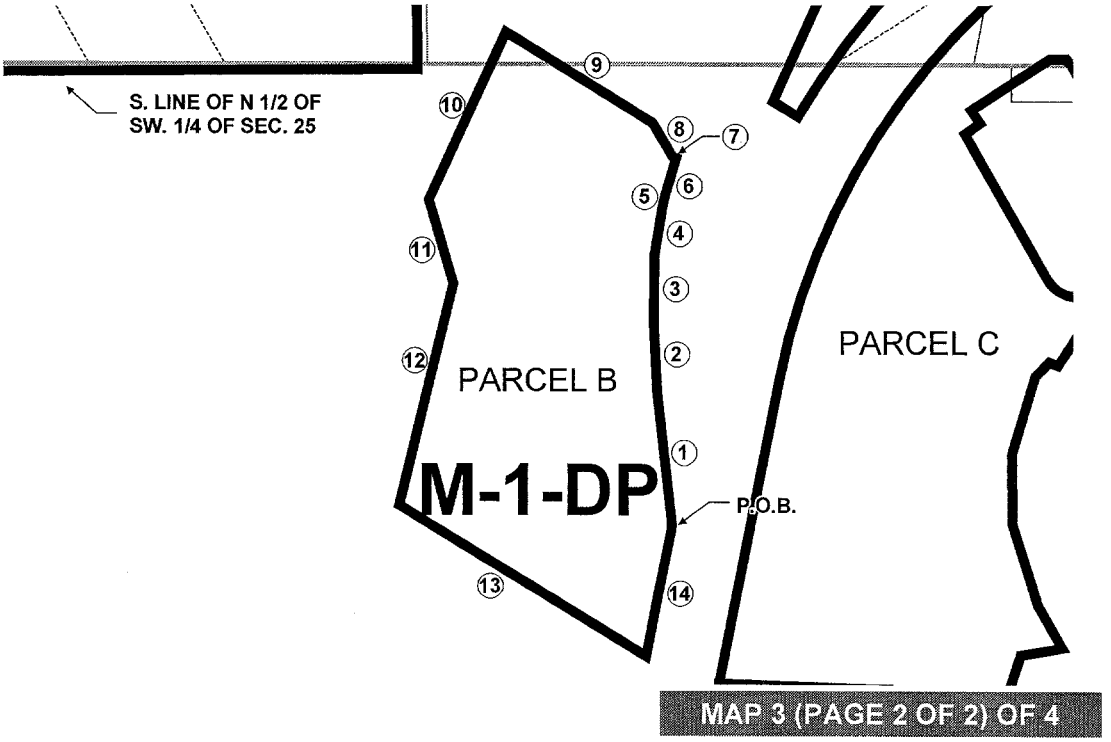
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03-304

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 3 (PAGE 2 OF 2) OF 4

LEGAL DESCRIPTION: **CONTINUED FROM PAGE 1**

PARCEL B:

(11) S.16°35'44"E., 73.26';
(12) S.13°59'08"W., 191.30';
(13) S.58°58'28"E., 246.24' TO A LINE PARALLEL WITH AND 33.00' W'LY, MEASURED AT RIGHT ANGLES, FROM THE ABOVE DESCRIBED COURSE HAVING A BEARING AND LENGTH OF "S.11°22'16"W., 136.85'";
(14) ALONG SAID PARALLEL LINE N.11°22'16"E., 111.87' TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 1.91 ACRES MORE OR LESS.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA

N

0 75 150

FEET

COUNTY ZONING MAPS
288H097
288H101

DIGITAL DESCRIPTION: \ZCO\ZD_CASTAIC_CANYON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

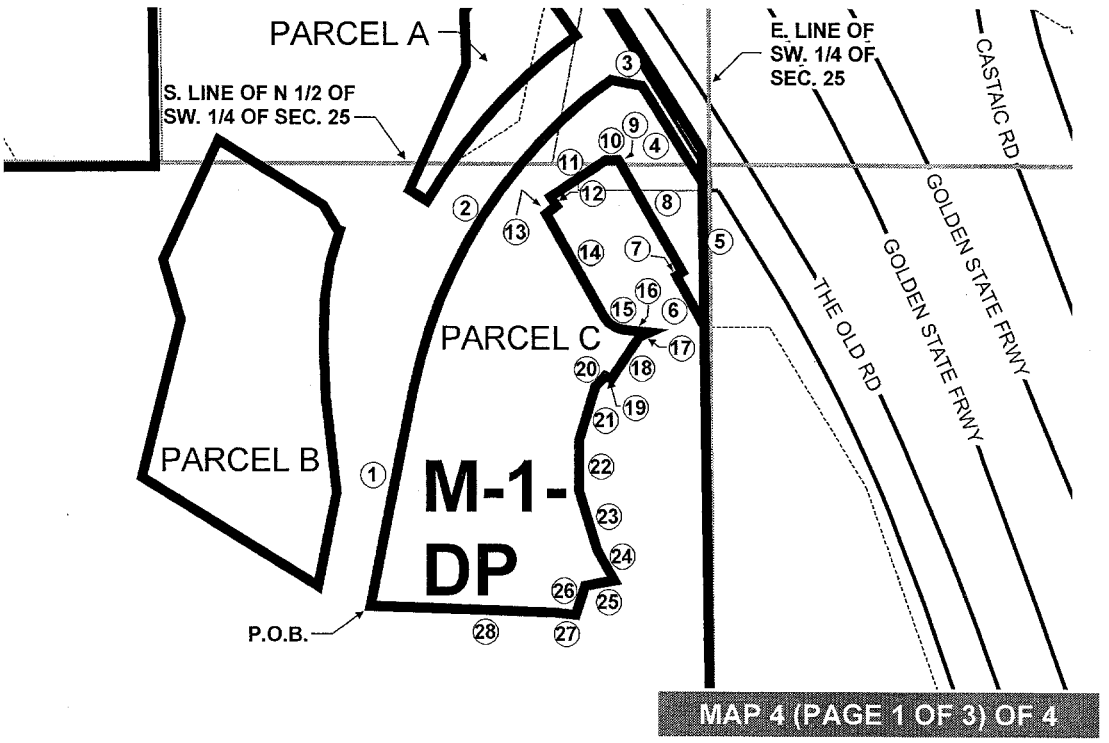
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03-304

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 4 (PAGE 1 OF 3) OF 4

LEGAL DESCRIPTION:

PARCEL C:

THAT PORTION OF SW. ¼ OF SEC. 25, T.5N., R.17W., SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA WHICH LIES WITHIN THE FOLLOWING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THAT CERTAIN COURSE IN THE CENTER LINE OF THE "THE OLD ROAD" AS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-5280-3 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF THE COUNTY OF LOS ANGELES SHOWN ON SAID MAP AS HAVING A BEARING AND LENGTH OF "N.32°55'49"W., 746.34'" DISTANT S.32°55'49"E., 451.10' FROM THE N'LY TERMINUS OF SAID CERTAIN COURSE; THENCE S.57°04'11"W., 64.40' TO THE BEGINNING OF A TANGENT CURVE CONCAVE SE'LY AND HAVING A RADIUS OF 619.00'; THENCE ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 45°41'55" A DISTANCE OF 493.71'; THENCE TANGENT TO SAID LAST MENTIONED CURVE S.11°22'16"W., 258.70'; THENCE S.78°37'44"E., 33.00' TO A POINT IN A LINE PARALLEL WITH AND 33.00' E'LY, MEASURED AT RIGHT ANGLES, FROM SAID LAST MENTIONED COURSE HAVING A BEARING AND LENGTH OF "S.11°22'16"W., 258.70'" SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

(1) N.11°22'16"E., 258.70' TO THE BEGINNING OF A CURVE CONCENTRIC WITH SAID 619.00' RADIUS CURVE;

(2) NE'LY ALONG SAID CONCENTRIC CURVE
RADIUS: 586'
CENTRAL ANGLE: 43°25'05"
DISTANCE: 444.07';

CONTINUE TO PAGE 2 OF MAP 4.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA

N

0 100 200

FEET

COUNTY ZONING MAPS
288H097
288H101

DIGITAL DESCRIPTION: \ZCO\ZD_CASTAIC_CANYON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

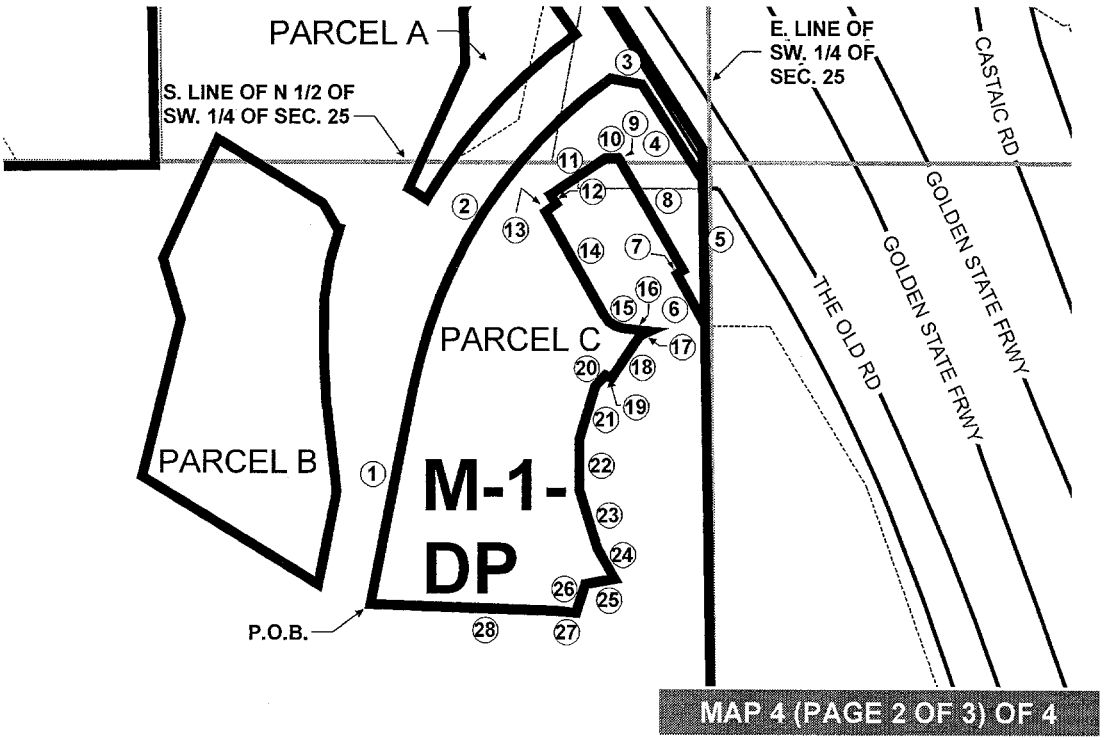
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03-304

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

PARCEL C (CONTINUED):

③ S.79°07'19"E., 38.41' TO A LINE PARALLEL WITH THE CENTER LINE OF ABOVE DESCRIBED "THE OLD ROAD";
④ S.32°55'49"E., 133.81' TO THE E'LY LINE OF SAID SW. QUARTER;
⑤ S.00°50'11"E., 168.46';
⑥ N.29°21'05"W., 67.85';
⑦ N.55°26'25"E., 8.18';
⑧ N.30°27'07"W., 146.57';
⑨ N.36°59'32"W., 5.60' ;
⑩ S.88°06'36"W., 14.86';
⑪ S.57°12'30"W., 78.59';
⑫ S.33°23'49"E., 13.09';
⑬ S.54°23'17"W., 15.62';
⑭ S.30°06'02"E., 139.19' TO THE BEGINNING OF A TANGENT CURVE CONCAVE NE'LY
⑮ SE'LY ALONG SAID LAST MENTIONED CURVE
RADIUS: 30.00'
CENTRAL ANGLE: 52°46'19"
ARC 27.63';
⑯ S.82°52'21"E., 32.16';
⑰ S.68°43'12"W., 11.74';
⑱ S.34°09'57"W., 60.19';
⑲ N.70°38'10"W., 8.03';
⑳ S.45°27'58"W., 16.97';
㉑ S.16°48'48"W., 67.45';
㉒ S.00°13'13"E., 59.27';

CONTINUE TO PAGE 3 OF MAP 4.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA

N

0 100 200

FEET

COUNTY ZONING MAPS
288H097
288H101

DIGITAL DESCRIPTION: \ZCO\ZD_CASTAIC_CANYON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

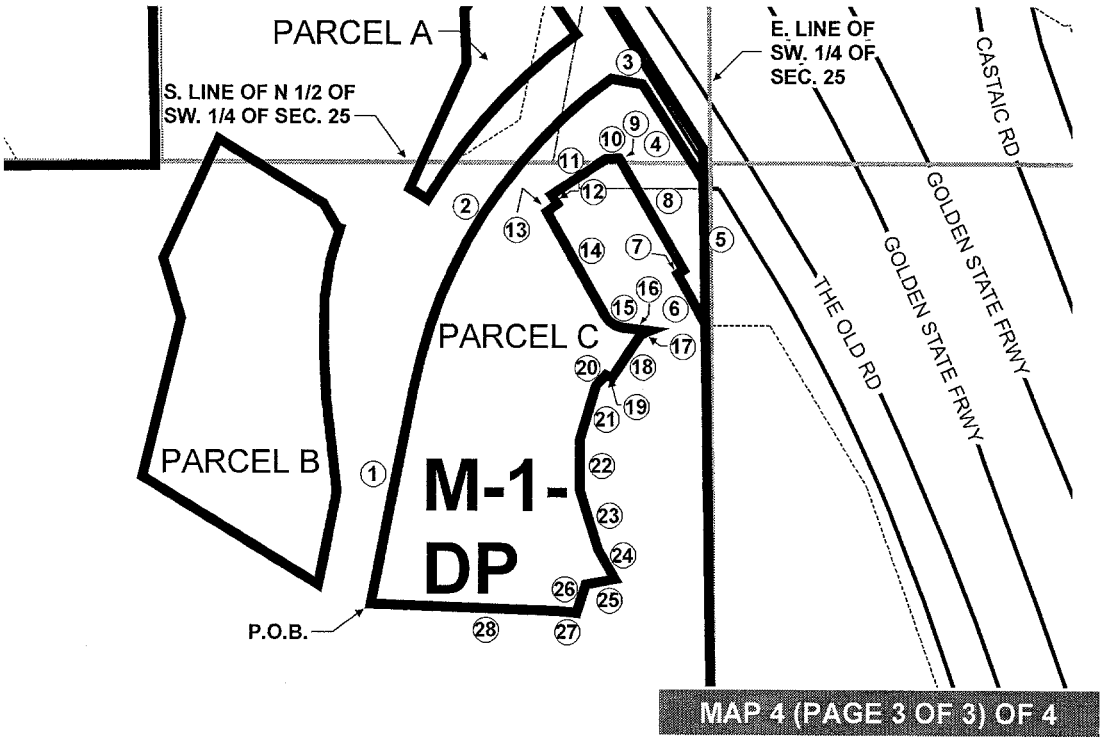
CASTAIC CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 03-304

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 4 (PAGE 3 OF 3) OF 4

LEGAL DESCRIPTION:

PARCEL C (CONTINUED):

(23) S.17°50'14"E., 71.54';
(24) S.29°48'49"E., 41.19';
(25) S.80°04'33"W., 35.69';
(26) S.18°17'20"W., 36.07';
(27) N.84°24'02"W., 24.62';
(28) N.88°00'25"W., 221.75' TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 2.84 ACRES MORE OR LESS.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA

N

0 100 200

FEET

COUNTY ZONING MAPS
288H097
288H101

DIGITAL DESCRIPTION: \ZCO\ZD_CASTAIC_CANYON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR PROJECT NO. 03-304-(5)
CONDITIONAL USE PERMIT CASE NO. 03-304
OAK TREE PERMIT CASE NO. 03-304

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing on June 2, 2010 and August 4, 2010, in the matter of Vesting Tentative Tract Map No. 53933 ("Vesting Map"), Conditional Use Permit Case No. 03-304 ("Conditional Use Permit"), Oak Tree Permit Case No. 03-304 ("Oak Tree Permit"), and Zone Change Case No. 03-304 ("Zone Change"), collectively the Project.

2. The applicant, Bahram Safavi and Can Shelter Inc., propose to create a clustered hillside residential development of 70 single-family residential lots, three commercial lots, four open space lots, one private park lot and one public facility lot on 47.25 gross acres. The applicant also proposes to remove 13 oak trees (nonheritage oaks) and encroach within the protected zone of 20 oak trees (including two heritage oaks).

3. A CUP is required to ensure compliance with the requirements of the Los Angeles County Code ("County Code") pertaining to urban and nonurban hillside management, density-controlled development, onsite project grading exceeding 100,000 cubic yards, and Residential Planned Development ("RPD") and Development Program ("DP") zoning pursuant to Sections 22.20.460, 22.40.040, 22.40.070, 22.40.080, 22.56.205, 22.56.210, and 22.56.215.

4. An Oak Tree Permit is required to allow the removal of 13 oak trees (nonheritage oaks) and encroachment within the protected zone of 20 oak trees (including two heritage oaks) pursuant to Section 22.56.2060.

5. The Project site is located parallel to and southwest of The Old Road and Golden State Freeway (I-5), south of Parker Road and north of Villa Canyon Road, within the Castaic Canyon Zoned District and Castaic Area Community Standards District ("CSD"), within the unincorporated area of Santa Clarita Valley.

6. The Project's rectangular-shaped property is 47.25 gross acres in size with ridges, intervening canyons and level terrain. Approximately 20 percent of the subject property has zero to 25 percent slopes, 25 percent has 25 to 50 percent slopes, and 55 percent has slopes greater than 50 percent.

7. Access to the proposed Project site is provided by The Old Road, a varying 80 to 84-foot wide secondary highway, onto a varying 60 to 66-foot new commercial "A"

Street, which will turn into a collector street within the project. Three 58-foot-wide cul-de-sac streets will connect to the collector street.

8. The Project site is currently zoned A-2-2, which was established by Ordinance No. 7486 on April 3, 1959. The project proposes a zone change from A-2-2 to RPD-5,000-1.9U on 42.04 acres and to M-1-DP on 5.21 acres.

9. Surrounding zoning includes RPD-9,000-6.5U (Residential Planned Development-9,000 Square Feet Minimum Required Lot Area-6.5 Dwelling Units Per Acre), R-3-13U-DP (Limited Multiple Residence-13 Dwelling Units Per Acre-Development Program) and CPD (Commercial Planned Development) to the north; A-2-2 and M-1-DP to the east; A-2-2 to the south; and A-2-2 to the west.

10. The Project site consists of four vacant lots. Surrounding uses include a mobile home park, multi-family and truck dealership to the north; building materials yard and I-5 Freeway to the east; vacant to the south; and vacant to the west.

11. Zone Change Case No. 03-304 is a related request by the applicant to change the zoning from A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) to RPD-5,000-1.9U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-1.9 Dwelling Units Per Acre) on 42.04 acres and M-1-DP (Light Industrial-Development Program) on 5.21 acres. The development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new zone change and/or conditional use permit ("CUP") is first obtained.

12. Vesting Tentative Map is a related request to create 79 lots (70 single-family residential lots, three commercial lots, four open space lots, one private park lot and one public facility lot) on 47.25 gross acres.

13. The permittee submitted an Oak Tree Report as prepared and amended by Trees, etc.(arborist Richard Ibarra), a division of RDI & Associates, Inc., dated June 18, 2008, that identifies and evaluates 33 oak trees on the subject property.

14. The proposed removal of 13 oak trees and encroachments into the protected zone of 20 oak trees are required to allow for construction of the project as proposed in order to develop the site at the proposed density with the required infrastructure, grading, and improvements.

15. The Los Angeles County Forester and Fire Warden ("Forester") reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition, and species of the oak trees on the site. The Forester recommended approval of the requested oak tree removals and encroachments, subject to recommended conditions of approval, including replacement of oak tree removals at a rate of 2:1 for a total of 26 mitigation oak trees.

16. The Exhibit "A" dated March 31, 2009, depicts 70 single-family lots clustered over approximately 42.04 acres in the middle portion of the project site. The single-family lots range in size from 5,003 to 16,927 net square feet and are designed along one main collector street (varying 60 to 64 feet in width) and four connecting (58 feet wide) cul-de-sac streets in a clustered design within the interior of the project. The residential lots are designed with frontage ranging from 40 to 90 feet in width and average 6,000 square feet.

    Three commercial lots are designed at the entrance of the development with frontage on the interior 66-foot wide commercial Street "A". A commercial building for retail and/or professional office use is depicted on each commercial lot. The three commercial buildings will total 69,250 square feet. A total of 277 parking spaces are depicted within the three commercial lots, which will provide required parking to a combination of office and retail uses. No eating establishments are depicted or proposed.

    A total of 640,000 cubic yards each of cut and fill of earthwork (total of 1.28 million cubic yards) is shown to be balanced on-site. The grading will consist of on-site improvements including development of single-family residential lots, and on-site and off-site improvements along The Old Road.

    The Oak Tree Exhibit, dated May 21, 2008, depicts a total of 33 oak trees (two heritage oaks). A total of 24 oak trees (nonheritage oaks) are within the project site and nine oak trees (two heritage oaks) are outside of the project site adjacent to the southern and western project boundaries. All 13 oak trees (nonheritage) depicted to be removed are within the project boundary and located within proposed commercial lots (three oak trees) and graded slopes (10 oak trees). Up to 20 oak trees (two heritage oaks) are depicted to be encroached upon by proposed grading of manufactured slopes; 11 of the encroachments are within the project boundary and nine are outside of the western project boundary.

    A 4.1-gross (3.7 net) acre private park is depicted on the west side of the project site, at the end of the proposed Street "A". The private park is designed with a

picnic area, basketball court, tot lot and five-foot wide trail designed within the lot.

17. The property is depicted in the HM (Hillside Management-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 M (Industry) land use categories of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Residential development is permitted within the N2 and HM land use categories.

18. The single-family residential portion of the project is consistent with the existing and proposed zoning classifications. Single-family residential development is permitted in the A-2 zone pursuant to Section 22.24.120 of the Los Angeles County Code ("County Code") and the proposed RPD-5,000-1.9U zone per Section 22.20.460 of the County Code. The applicant has requested a CUP to authorize a clustered design within the middle area as a density-controlled development pursuant to Section 22.24.150 and 22.56.205 of the County Code, which allows for a reduction in the lot sizes to less than the 22,926 square feet that would be required by the proposed zone. The project proposes a minimum of 5,000 square feet for each lot, with the allowable density averaged over the project site.

19. The proposed retail and office uses within the commercial lots are consistent with the proposed M-1-DP proposed zoning classification. A CUP has been requested for the proposed DP zone to ensure that the development will comply with the proposed designs and exhibits as submitted to the Commission.

20. Development on the proposed parcels must comply with the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.

21. The proposed project is exempt from the Castaic Area CSD. The Castaic Area CSD was adopted by the Los Angeles County Board of Supervisors on November 30, 2004, and effective on December 30, 2004. The proposed project was filed on October 1, 2003 and deemed a complete application before the effective date of the Castaic Area CSD.

22. Letters received and submitted to the Commission include State of California Governor's Office of Planning and Research, California Natural Resources Agency Department of Fish and Game, City of Santa Clarita, and South Coast Air Quality Management District.

23. The project was advertised for the June 2, 2010 public hearing within The Signal Newspaper and La Opinion on May 3, 2010.

24. During the June 2, 2010 public hearing, the Commission heard a presentation from staff. After opening the public hearing, the Commission also heard testimony from the applicant.

    During the June 2, 2010 public hearing, staff presented the proposed subdivision with the associated zone change, CUP, and oak tree permit and recommended a continuance to date certain to allow additional time for the remaining holds to be cleared. Remaining holds included clarification of the oak tree permit and proposed encroachments, updated slope density analysis map, clarification of the proposed residential zone change, and final project documents.

25. During the June 2, 2010 public hearing, the Commission heard a presentation from the representative, Ron Druschen, which stated that this development will construct the most difficult portion of The Old Road capital improvement project; and are willing to offer the private trail and trailhead to the Los Angeles County Department of Parks & Recreation to connect to future County trails. The private trail is solely designed within Private Park Lot No. 74 without connection to a separate trail or lot.

26. During the June 2, 2010 public hearing, the Commission commented on the project, they noting that photovoltaic structures on the roof of the single-family structures may improve the project; that the commercial buildings are well located in relation to the visual impact of the project, the project's access is taken by the natural opening to the property from The Old Road, and that two of the three significant impacts identified in the DEIR would be temporary impacts during construction of the project.

27. At the end of the June 2, 2010 public hearing, the Commission voted to continue the hearing to August 4, 2010, to allow the applicant to work with staff in to resolve the remaining outstanding holds and for the final documents to be prepared.

28. Subsequent to the June 2, 2010 public hearing, the applicant modified the oak tree permit application to request the encroachment of up to 20 trees instead of up to eight trees as originally proposed. Due to the change in the requested permit by the applicant this project was re-noticed. A new notice was posted on the property, mailed to all property owners within 1,000 feet of the project property boundary, and sent to the Signal and La Opinion newspapers.

29. Add description of August 4, 2010 proceedings.

30. In accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq. ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles, the County prepared an Initial Study for the originally proposed project and distributed it along with a Notice of Preparation ("NO"") to responsible and interested agencies, departments, and key interest groups on _____, to solicit comments on the proposed project for the Draft Environmental Impact Report ("DEIR") The Initial Study identified potentially significant effects of the project on geotechnical hazards, flood hazard, fire hazard, noise hazard, water quality, air quality, biota archaeological/historical, visual qualities, traffic and access, waste disposal, education services, public services, water services, and land use. All NOP comments relating to the DEIR and comments on the Initial Study were reviewed, and the issues raised in those comments were addressed, to the extent feasible, in the DEIR. The DEIR was prepared and submitted to the State Clearinghouse for public review on _____. [NOTE: Add further description about the environmental review history of this project since it involved preparing additional analysis and providing that analysis to the public for additional review—I would suggest not using the term "recirculated" since it was not necessarily recirculated because of requirements of CEQA but rather because of representations made when the original DEIR was circulated.]

31. The County prepared a Final EIR ("FEIR") for the project, which included responses to all of the comments that the County received regarding the DEIR during the public comment period. The Planning Commission finds that the FEIR for the project has been prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The FEIR consists of the following documents: (1) the May 2010 DEIR, (2) May 2010 Technical Appendices to the DEIR, (3) ___, 2010 FEIR, and (4) ___ 2010 Technical Appendices to the FEIR. [NOTE: Did the May 2010 DEIR completely supersede the previous EIR or was it used on conjunction with it? If used in conjunction, then the FEIR will include the original DEIR too, so reference to that needs to be added to this list.] The Findings of Fact and Statement of Overriding Considerations ("Findings and SOC") are incorporated herein by this reference, as if set forth in full.

32. The Commission reviewed and considered the Final EIR and found that it reflects the independent judgment of the County. As stated in the Final EIR and Findings of Fact and SOC, implementation of the project will result in specifically identified

significant effects upon the environment. Except for adverse impacts upon air quality (temporary during construction), noise (temporary during construction), and biological resources (cumulative), identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions for this project.

33. With respect to the adverse effects upon air quality (temporary during construction), noise (temporary during construction), and biological resources (cumulative), the Commission determined that the substantial benefits resulting from the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings and SOC.

34. A Mitigation Reporting and Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Final EIR was prepared, and its requirements are incorporated into the conditions of approval for this project.

35. The MMP in conjunction with the Final EIR identified in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment are ensured.

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

37. Approval of this CUP and Oak Tree Permit is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for the related Vesting Map and the MMP.

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

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

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BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

(REGARDING THE CUP)

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

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

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

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

5. 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;

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

7. That the proposed Project is conveniently served by 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;

8. 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;

9. That the proposed development is designed to be highly compatible with the biotic

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resources present, including the setting aside of appropriate and sufficient undisturbed areas;

10. That the proposed development is designed to maintain water bodies, watercourses, and their tributaries in a natural state;

11. That the proposed development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state;

12. That the proposed development retains sufficient natural vegetative cover and/or open spaces to buffer critical resources from said requested development;

13. That were necessary, fences or walls are provided to buffer important habitat areas from development;

14. That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas, or migratory paths;

15. That the development program provides necessary safeguards to ensure completion of the proposed development by the permittee forestalling substitution of a lesser type of development contrary to the public convenience, welfare, or development needs of the area;

(REGARDING THE OAK TREE PERMIT)

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

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

18. That in addition to the above facts, that the removal of up to 13 oak trees and the encroachment into the protected zone of up to 20 oak trees is necessary for development reasons as continued existence of the trees at the present location frustrates the planned improvements and proposed use of the subject property to such an extent that: a) alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive; or b) placement of such tree precludes the reasonable and efficient use of such property for a use otherwise authorized; and

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19. That the proposed removal of the oak tree will not be contrary to or in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

40. Certifies that the Final EIR has been completed in compliance with the CEQA and the State and County guidelines related thereto; certifies that it independently reviewed and considered the information contained in the FEIR, and that the FEIR reflects the independent judgment and analysis of the Commission; as to the environmental consequences of the project, certified the Final EIR prior to approving the project; and adopted the Environmental Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring Program ("MMP"), finding that, pursuant to Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; found that the unavoidable significant effects of the project after adopted of said mitigation measures area as described in those findings, and determined that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the project as stated in the Statement of Overriding Considerations.

41. Approves Conditional Use Permit Case No. 03-304 and Oak Tree Permit Case No. 03-304 subject to the attached conditions.

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DEPARTMENT OF REGIONAL PLANNING **Exhibit "A" Map Date: 3-31-2009**
PROJECT NO. 03-304-(5)
CONDITIONAL USE PERMIT CASE NO. 03-304
OAK TREE PERMIT CASE NO. 03-304

DRAFT CONDITIONS:

1. This grant authorizes the use of the 47.25-acre subject property for a clustered hillside residential development within urban and non-urban Hillside Management areas, consisting of a maximum of 70 single-family units, as depicted in the approved Exhibit "A" dated March 31, 2009, onsite project grading exceeding 100,000 cubic yards, Residential Planned Development and Development Program zoning, and the removal of 13 trees of the Oak Genus and encroachment within the protected zone of 20 trees of the Oak Genus identified in the permittee's site plan and Oak Tree Report, subject to all of the following conditions of approval.

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

3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property, if other than the permittee, have filed at the office of the Los Angeles County ("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 Nos. 6, and until all required monies have been paid pursuant to Condition Nos. 9, 18, and 58. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 10 and 11 shall be effective immediately upon final approval of this grant by the County.

4. If any provision of this grant is held or declared to be invalid by a court of competent jurisdiction, 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 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. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.

7. The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

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 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 $200.00 per inspection).

9. Within three days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. 03-304-(5), which includes Zone Change Case No. 03-304 ("Zone Change"), Vesting Tentative Tract Map No. 53933 ("Vesting Map"), Conditional Use Permit Case No. 03-304 ("CUP"), and Oak Tree Permit Case No. 03-304 ("Oak Tree Permit"). The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **$2,867.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.

10. The permittee shall 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.

11. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of $5,000 from which actual costs shall be billed and

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

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

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

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

12. This grant shall expire unless used within two years after the recordation of a final map for the Vesting Map. In the event that Vesting Map 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.

13. The subject property shall be graded, developed and maintained in substantial compliance with the approved Vesting Map and shall comply with all of the Vesting Map's requirements and conditions. An amended tentative tract map approved for the Vesting Map may, at the discretion of the Director, constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.

14. The permittee 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.

15. 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.

16. The permittee shall submit a copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") and maintenance agreements and covenants to Regional Planning for review and approval. The permittee shall submit separate CC&Rs for the single-family homes portion of the project ("Single-family CC&Rs") and the commercial portion of the project ("Commercial CC&Rs"). 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 approval from the Director.

17. The environmental mitigation measures set forth in the Mitigation Monitoring Program ("MMP"), on file at Regional Planning are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director for approvals, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by the Director.

18. Within 30 days of approval of this grant, the permittee shall deposit the sum of $6,000 with Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the MMP. The permittee shall retain the of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director, to ensure that all applicable mitigation measures are implemented and reported in the required MMP.

19. The permittee shall comply with the required environmental mitigation measures imposed in the Final Environmental Impact Report ("EIR") and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the permittee shall submit a copy of the draft covenant to the Director for review and approval.

20. The development of the subject property shall comply with all requirements and conditions approved for Vesting Map.

CUP CONDITIONS

21. The permittee shall provide a minimum of 27.59 acres or 58 percent open space, which includes natural, undisturbed areas; manufactured slopes; private park; and unpaved debris basin area.

22. The permittee shall dedicate open space Lot Nos. 71 through 73 and 78 to a public agency to the satisfaction of Regional Planning. The dedication shall contain language requiring that access for emergency purposes shall not be prohibited over said open space lots.

23. The permittee shall provide for the ownership and maintenance of Private Park Lot No. 74 and open space lots Lot Nos. 71, 72, 73 and 78 by the homeowners' association to the satisfaction of Regional Planning within the Single-family CC&Rs.

24. This project is approved as density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the RPD-5,000-1.9U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area) zone classification in accordance with section 22.020.460 of the County Code. The project area within the density-controlled development consists of approximately 42 acres encompassing the entire project site except for commercial Lot Nos. 75, 76, and 77.

25. All commonly-owned areas within density-controlled development, within both the RPD-5,000-1.9U and M-1-DP zoned areas shall be permanently reserved as open space. Such reservation shall be by establishment of a homeowner's association, maintenance district, or other appropriate means or methods to ensure the permanent reservation and continued perpetual maintenance of required commonly-owned areas.

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

27. All dwelling units within the density-controlled development (entire property except commercial Lot Nos. 75, 76, 77) shall be single-family residences.

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 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 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, including all commercial buildings within commercial Lot Nos. 75, 76, and 77. 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, as a revised Exhibit "A", to ensure compliance.

30. Commercial Lot Nos. 75, 76, and 77 shall be developed in accordance with the Castaic Area Community Standards District commercial and industrial zone development standards within Section 22.44.137of the County Code.

31. 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 vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. Continual availability and maintenance of required parking spaces shall be provided for in the Single-Family CC&Rs.

32. A minimum of one parking space for every 250 square feet of retail and one for every 400 square feet of office space, as depicted on the approved Exhibit "A" (dated March 31, 2009) or on an approved revised Exhibit "A", shall be provided and continuously maintained on commercial Lots No. 75, 76, 77 developed to the specifications listed in Section 22.52.1060 of the County Code. Each commercial lot must provide sufficient parking for all commercial buildings within the lot. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. Continual availability and maintenance of required parking spaces shall be provided for in the Commercial CC&Rs.

33. All utilities shall be placed underground. Prior to 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.

34. 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").

35. 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 the Vesting Map.

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

37. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted on Monday through Friday 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.

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

39. 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.

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

41. No construction equipment or vehicles, including construction crew's personal vehicles, shall be parked or stored on any existing public or private streets.

42. 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.

43. 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.

44. All slope improvements, including terrace drains, shall use colored concrete to blend with surrounding vegetation. Prior to any grading permit issuance, the permittee shall submit sample materials, including color palette, with landscape plan, as a revised Exhibit "A." Prior to building permit issuance, the permittee shall submit evidence of colored concrete installation.

45. All structures, walls, and fences open to public views 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 premise. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

47. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes, and any other applicable County ordinance.

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

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

50. Prior to the issuance of any grading permit, the permittee shall demonstrate compliance with state seismic hazard safety laws to the satisfaction of Public Works.

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

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

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

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

55. All graded slopes (cut and fill) shall be re-vegetated in compliance with the Grading Ordinance and Drought-Tolerant Landscape Ordinance. Prior to the issuance of any grading or building permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted to and approved by the Director. 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 if available. The irrigation system shall, to the satisfaction of the Director of Public Works and Director, include dual piping to allow for future connection and use of reclaimed water within landscaped slopes.

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

    The landscaping plan must show that landscaped areas shall contain minimum 75 percent locally indigenous species, including trees, shrubs and ground covering. However, if the permittee demonstrates to the satisfaction of the Director that compliance with this requirement is not possible due to County fire safety requirements, then the Director may determine that a lower percentage of such planting shall be required. In those areas where the Director of Planning approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 50 percent. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by the Director and the Forester. Fire retardant plants shall be given first consideration.

    Timing of Planting. Prior to the issuance of grading or building permits for any development, the permittee shall submit a landscaping phasing plan for the landscaping associated with the construction to be approved by the Director.

    This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

56. Except as otherwise modified herein, the permittee shall comply with all of the following permit conditions for Development Program zoning:

a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the program shall be built, erected, or moved onto any part of the project;

b. No existing building or structure which, under the program, is to be demolished shall be used;

c. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered;

d. All improvements shall be completed prior to the occupancy of any structures; and

e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

OAK TREE PERMIT CONDITIONS

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

58. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Los Angeles County Fire Department ("Fire Department") a sum of $600. Such fee shall be used to compensate the Forester $100 per inspection to cover expenses incurred while inspecting the project to determined the permittee's compliance with the conditions of approval related of oak tree removal, encroachment and mitigation.

59. The above fees provide for one initial inspection of temporary fencing (required to secure the protected zone of the remaining oak trees), prior to the commencement of construction and five subsequent annual inspections until the conditions of approval have been met. The Director and the Forester shall retain the right to make regular and unannounced site inspections.

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

61. The term "Oak Tree Report" refers to the report on file at Regional Planning by Trees Inc., the consulting arborists, dated June 18, 2008.

62. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director and the Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that her or she agrees to report to the Director and Forester any failure to fully comply with the conditions of this grant. The arborist shall prepare a schedule of construction activities wherein the arborist will be present on the project site to ensure compliance with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

63. All individuals associated with the project as it relates to the oak resources shall be familiar with the Oak Tree Report, Oak Tree Exhibit, Mitigation Planting Plan, and Conditions of Approval. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining oak trees on the subject property that are within the zone of impacts as determined by the Forester for the life of this grant or Vesting Map.

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

65. The permittee shall keep copies of the oak tree report, oak tree map, mitigation planting plan, and conditions of approval of the project site, and available for review. If the conditions of approval are not present on site during a monitoring inspection of an active project, the Forester will give an immediate "Stop Work Order." This will be administered both verbally and in writing. The "Stop Work Order" will be rescinded after the conditions of approval are present on the site and all employees associated with the project are fully aware of these conditions.

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

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

68. The permittee shall provide mitigation trees of the Oak Genus at a rate of two to one (2:1) trees for 13 (non Heritage) trees for a total of 26 15-gallon trees. In addition, the permittee shall provide mitigation trees of the Oak Genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachment.

69. Each non-Heritage oak mitigation tree shall be at least a 15-gallon specimen in size and measure one inch or more in diameter one foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of one inch in diameter one foot above the base.

    Each Heritage Oak mitigation tree shall be at least a 24-inch box specimen in size and measure two inches or more in diameter one foot above the base unless otherwise specified by the Forester. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of two inches in diameter one foot above the base or as deemed appropriate by the Forester.

70. This total of 26 mitigation trees shall consist of indigenous varieties of *Quercus agrifolia or Quercus lobata* depending on which species of tree was removed or lsot due to its permitted encroachment. The seed shall be grown from a local seed source and be of high quality.

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

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

by the Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

73. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The five-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director and the Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

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

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

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

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

78. Trenching, excavation, or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

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

80. Encroachment within the protected zone of any additional tree of the Oak Genus on the project site is prohibited. If the permittee encroaches or removes an oak tree not specified in the Oak Tree Report, all work must stop immediately. A new Oak Tree Report which accurately identifies the project conditions must be submitted for approval through the permitting process. The permittee will be

responsible for approval through the permitting process. The permittee will be responsible to pay all associated fees for the new Oak Tree Permit.

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

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

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

84. Any violation of the oak tree conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the Notice of Correction.

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DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR PROJECT NO. 03-304-(5)
VESTING TENTATIVE TRACT MAP NO. 53933

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing on June 2, 2010 and August 4, 2010, in the matter of Vesting Tentative Tract Map No. 53933 ("Vesting Map"), Conditional Use Permit Case No. 03-304 ("Conditional Use Permit"), Oak Tree Permit Case No. 03-304 ("Oak Tree Permit"), and Zone Change Case No. 03-304 ("Zone Change"), collectively the Project.

2. The applicant, Bahram Safavi and Can Shelter Inc., is proposing to develop a clustered hillside residential development of 70 single-family residential lots, three commercial lots, four open space lots, one private park lot and one public facility lot on 47.25 gross acres. The applicant also proposes to remove 13 oak trees (nonheritage oaks) and encroach within the protected zone of 20 oak trees (including two heritage oaks).

3. The Vesting Map proposes a residential development of 70 single-family lots, three commercial lots, four open space lots, one private park lot and one public facility lot on 47.25 gross acres.

4. The subject site is located parallel to and southwest of The Old Road and Golden State Freeway (I-5), south of Parker Road and north of Villa Canyon Road, within the Castaic Canyon Zoned District and Castaic Area Community Standards District ("CSD"), within the unincorporated area of Santa Clarita Valley.

5. The Project's rectangular-shaped property is 47.25 acres in size with ridges, intervening canyons and level terrain. Approximately 20 percent of the subject property has zero to 25 percent slopes, 25 percent has 25 to 50 percent slopes, and 55 percent has slopes greater than 50 percent.

6. Access to the proposed Project site is provided by The Old Road, a varying 80 to 84-foot wide secondary highway, onto a varying 60 to 66-foot new commercial "a" Street which will turn into a collector street within the project. Three 58-foot-wide cul-de-sac streets will connect to the collector street.

7. The Project site is currently zoned A-2-2, which was established by Ordinance No. 7486 on April 3, 1959. The project proposes a zone change from A-2-2 to RPD-5,000-1.9U on 42.04 acres and to M-1-DP on 5.21 acres.

8. Surrounding zoning includes RPD-9,000-6.5U (Residential Planned Development-9,000 Square Feet Minimum Required Lot Area-6.5 Dwelling Units Per Acre), R-3-

13U-DP (Limited Multiple Residence-13 Dwelling Units Per Acre-Development Program) and CPD (Commercial Planned Development) to the north; A-2-2 and M-1-DP to the east; A-2-2 to the south; and A-2-2 to the west.

9. The Project site consists of four vacant lots. Surrounding uses include a mobile home park, multi-family and truck dealership to the north; building materials yard and I-5 Freeway to the east; vacant to the south; and vacant to the west.

10. The related Zone Change proposes to change the zoning from A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) to RPD-5,000-1.9U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-1.9 Dwelling Units Per Acre) on 42.04 acres and M-1-DP (Light Industrial-Development Program) on 5.21 acres. The development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new zone change and/or Conditional Use Permit ("CUP") is first obtained.

11. The CUP is a related request to ensure compliance with requirements of the Los Angeles County Code ("County Code") pertaining to urban and non-urban hillside management areas, density-controlled development, onsite project grading exceeding 100,000 cubic yards, Residential Planned Development and the DP overlay zone pursuant to Sections 22.20.460, 22.40.040, 22.40.070, 22.40.080, 22.56.205, 22.56.210, and 22.56.215.

12. The Oak Tree Permit is a related request to authorize removal of 13 oak trees (nonheritage oaks) and encroachment within the project zone of 20 oak trees (including two heritage oaks) pursuant to Section 22.56.2060.

13. The Vesting Map and Exhibit "A", dated March 31, 2009, depicts 70 single-family lots clustered over approximately 42.04 acres in the middle portion of the project site. The single-family lots range in size from 5,003 to 16,927 net square feet and are designed along one main collector street (varying 60 to 64 feet in width) and four connecting (58 feet wide) cul-de-sac streets in a clustered design within the interior of the project. The residential lots are designed with frontage ranging from 40 to 90 feet in width and average 6,000 square feet.

    Three commercial lots are designed at the entrance of the development with frontage on the interior 66-foot wide commercial Street "A". A commercial building for retail and/or professional office use is depicted on each commercial lot. The

three commercial buildings will total 69,250 square feet. A total of 277 parking spaces are depicted within the three commercial lots which will provide required parking to a combination of office and retail uses. No eating establishments are depicted or proposed.

A total of 640,000 cubic yards each of cut and fill of earthwork (total of 1.28 million cubic yards) is shown to be balanced on-site. The grading will consist of on-site improvements including development of single-family residential lots, and on-site and off-site improvements along The Old Road.

The Oak Tree Exhibit, dated May 21, 2008, depicts a total of 33 oak trees (two heritage oaks). A total of 24 oak trees (nonheritage oaks) are within the project site and nine oak trees (two heritage oaks) are outside of the project site adjacent to the southern and western project boundaries. All 13 oak trees (nonheritage) depicted to be removed are within the project boundary and located within proposed commercial lots (three oak trees) and graded slopes (10 oak trees). Up to 20 oak trees (two heritage oaks) are depicted to be encroached upon by proposed grading of manufactured slopes; 11 of the encroachments are within the project boundary and nine are outside of the western project boundary.

A 4.1-gross (3.7 net) acre private park is depicted on the west side of the project site, at the end of the proposed Street "A". The private park is designed with a picnic area, basketball court, tot lot and five-foot wide trail designed within the lot.

14. The property is depicted in the HM (Hillside Management-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 M (Industry) land use categories of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Residential development is permitted within the N2 and HM land use categories.

15. The single-family residential portion of the project is consistent with the existing and proposed zoning classifications. Single-family residential development is permitted in the A-2 zone pursuant to Section 22.24.120 of the Los Angeles County Code ("County Code") and the proposed RPD-5,000-1.9U zone per Section 22.20.460 of the County Code. The applicant has requested a CUP to authorize a clustered design within the middle area as a density-controlled development pursuant to Section 22.24.150 and 22.56.205 of the County Code, which allows for a reduction in the lot sizes to less than the 22,926 square feet that would be required by the proposed zone. The project proposes a minimum of

5,000 square feet for each lot, with the allowable density averaged over the project site.

16. The proposed retail and office uses within the commercial lots are consistent with the proposed M-1-DP proposed zoning classification. A CUP has been requested to comply with the proposed DP zone to ensure that the development will comply with the proposed designs and exhibits as submitted to the Commission.

17. The proposed retail and office uses within the commercial lots are consistent with the proposed M-1-DP proposed zoning classification. A CUP has been requested to comply with the proposed DP zone to ensure that the development will comply with the proposed designs and exhibits as submitted to the Commission.

18. Development on the proposed parcels must comply with the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.

19. The proposed project is exempt from the Castaic Area CSD. The Castaic Area CSD was adopted by the Los Angeles County Board of Supervisors on November 30, 2004, and effective on December 30, 2004. The proposed project was filed on October 1, 2003 and deemed a complete application before the effective date of the Castaic Area CSD.

20. Letters received and submitted to the Commission include State of California Governor's Office of Planning and Research, California Natural Resources Agency Department of Fish and Game, City of Santa Clarita, and South Coast Air Quality Management District.

21. The project was advertised for the June 2, 2010 public hearing within The Signal Newspaper and La Opinion on May 3, 2010.

22. During the June 2, 2010 public hearing, the Commission heard a presentation from staff. After opening the public hearing, the Commission also heard testimony from the applicant.

23. During the June 2, 2010 public hearing, staff presented the proposed subdivision with the associated zone change, CUP, and oak tree permit and recommended a continuance to date certain to allow additional time for the remaining holds to be cleared. Remaining holds included clarification of the oak tree permit and proposed encroachments, updated slope density analysis map, clarification of the proposed residential zone change, and final project documents.

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24. During the June 2, 2010 public hearing, the Commission heard a presentation from the representative, Ron Druschen, which stated that this development will construct the most difficult portion of The Old Road capital improvement project, and that they are willing to offer the private trail and trailhead to the Los Angeles County Department of Parks and Recreation to connect to future County trails. The private trail is solely designed within Private Park Lot No. 74 without connection to a separate trail or lot.

25. During the June 2, 2010 public hearing, the Commission commented on the project, they noting that photovoltaic structures on the roof of the single-family structures may improve the project; that the commercial buildings are well located in relation to the visual impact of the project, the project's access is taken by the natural opening to the property from The Old Road, and that two of the three significant impacts identified in the DEIR would be temporary impacts during construction of the project.

26. At the end of the June 2, 2010 public hearing, the Commission voted to continue the hearing to August 4, 2010, to allow the applicant to work with staff in to resolve the remaining outstanding holds and for the final documents to be prepared.

27. Subsequent to the June 2, 2010 public hearing, the applicant modified the oak tree permit application to request the encroachment of up to 20 trees instead of up to eight trees as originally proposed. Due to the change in the requested permit by the applicant this project was re-noticed. A new notice was posted on the property, mailed to all property owners within 1,000 feet of the project property boundary, and sent to the Signal and La Opinion newspapers.

Add description of August 4, 2010 proceedings

28. The proposed project shall comply with the development standards of the RPD-5,000-1.9U zone pursuant to Section 22.20.460 and M-1-DP zone pursuant to Section 22.32.040 and 22.40.040 of the County Code.

29. The proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the Plan, a component of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of development while minimizing development in hillside and natural resource areas.

30. The Project site is physically suitable for the type of development and density being proposed, since the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water

supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geologic hazards mitigated in accordance with the requirements of Public Works.

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

32. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located within an adopted SEA and will not affect any stream courses or high value riparian habitat.

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

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

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

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

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

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

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

("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on geotechnical hazards, flood hazard, fire hazard, noise hazard, water quality, air quality, biota archaeological/historical, visual qualities, traffic and access, waste disposal, education services, public services, water services, and land use. Based on the Initial Study and project revisions, a Final Environmental Impact Report ("EIR") has been prepared for this project. The Final EIR consists of the Draft EIR dated May 2010 and the Responses to Comments and identifies mitigation measures to be implemented as part of the project. The Findings of Fact and Statement of Overriding Considerations ("Findings and SOC") are incorporated herein by this reference, as if set forth in full.

40. The Commission reviewed and considered the Final EIR and found that it reflects the independent judgment of the County. As stated in the Final EIR and Findings of Fact and SOC, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse impacts upon air quality (temporary during construction), noise (temporary during construction), and biological resources (cumulative), identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions for this project.

41. With respect to the adverse effects upon air quality (temporary during construction), noise (temporary during construction), and biological resources (cumulative), the Commission determined that the substantial benefits resulting from the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings and SOC.

42. A Mitigation Reporting and Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Final EIR was prepared, and its requirements are incorporated into the conditions of approval for this project.

43. The MMP in conjunction with the Final EIR identified in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment are ensured.

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

45. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for the related CUP, Oak Tree Permit, and the MMP.

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

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. 1. Certifies that the Final EIR has been completed in compliance with the CEQA and the State and County guidelines related thereto; certifies that it independently reviewed and considered the information contained in the FEIR, and that the FEIR reflects the independent judgment and analysis of the Commission; as to the environmental consequences of the project, certified the Final EIR prior to approving the project; and adopted the Environmental Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring Program ("MMP"), finding that, pursuant to Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; found that the unavoidable significant effects of the project after adopted of said mitigation measures area as described in those findings, and determined that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the project as stated in the Statement of Overriding Considerations.

   2. Approves Vesting Tentative Tract Map No. 53933 subject to the attached conditions and recommendations of the Subdivision Committee.

DEPARTMENT OF REGIONAL PLANNING **Map Date: 3-31-2009**
PROJECT NO. 03-304-(5)
VESTING TENTATIVE TRACT MAP NO. 53933

DRAFT CONDITIONS:

1. The subdivider or any successor in interest of the subdivider (herein after collectively "subdivider") shall conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). The subdivider shall also conform to the requirements of Conditional Use Permit No. 03-304 ("CUP"), Oak Tree Permit Case No. 03-304 ("Oak Tree Permit"), and the Mitigation Monitoring Program ("MMP") approved by the Los Angeles County ("County") Regional Planning Commission ("Commission") in connection with this approval of Vesting Tract Map No. 53933 ("Vesting Map").

2. Except as otherwise specified in Condition No. 3 below, the subdivider shall conform to the applicable requirements of the RPD-5,000-1.9U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-1.9 Dwelling Units) and M-1-DP (Light Industrial-Development Program) zones.

3. In accordance with the related CUP, this land division is approved as a density-controlled development in an urban and non-urban hillside management area, in which areas of the proposed lots may be averaged to collectively conform to the minimum lot areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the RPD-5,000-1.9U zone.

4. Recordation of the final map is contingent upon the adoption of an ordinance by the Board changing the zoning from A-2-2 to RPD-5,000-1.9U on 42.04 acres and to M-1-DP on 5.21 acres, and such ordinance becoming effective.

5. Within 30 days of tentative map approval, the subdivider shall submit a draft copy of the project's Covenants, Conditions, 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 subdivider shall submit separate CC&Rs for the single-family homes portion of the project ("Single-family CC&Rs"). Required provisions in the CC&Rs are set forth in Condition Nos. 12 and 20.

6. The subdivider shall submit evidence that the conditions of the associated CUP and Oak Tree Permit have been recorded prior to final map approval.

7. Within 30 days of tentative map approval, the subdivider shall record a covenant with attached map with the County agreeing to comply with the required environmental mitigation measures. Prior to recordation of the covenant, the

subdivider shall submit a draft copy of said covenant to the Director of Regional Planning ("Director") for review and approval.

8. Permission is granted to adjust lot lines subject to the review and approval of Regional Planning.

9. The subdivision shall provide at least 40 feet of street frontage of the property line for each lot. For lots with radial lot lines, the subdivider shall also provide a chart setting forth the street frontage lengths.

10. The subdivider shall show The Old Road, "A" Street, "B" Court, "C" Court, "D" Court and "E" Court as dedicated streets on the final map.

11. The subdivider shall dedicate to the County on the final map, the right to prohibit the construction of any structures on the open space areas as depicted on the open space exhibit as Lot Nos. 71 through 73 and 78, and the rear of single-family lots and shall record "Open Space-Building Restriction Area" over those open space areas on the final map.

12. The subdivider shall provide for the ownership and maintenance within the private park lot No. 74 and open space Lot Nos. 71, 72, 73, and 78 by the homeowners' association Single-family CC&Rs to the satisfaction of Regional Planning.

13. The subdivider 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.

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

15. Permission is granted to record multiple final maps. 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 CUP.

16. Prior to approval of each final unit map, the subdivider shall submit, to the satisfaction of Subdivision Committee ("Subdivision Committee"), an updated phasing map depicting access to all phases of the project and the open space acreage within each phase. The phasing map must indicate 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 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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17. Permission is granted to phase grading to the satisfaction of Public Works and Regional Planning.

18. 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.

19. No grading permit shall be issued prior to the recordation of a final map, unless the Director determines that the proposed grading conforms to the conditions of this grant and conditions of the CUP and Oak Tree Permit.

20. 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 Single-family and Commercial 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.

21. The irrigation system for manufactured slopes shall, to the satisfaction of the Director and Director of Public Works, include dual piping to allow for future connection and use of reclaimed water within landscaped slopes.

22. As required by Section 21.32.195 of the County Code, the subdivider 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 the site plan or landscape plan. Prior to recordation of the final map, the site/landscaping plan must be approved by the Director, and the subdivider shall post a bond with Los Angeles County Department of Public Works ("Public Works") or submit other verification to the satisfaction of Regional Planning, to ensure planting of the required trees.

23. If bonds are posted for any improvements required by these conditions, the subdivider or successor in interest shall be financially responsible and shall reimburse Regional Planning for all inspections. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently $200.00 per inspection).

24. Within three days of the approval date of this grant, the subdivider shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. 03-304-(5), which includes Zone Change Case No. 03-304 ("Zone Change"), Vesting Tentative Tract Map No. 53933

("Vesting Map"), Conditional Use Permit Case No. 03-304 ("CUP"), and Oak Tree Permit Case No. 03-304 ("Oak Tree Permit"). The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **$2,867.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.

25. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final Environmental Impact Report ("Final EIR") for the project are incorporated by this reference and attached and made conditions of the Vesting Map. The subdivider 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 shall submit mitigation monitoring reports to Regional Planning as frequently as may be required by Regional Planning. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.

26. Within 30 days of Vesting Map approval, the subdivider shall deposit the sum of **$3,000.00** with Regional Planning to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP.

27. 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, its agents, officers, and employees to attack, set aside, void, or annul this tract map approval, or the related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable limitation period of Government Code Section 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider or successor in interest of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.

28. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing, pay Regional Planning an initial deposit of $5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider, or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

    a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional 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, 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 the Conditional Use Permit Case No. 03-304 and Oak Tree Permit Case No. 03-304; 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.

Attachments:
Subdivision Committee Reports
Mitigation and Monitoring Plan

DRAFT

Findings of Fact
Regarding the Final Environmental Impact Report
and
Statement of Overriding Considerations
for
the Lake View Estates Mixed Use Project

(Pursuant to Sections 21081 and 21081.6 of the Public Resources Code
and Sections 15091 and 15093 of the CEQA Guidelines)

Final Environmental Impact Report
(State Clearinghouse Number 2005051009)

FINDINGS OF FACT

1.0 INTRODUCTION

This statement of findings addresses the environmental effects associated with the Lake View Estates Mixed Use Project located in the unincorporated community of Castaic, within Los Angeles County, California. These findings are made pursuant to the California Environmental Quality Act (CEQA) under Sections 21081 and 21081.6 of the Public Resources Code and Sections 15091 of the CEQA Guidelines, Title 14, Cal. Code Regs. 15000, et. Seq. The potentially significant impacts were identified in the Draft Environmental Impact Report (EIR), the Revised Draft EIR and the Final EIR, as well as additional facts found in the complete record of proceedings.

Public Resources Code 21081 and Section 15091 of the CEQA Guidelines require that the lead agency prepare written findings for identified significant impacts, accompanied by a brief explanation for the rationale for each finding. The County of Los Angeles is the lead agency responsible for preparation of the EIR in compliance with CEQA and the CEQA Guidelines. Section 15091 of the CEQA Guidelines states, in part, that:

(a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:

(1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

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

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

In accordance with Public Resource Code 21081 and Section 15093 of the CEQA Guidelines, whenever significant impacts cannot be mitigated to below a level of significance, the decision-making agency is required to balance, as applicable, the benefits of the proposed project against its unavoidable environmental risks when determining whether to approve the project. If the benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse effects may be considered "acceptable." In that case, the decision-making agency may prepare and adopt a Statement of Overriding Considerations, pursuant to the

CEQA Guidelines.

Section 15093 of the CEQA Guidelines state that:

a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."

b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the Final EIR and/ or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.

c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091. As required by CEQA, the Planning Commission and Board of Supervisors, in adopting these findings, also adopts a Mitigation Monitoring and Reporting Program for the project. The Planning Commission and Board of Supervisors finds that the Mitigation Monitoring and Reporting Program, which is incorporated by reference and made a part of these findings, meets the requirements of Section 21081.6 of the Public Resources Code by providing for the implementation and monitoring of measures intended to mitigate potentially significant effects of the project.

The Final EIR for the project identified potentially significant effects that could result from project implementation. However, the County of Los Angeles Planning Commission and Board of Supervisors finds that the inclusion of certain mitigation measures as part of the project approval will reduce most, but not all, of those effects to less than significant levels. Those impacts that are not reduced to less than significant levels are identified and overridden due to specific project benefits in a Statement of Overriding Considerations.

In accordance with CEQA and the CEQA Guidelines, the Planning Commission and Board of Supervisors adopts these findings as part of its certification of the Final EIR for the project. Pursuant to Section 21082.1(c)(3) of the Public Resources Code, the Planning Commission and Board of Supervisors also finds that the Final EIR reflects the Commission's independent judgment as the lead agency for the project.

1.2. Organization and Format of Findings

Section 1.0 contains a summary description of the project and background facts relative to the environmental review process. Section 2.0 discusses the CEQA finding of independent judgment. Section 3.0 identifies the impacts of the project that were studied in the EIR. Section 3.1 of these Findings identifies the significant impacts of the project that cannot be mitigated to a less than significant level, even though all feasible mitigation measures have been identified and incorporated into the project. Section 3.2 identifies the potentially significant effects of the project that would be mitigated to a less than significant level with implementation of the identified mitigation measures. Section 3.3 identifies the project's potential environmental effects that were determined not to be significant and, therefore, do not require mitigation measures. Section 4.0 discusses the feasibility of project alternatives. Section 5.0 discusses findings with respect to mitigation of significant adverse impacts, and adoption of the Mitigation Monitoring and Reporting Program (MMRP). Section 6.0 discusses the Statement of Overriding Considerations for those impacts identified in the FEIR that were determined to have unavoidably significant impacts.

1.3 Summary of Project Description

The proposed Lake View Estates Mixed Use Project includes subdivision that would allow for development of a 47.25-acre parcel with residential and business/office park uses. The project site is currently vacant and is adjacent to existing and approved developments and it has frontage on The Old Road, which parallels the Golden State Freeway/ Interstate 5 (I-5) on the west. A building materials yard business (zoned Industrial) is located along the site's eastern boundary. A condominium development (zoned RPD-6.5U) consisting of 75 condos on approximately 10 gross acres borders the project to the north (Tr. 34365). A 115-unit mobile home park (zoned R-3-10U) is located to the northwest of the site. An approved tentative tract map for condominium development (zoned RPD-3.5U) is located along the south boundary (Tr. 46798). On the western edge of the project site, there is a single family house on a large undeveloped parcel. To the north of the project, there is an Auto Sales / Repair business across The Old Road.

The project site is identified as Los Angeles County Assessor's Parcel Numbers 2865-012-002; 005; 014; and 015. The applicant requests approval to allow development of about 70,000 square feet of business/office park uses (reduced from 150,000 sf of commercial in the initial study) on three lots, 70 single-family residences, four open space lots, a separate lot for a detention basin, and one park site.

The project includes a zone change from A-2-2 to RPD-1.9U/AC on 42.04 acres and from A-2-2 to M-1-DP on 5.21 acres. Residential Planned Development (RPD) allows for single-family residences at a maximum density of 1.9 units per acre, with the approval of a Conditional Use Permit (CUP). The residential zoning of RPD-1.9U proposes a lower density than that of the condominium developments to the north and south, with zoning designations of RPD-6.5U and RPD-3.5U respectively. The proposed project would also require the issuance of an Oak Tree Permit to remove 13 oak trees and encroach on up to 20 oak trees.

While the proposed use that would occupy the commercial/industrial component of the project is for business/professional office buildings, the Light Manufacturing (M-1) zone would allow (with a Conditional

Use Permit) for limited manufacturing and assembly, secondhand stores, rentals, outdoor advertising, tailor shops, commercial services, retail sales of new goods and genuine antiques, community and financial services, and business/professional offices.

1.4. Project Objectives

CEQA states that the statement of project objectives should be clearly written and define the underlying purpose of the project, in order to permit the development of a reasonable range of alternatives and aid the Lead Agency in making findings.

The Santa Clarita Valley Area plan states that within the community of Castaic, the area west of the freeway is set aside for development of residential uses. Other key directive policies of the Santa Clarita Valley Area Plan Land Use Element pertinent to this project include Policy 1.4, Policy 2.1, and Policy 2.5.

Policy 1.4 directs to "Promote a balanced, autonomous community with a full range of public and commercial services and a wide variety of housing and employment opportunities to minimize the dependency upon southern Los Angeles County and to reduce long distance commuting and its impacts upon gasoline consumption and air pollution."

Policy 2.1 directs to "Accommodate population and land use growth in a concentrated, rather than dispersed, pattern, providing for a broad range of densities and types of uses."

Policy 2.5 directs to "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."

The applicant's objective for the proposed project is to develop a mixed use project, incorporating business professional employment opportunities with single family residences, in a manner that balances grading on site and clusters development to preserve open space and complement the surrounding community, pursuant to the directives and vision for the area as indicated in Policy 1.4, Policy 2.1, and Policy 2.5 of the Santa Clarita Valley Area Plan.

1.5. Environmental Review Process

In accordance with the requirements of CEQA and the CEQA Guidelines, a Draft EIR was prepared to address the potential significant environmental effects associated with the development of the Lake View Estates Mixed Use Project. To determine the number, scope and extent of environmental issues, a Notice of Preparation (NOP) of the Draft Environmental Impact Report (Draft EIR) was mailed to state and local agencies and circulated for public review for a period of 30 days in April 2005.

The Draft EIR was released for public and agency review for a period of 45-days, ending on April 23, 2009. During the Draft EIR public review period, the County received eight written comments on the Draft EIR. Responses to the comments were formulated, and the EIR was revised showing changes in strikethrough and underline format. Changes that were made to the EIR in response to comments are outlined in the beginning of Section 8.0 Addenda Errata/Comments and Responses. The Revised Draft EIR was re-issued for a second 45-day public review period from May 3, 2010 through June 17, 2010. This 45-day public review period was formally extended to June 28, 2010 through redistribution of the EIR upon discovery that two EIR sections were missing from May 3, 2010 distribution. Three written comment letters were received, responses to the comments were formulated, and the EIR was further revised showing changes in strikethrough and underline format.

Section 15088 of the CEQA Guidelines requires that the Lead Agency responsible for the preparation of an EIR evaluate comments on environmental issues and prepare a written response addressing each of the comments. The intent of the Final EIR is to provide a forum to air and address comments pertaining to the information and analysis contained within the Draft EIR, and to provide an opportunity for clarifications, corrections, or minor revisions to the Draft EIR as needed.

This Final EIR assembles in one document all of the environmental information and analysis prepared for the proposed project, including comments on the information and analysis contained in the Draft EIR and responses by the County to those comments.

Pursuant to Section 15132 of the State CEQA Guidelines, the Final EIR consists of the following:

(a) The revised Draft EIR, including all of its appendices.
(b) A list of persons, organizations, and public agencies commenting on the Draft EIR.
(c) Copies of all letters received by the County during the Draft EIR public review period and responses to the comments.
(d) Any other information added by the Lead Agency.

2.0 CEQA FINDING OF INDEPENDENT JUDGMENT

The Final EIR reflects the County of Los Angeles' independent judgment. The County has exercised independent judgment in accordance with Public Resources Code 21082.1(c)(3) in reviewing, analyzing and revising material prepared by the consultant.

Having received, reviewed and considered the information in the Final EIR, as well as any and all other information in the record, the Planning Commission hereby makes findings pursuant to and in accordance with Sections 21081, 21081.5, and 21081.6 of the Public Resources Code.

3.0. FINDINGS OF FACT

3.1 Environmental Effects of the Project which are Considered Unavoidably Significant Impacts

This section identifies the significant unavoidable impacts that require a statement of overriding considerations to be issued by the County, pursuant to Section 15093 of the CEQA Guidelines, if the project is approved. Based on the analysis contained in the EIR, the following impacts have been determined to be significant and unavoidable:

A. AIR QUALITY - PROJECT CONSTRUCTION (FEIR SECTION 4.6): An evaluation of air emissions associated with the project during construction is found on page 4.6-6 in Section 4.6, *Air Quality*, of the Final EIR. The analysis in the Final EIR indicates that project construction would generate air pollutant emissions that exceed South Coast Air Quality Management District (SCAQMD) daily construction thresholds and LSTs for the area.

Mitigation Measures: There are no feasible measures available to mitigate air quality impacts from PM_{10} and $PM_{2.5}$ emissions during project construction to a level that is less than significant. Mitigation measures AQ-1(a-d) in Section 4.6, Air Quality of the Final EIR are required to reduce the impacts associated with emissions during project construction. Measure AQ-1(a) requires fugitive dust control measures that prevent dust generation and minimize the amount of fugitive dust that would leave the construction site, therefore reducing the impact from fugitive dust (PM_{10}). Measures AQ-1(b) and AQ-1(c) require control measures for the reduction of VOC and NOx emissions, respectively. AQ-1(d) requires an additional control measure that would reduce the number and type of construction equipment during grading and building construction in order to further reduce the amount of NOx, PM_{10} and $PM_{2.5}$ emissions.

Findings: The Planning Commission finds that the above mitigation measures are feasible, are adopted, and will reduce the project construction air quality impacts. However, even with the incorporation of the Mitigation Measures AQ-1(a-d), grading activity associated with construction on the project site is anticipated to result in localized PM_{10} and $PM_{2.5}$ emissions that would exceed LSTs. Pursuant to Section 21081(a)(I) of the Public Resources Code, changes or alterations have been required in, or incorporated into, the project that would mitigate, in part, the significant construction-related air quality impacts. However, there are no feasible mitigation measures that would reduce the identified significant impact to a level that is less than significant. Therefore, this impact must be considered unavoidably significant even after implementation of all feasible construction-related air quality mitigation measures. Pursuant to Section 21081(a)(3) of the Public Resources Code, the Planning Commission has determined that specific economic, legal, social, technological, or other benefits outweigh the identified air quality impact which is thereby acceptable (see Statement of Overriding Considerations in section 6.0).

B. BIOLOGICAL RESOURCES – CUMULATIVE (FEIR SECTION 4.7): An evaluation of the cumulative biological resource impacts associated with the project are found on page 4.7-38 in Section 4.7, *Biota*, of the Final EIR.

The analysis indicates that project development in association with past, present, and probable future projects in the vicinity of the proposed project would contribute to the cumulative loss of native biological habitats within the region. The loss of biological habitats would be due to the removal of plant and wildlife resources within developed areas in the vicinity of the project site.

Mitigation Measures: No specific mitigation is currently available to offset the cumulative loss of habitats in the region to a level that is less than significant.

Findings: The Planning Commission finds that since no feasible mitigation strategies are currently available to substantially reduce the cumulative effect due primarily to effects from cumulative development within the vicinity of the project site, this cumulative impact is considered significant and unavoidable. Pursuant to Section 21081(a)(3) of the Public Resources Code, the Planning Commission has determined that specific economic, legal, social, technological, or other benefits outweigh the identified biological resource impacts which are thereby acceptable (see Statement of Overriding Considerations in section 6.0).

C. NOISE –CONSTRUCTION NOISE (FEIR SECTION 4.4): An evaluation of the noise impacts associated with project construction is found on page 4.4-7 in Section 4.4, *Noise Hazard*, of the Final EIR. The analysis in the FEIR indicates that the project's grading activities would create noise levels that would exceed the 75 and 80 dBA thresholds for single and multi-family residences and could occur over a period of longer than 10 days. Sensitive receptors that would most likely be affected by the project include a mobile home community located approximately 60 feet northwest of the project area, a condominium development located 30 feet north of the project area, and a single-family residence located approximately 300 feet west of the project area. Project grading activities would result in noise impacts that would exceed the 75 and 80 dBA standards at the closest sensitive receptors which are located approximately 60 feet from the closest point where grading would occur.

Mitigation Measures: Mitigation measure N-1 in Section 4.4, *Noise Hazard*, in the Final EIR requires that during construction the contractor shall not conduct project grading activities within 370 feet of a single family residence, or 175 feet of multi family residences for consecutive periods of greater than 10 days. This mitigation is recommended to reduce the construction related noise to the maximum extent feasible.

Findings: The Planning Commission finds that the above mitigation measure is feasible, is adopted, and will reduce the project construction noise impact. However, even with the incorporation of the Mitigation Measures N-1, project grading activities would result in noise impacts that would exceed the 75 and 80 dBA standards at the closest sensitive receptors which are approximately 60 feet from the closest point where

grading would occur. Pursuant to Section 21081(a)(I) of the Public Resources Code, changes or alterations have been required in, or incorporated into, the project that would mitigate, in part, the significant construction-related noise impacts. However, there are no feasible mitigation measures that would reduce the identified significant impact to a level that is less than significant. Therefore, this impact must be considered unavoidably significant even after implementation of all feasible construction-related noise mitigation measures. Pursuant to Section 21081(a)(3) of the Public Resources Code, the Planning Commission has determined that specific economic, legal, social, technological, or other benefits outweigh the identified noise impact which is thereby acceptable (see Statement of Overriding Considerations).

D. IRREVERSIBLE IMPACTS (FEIR SECTION 5.0): An evaluation of the significant and irreversible environmental effects associated with the project is found on page 5-2 in Section 5.0, *Other CEQA-Required Discussions*, of the Final EIR. The analysis found that development of the project site would permanently alter the project site from a relatively natural state (stabilized naturalized disturbed area) and convert it to a relatively urban use (except for open space areas). Alteration of the area to urban uses, although technically reversible, would likely result in a long term commitment of the site to such uses. Development of the project site would involve alteration of existing landforms onsite, which would effectively be irreversible. The grading and development of the site would also irreversibly alter the aesthetic character of the site and would remove portions of the native biological habitat onsite.

Mitigation Measures: No specific mitigation is currently available to mitigate irreversible environmental effects to a level that is less than significant.

Findings: The Planning Commission finds that since no feasible mitigation strategies are currently available to substantially reduce the irreversible environmental effects of the project, this impact is considered significant and unavoidable. Pursuant to Section 21081(a)(3) of the Public Resources Code, the Planning Commission has determined that specific economic, legal, social, technological, or other benefits outweigh the identified irreversible environmental impacts which are thereby acceptable (see Statement of Overriding Considerations).

3.2 Environmental Effects Discussed in the FEIR Which Can Be Avoided or Substantially Lessened to Less Than Significant Levels with Implementation of the Identified Mitigation Measures

This section identifies significant adverse impacts of the project that require findings to be made under Section 21081 of the Public Resources Code and Section 15091 of the CEQA Guidelines. Based on information in the EIR, the Planning Commission finds that, based upon substantial evidence in the record, adoption of the mitigation measures set forth below will reduce the identified significant impacts to less than significant levels. Based on the analysis contained in the Final EIR, the following impacts have been determined to be impacts that can be reduced to less than significant levels with implementation of the mitigation measures set forth below:

A. Geotechnical Hazards (FEIR Section 4.1). Impacts from geotechnical hazards at the project site are discussed on FEIR pages 4.1-7 through 4.1-13. The project would result in the following potentially significant impacts:

1. **Ground Rupture**: Potential ground rupture impacts at the project site are discussed on FEIR page 4.1-7. The FEIR found that there is a potential for ground rupture at the project site, due to the presence of San Gabriel Fault traces.

   Mitigation Measures: The FEIR concluded impacts from potential ground rupture would be mitigated by implementation of mitigation measure GEO-1 which requires that a revised fault setback shall be incorporated into the subdivision tract map. In addition, GEO-1 also requires that utility infrastructure shall be designed to avoid or withstand ground rupture and the project engineer shall design cut and fill slopes within the fault hazard zone based on the geotechnical evaluation, LA County requirements, and Uniform Building Code requirements.

   Finding: The Commission finds that incorporation of mitigation measure GEO-1 would avoid or substantially lessen the significant environmental impacts from geotechnical hazards as indentified in the FEIR. Residual impacts would be less than significant.

2. **Ground Failure**: Impacts as a result of ground failure at the project site are discussed on FEIR page 4.1-10. The FEIR found that there is a potential for ground failure at the project site, due to the various soil types and bedrock orientation at the project site. The types of ground failure that could potentially occur at the project site include slope stability, debris flow, hydroconsolidation/ liquefaction, and differential settlement.

   Mitigation Measures: The FEIR concluded that the potential impacts from ground rupture would be mitigated by implementation of mitigation measures GEO-3 (a-b). GEO-3(a) requires that the alluvium on the site shall be removed and recompacted in accordance with the recommendations contained in the geotechnical study (Appendix B in the FEIR) in order to eliminate the potential for liquefaction, lateral spreading and dynamic settlement. In addition, grading plans shall be reviewed by the J. Byer Group for consistency with their recommendations and submitted to the Los Angeles County Department of Public Works Geotechnical and Materials Engineering Division for review and approval. GEO-3(b) requires a project geologist to be present during removals of the alluvium and other stripping of topsoil and colluvium.

   Finding: The Commission finds that incorporation of mitigation measures GEO-3 (a-b) would avoid or substantially lessen the significant environmental impacts from ground failure as indentified in the FEIR. Residual impacts would be less than significant.

3. **Slope Stability**: Impacts related to slope stability at the project site are discussed on FEIR page 4.1-12. The FEIR found that there is a potential impact associated with decreased slope stability as a result of site grading and placement of structures adjacent to cut slopes and on fill areas.

   Mitigation Measures: The FEIR concluded potential impacts from decreased slope stability would be mitigated by implementation of mitigation measures GEO-4(a-g). GEO-4(a) requires that grading plans are reviewed by the applicant's geological consultants to ensure that recommendations included in the 2005 geotechnical investigation are incorporated. GEO-4(b-e) requires specific preparations for grading the site and fill areas. GEO-4(f - g) require field observations and testing during grading and provides specifications for the volume of approved compacted fill.

   Finding: The Commission finds that incorporation of mitigation measures GEO-3 (a-g) would avoid or substantially lessen the significant environmental impacts from slope stability as indentified in the FEIR. Residual impacts would be less than significant.

B. Flood Hazards – Offsite Flooding (FEIR Section 4.2). Project impacts related to offsite flooding are discussed on FEIR page 4.2-5. The project site contains complex terrain composed of steep slopes and canyons, with multiple watersheds. The project has the potential to contribute increased runoff to adjacent properties of lower elevation and/or downstream storm drain facilities, thereby increasing the hazard of offsite flooding.

Mitigation Measures: The FEIR concluded that potential impacts to offsite flooding would be mitigated by implementation of mitigation measure FL-1 which requires a drainage concept that provides the quantities related to the runoff flow for the project as well as existing conditions' runoff (using new method hydrology). The drainage concept has also delineated any changes in drainage patterns and debris producing areas, and specifies the necessary storm drain and flood control facilities and mitigation measures. The storm flow conveyance and discharge facilities, which are inline with the recommendations in the soils and geotechnical reports, will be designed to mitigate the impacts resulting from potential for on and offsite flooding, siltation and erosion. FL-1 also requires that the project shall be engineered such that there are no impacts to offsite properties.

Finding: The Planning Commission finds that incorporation of mitigation measures FL-1 would avoid or substantially lessen the significant environmental impacts from offsite flooding as indentified in the FEIR. Residual impacts would be less than significant.

C. Fire Hazard (FEIR Section 4.3). The impact as a result of the site being located in a fire hazard zone is discussed on FEIR page 4.3-2. As discussed in the FEIR, the project is located in Fire Hazard Severity Zone 4, which is considered a Very High Fire Hazard Severity Zone. The Los Angeles County Fire Department has been consulted throughout the development process to ensure access to the site is adequate and that the circulation system within the project area accommodates fire engines and allows sufficient turning radius.

Mitigation Measures: The FEIR concluded that the potential impact related to the site's location in a Very High Fire Hazard Severity Zone would be mitigated by implementation of mitigation measures FH-1 (a-b). FH-1(a) requires the project to meet all applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance, and a fuel modification plan. Measure FH-1(b) requires the project to comply with Land Development guidelines provided by the Los Angeles County Fire Department, Land Development Unit.

Finding: The Planning Commission finds that incorporation of mitigation measures FH-1(a-b) would avoid or substantially lessen the significant environmental impact from the site being located in a Severe Fire Hazard Severity Zone to a less than significant level as identified in the FEIR. Residual impacts would be less than significant.

D. Noise – Noise Exposure (FEIR Section 4.4). Noise impacts to residential and commercial land uses at the project site are discussed on FEIR page 4.4-10. The FEIR determined that both residential and business/professional uses at the project site would be constructed in a noise environment that is within the Normally Unacceptable range for these types of development. The entire project area is exposed to noise from Interstate-5 (I-5) and The Old Road. The project has the potential to place residential and business/professional land uses in areas where noise exposure levels would be considered Normally Unacceptable.

Mitigation Measures: The FEIR concluded that the potential impact from noise exposure at identified residential and commercial lots would be mitigated by implementation of mitigation measures N-3 (a-c). Measure N-3 (a) provides design requirements that are designed to achieve an interior noise level reduction of 25 dB or greater. Measure N-3(b) requires six-foot tall solid block sound barrier walls on the side and rear yard property boundaries or surrounding the exterior usable space of the back yard. And measure N-3(c) requires residential lots to incorporate second story insulation to achieve an interior second story noise level of 45 dBA.

Finding: The Planning Commission finds that incorporation of mitigation measures N-3 (a-c) would avoid or substantially lessen the significant environmental impact from noise exposure at the project site to a less than significant level as identified in the FEIR. Residual impacts would be less than significant.

E. Water Quality – Surface Water Quality (FEIR Section 4.5). Project impacts related to offsite runoff to Castaic Creek are discussed on FEIR page 4.5-4. Development of the site with commercial and residential uses would add impermeable surfaces such as rooftops, patios and sidewalks, and other surfaces such as roads, parking lots, and driveways that would accumulate deposits of oil, grease, and other vehicle fluids and hydrocarbons. During storms these deposits would be washed into and through the drainage systems and ultimately to the Santa Clara River. Urban runoff can have a variety of adverse effects on watershed resources. Therefore, impacts to surface water quality are considered potentially significant.

Mitigation Measures: The FEIR concluded that the potential impact from surface water quality would be mitigated by implementation of mitigation measure WQ-1. Measure WQ-1 requires the project to comply with the Standard Urban Stormwater Mitigation Plan, which shall incorporate Best Management Practices (BMPs) for the long term operation of the site and shall be developed and implemented by the applicant to minimize the amount of pollutants that are discharged from the site. WQ-1 also provides example BMPs that apply to both initial development of the lots and to long-term operation of the project.

Finding: The Planning Commission finds that incorporation of mitigation measure WQ-1 and appropriate BMPs would ensure compliance with Los Angeles County Standard Urban Stormwater Mitigation Plan and NPDES MS-4 Permit and would therefore reduce impacts associated with long-term operation of the project to a level that is considered less than significant level. Residual impacts would be less than significant.

F. Biota (FEIR Section 4.7). Project impacts related to biological resources are discussed on FEIR pages 4.7-20 through 4.7-36. The project would result in the following potentially significant impacts:

1. **Sensitive Community**: The project's impact to habitat of coastal sage scrub is discussed on FEIR page 4.7-20. Project development would result in the direct permanent, loss, and indirect degradation and fragmentation of coastal sage scrub habitat which is considered a sensitive community by the California Department of Fish and Game and the California Native Plant Society.

   Mitigation Measures: The FEIR concluded potential impacts to coastal sage scrub habitat would be mitigated by implementation of mitigation measures BIO-1 (a-d). BIO-1(a) requires that temporary disturbed areas be revegetated with native vegetation and that a landscape plan shall be implemented that includes control of invasive non-native species. BIO-1(b) requires specific fuel modification standards. BIO-1(c) requires that 8.5 acres of removed coastal sage scrub shall be mitigated at a ratio of 1:1. BIO-1(d) requires that revegetation and landscape plans for the restoration and revegetation areas on the project site shall be reviewed and approved by the County before issuance of a grading permit.

   Finding: The Planning Commission finds that incorporation of mitigation measures BIO-1 (a-d) would avoid or substantially lessen the significant environmental impacts to sensitive communities including coastal sage scrub habitat to a less than significant level. Residual impacts would be less than significant.

2. **Riparian Habitat**: The project's impact to riparian habitat is discussed on FEIR page 4.7-23. Surface runoff from project development could potentially cause indirect impacts to riparian vegetation along the edge of stream channel that exists at the southeast portion of the property.

   Mitigation Measures: The FEIR concluded potential impacts to the existing stream channel would

be mitigated by implementation of mitigation measures BIO-2 (a-b). BIO-2(a) requires that the project include and implement a Stormwater Pollution Prevention Plan (SWPPP). BIO-2(b) requires that California Stormwater BMPs for Construction Activity and BMPs for Municipal Activities be incorporated during construction and long-term operation of the project. In addition, BIO-2(b) also provides installation and maintenance specifications for public landscaping areas.

Finding: The Planning Commission finds that incorporation of mitigation measures BIO-2 (a-b) would avoid or substantially lessen the significant environmental impacts to the existing stream channel to a less than significant level. Residual impacts would be less than significant.

3. **Special Status Plant Species**: The impact to special status plant species from the project is discussed on FEIR page 4.7-24. Project development may cause the direct loss of special-status plants identified as List 1B or two species. These species include the Plummer's mariposa lily, slender mariposa lily, San Gabriel bedstraw, and round-leaved filaree.

Mitigation Measures: The FEIR concluded potential impacts to special status plants would be mitigated by implementation of mitigation measures BIO-3 (a-d). BIO-3(a) requires that a qualified biologist be retained as the biological monitor. The biologist shall conduct field surveys prior to grading or site preparation and shall be authorized to stop specific grading activities if violations of mitigation measures or any local State, or Federal laws are suspected. BIO-3(b) requires pre-grading focused surveys to be conducted to determine presence or absence of any special-status plants. BIO-3(c) requires that if any special-status plants are identified, no grading permit shall be issued until a mitigation plan has been reviewed and approved by the Los Angeles County Department of Regional Planning biologist or staff. BIO-3(d) requires that earth moving equipment will avoid maneuvering in areas outside the identified limits of grading in order to avoid disturbing open space areas that will remain undeveloped. .

Finding: The Planning Commission finds that incorporation of mitigation measures BIO-3 (a-d) would avoid or substantially lessen the significant environmental impacts to special-status plants to a less than significant level. Residual impacts would be less than significant.

4. **Endangered Plant Species**: Project impacts to endangered plant species is discussed on FEIR page 4.7-26. Project development could potentially affect the San Fernando Valley spineflower (SFVS), slender-horned spineflower, and Nevin's barberry if present onsite. The SFVS is currently identified as a candidate species for listing under the Federal Endangered Species Act and was listed by the State of California as an endangered species. Nevin's barberry and the slender-horned spineflower are both listed as endangered under State and Federal law and are List 1B species per the CNPS. Neither species was observed, although there is suitable habitat for Nevin's barberry (chaparral and coastal scrub).

Mitigation Measures: The FEIR concluded potential impacts to endangered plant species would be mitigated by implementation of mitigation measures BIO-4 (a-c). BIO-1(a) requires that a survey for the SFVS and Nevin's barberry be conducted by a qualified biologist prior to any ground disturbance. If neither species are found, no further mitigation is required. If either species are discovered, mitigation measures BIO-4 (b-c) shall be required. BIO-4(b) requires that in the event that SFVS is discovered onsite, the species shall be mapped by a qualified biologist. The California Department of Fish and Game and/or United States Fish and Wildlife Service shall be formally notified and consulted depending on the listing status of the species found. In addition, a preservation and management plan shall be prepared for the SFVS and Nevin's barberry. BIO-4(c) requires that if avoidance is not feasible and mitigation is required for impacts to listed plant species, a Memorandum of Understanding (MOU) shall be prepared in coordination with CDFG. Specifically, the MOU should identify the number of plants to be replanted, the methods that will be used to preserve this species in this location, and methods to ensure successful mitigation for impacts to listed plant species. A Federal "incidental take" permit under Section 10(b) of the Federal ESA may also be required.

Finding: The Planning Commission finds that incorporation of mitigation measures BIO-4 (a-c) would avoid or substantially lessen the significant environmental impacts to endangered plant species to a less than significant level. Residual impacts would be less than significant.

5. **Special-Status Wildlife**: Project impacts to special-status wildlife are discussed on FEIR page 4.7-29. Project development may cause the direct loss of special-status wildlife through conversion of onsite habitats to developed areas. Indirect impacts on special-status wildlife species could occur through the habitat fragmentation and degradation because of the introduction of non-native plants. Special-status species that may be potentially affected by project development include the California gnatcatcher (CAGN), coast horned lizard the coastal western whiptail, rufous-crowned sparrow, and the San Diego desert woodrat.

Mitigation Measures: The FEIR concluded that multiple mitigation measures included in the document would reduce impacts to habitats onsite to the extent feasible, and thus to special-status wildlife species that are potentially present within these habitats. Measures BIO-1(a) and (b) require minimization of impacts to coastal sage-scrub habitats within fire clearance zones, and revegetation of landscape areas with native coastal sage-scrub species. Mitigation measure BIO-7(a) would minimize impacts to oaks and create a mitigation plan for oak replacement onsite. These measures would mitigate direct and indirect impacts to habitats onsite.

In addition, mitigation measures BIO-5(a-d) would reduce significant impacts to special-status species potentially affected by project development. BIO-5(a) requires that pre-construction surveys shall be conducted if vegetation clearing and construction activities are proposed during CAGN breeding season (beginning January 15th). In addition, a biological monitor will also be present at

the initiation of vegetation clearing to provide an education program to the construction operators regarding the efforts needed to protect the CAGN and other special-status species. BIO-5(b) requires that prior to ground disturbance shall be conducted and if necessary all potential special-status species found shall be captured and transferred to appropriate habitat within a nearby known preserve. BIO-5(c) requires that during grading a qualified biologist shall be present to monitor earthmoving activities and if necessary shall relocate any vertebrae species that may come into harm's way to an appropriate offsite location of similar habitat. BIO-5(d) requires trapping using live traps before implementation of this project. Any captured animals would be relocated to safe, public land retained in open space land use designations with suitable habitats.

Finding: The Planning Commission finds that incorporation of mitigation measures BIO-5 (a-d) in addition to measures BIO-1(a-b) and BIO-7(a) would avoid or substantially lessen the significant environmental impacts to the following special-status species potentially affected by project development: coast horned lizard, and the coastal western whiptail. Residual impacts would be less than significant.

6. **Nesting Birds**: The project's impact to nesting birds is discussed on FEIR page 4.7-33. Site development has the potential to disturb trees that may be used by raptors as foraging habitat and by migratory birds as nesting habitat.

   Mitigation Measures: The FEIR concluded potential impacts relating to the presence of nesting birds or raptors would be mitigated by implementation of mitigation measures BIO-6 (a-b). BIO-6(a) requires that the developer shall contract with a qualified biologist to conduct nesting bird surveys prior to construction activities between the months of March and September. BIO-6(b) requires that project-related activities likely to have the potential of disturbing suitable bird-nesting habitat shall be prohibited from February 1 through August 31, unless a biological monitor acceptable to the Director of Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of nests onsite or immediately adjacent to the area of disturbance.

   Finding: The Planning Commission finds that incorporation of mitigation measures BIO-6 (a-b) would avoid or substantially lessen the significant environmental impacts relating to the presence of nesting birds or raptors to a less than significant level. Residual impacts would be less than significant.

7. **Tree Removal**: The project's impacts as a result of tree removal at the site are discussed on FEIR page 4.7-35. The proposed project would directly remove 13 healthy oak trees of the 24 total within the project site and would have the potential to encroach on up to 20 oak trees. The project is required to obtain a permit from the County for the removal of onsite oak trees and comply with the provisions of the permit.

Mitigation Measures: In addition to obtaining a permit from the County for the removal of onsite oak trees, the FEIR concluded potential impacts to oak trees would be mitigated by implementation of mitigation measures BIO-7 which requires an oak tree mitigation program shall be developed pursuant to the County's oak tree preservation ordinance. The program shall include the following: 2:1 replacement ratio for each oak removed; identifying specific protective measures for protecting and maintaining all oaks within potential encroachment areas; mature oak trees and shrubs shall not be removed during preparation of fire clearance zones; and, replacement tree planting, maintenance, and monitoring specifications.

Finding: The Planning Commission finds that incorporation of mitigation measures BIO-7 would avoid or substantially lessen the significant environmental impacts related to removal of oak trees onsite to a less than significant level. Residual impacts would be less than significant.

8. **Bat Roosts**: The project's impact to roost sites used by bats is discussed on FEIR page 4.7-37. As discussed in the FEIR, should active bat roosts be present, construction-related activity could result in the direct loss or abandonment of active roost sites.

Mitigation Measures: The FEIR concluded potential impacts to the elimination of bat roosts would be mitigated by implementation of mitigation measures BIO-8 which requires that if any grading activity would occur during the breeding season of native bat species potentially utilizing the site (April 1 through August 31), a field survey shall be conducted by a qualified biologist to determine if active roosts of special status bats are present in areas of the projects site that contains suitable roosting habitat. If active maternity roosts are found, construction within 200 feet shall be postponed or halted, at the discretion of the biological monitor, until the roosts are vacated and juveniles have fledged, as determined by the biologist.

Finding: The Planning Commission finds that incorporation of mitigation measures BIO-8 would ensure that no loss of active maternity roosts of special status bat species will occur and, therefore, would reduce impacts on bat species to a less than significant level. Residual impacts would be less than significant.

G. **Archaeological/Historical Resources (FEIR Section 4.8)**. Project impacts related to archaeological and historical resources are discussed on FEIR page 4.8-5. As discussed in the FEIR, an archaeological reconnaissance was conducted at the project site and determined that the project would not disturb any known archaeological or historical resources. However, by its nature, an archaeological reconnaissance can only confidently assess the potential for encountering surface cultural resource remains. The proposed grading activity would have the potential to disturb as-yet undetected areas of prehistoric archaeological significance.

Mitigation Measures: The FEIR concluded that the potential impact to disturb as-yet undetected areas of prehistoric archaeological significance would be mitigated by implementation of mitigation measures CR-1(a-b). Measure CR-1(a) requires that all ground disturbances shall be monitored for the presence of archaeological materials. Should unanticipated cultural resource remains be encountered during construction or land modification activities, the applicable procedures established by the Advisory Council on Historic Preservation concerning protection and preservation of Historic and Cultural Properties (36 CFR 8700) should be followed. Measure CR-1(b) requires that in the event that human remains are discovered during construction or land modification activities, the procedures in Section 7050.5 of the California Health and Safety Code shall be followed.

Finding: The Planning Commission finds that with incorporation of mitigation measures CR-1(a-b), impacts to archaeological and historical resources would be less than significant. Residual impacts would be less than significant.

H. Visual Qualities – Light and Glare (FEIR Section 4.9). Project impacts related to visual qualities as a result of light and glare are discussed on FEIR page 4.9-22. The proposed project would produce new sources of light and glare that have the potential to adversely affect adjoining land uses.

Mitigation Measures: The FEIR concluded that the potential aesthetic effects associated with lighting and glare would be mitigated by implementation of mitigation measures VIS-2(a-c). VIS-2(a) requires that exterior lighting shall incorporate mission bell shaped posts to prevent offsite illumination and glare upon adjacent parcels, public areas, environmentally sensitive areas, and the night sky. Measure VIS-2(b) requires that any security lighting shall be screened such that lighting globes are not visible from a distance of more than 20 feet and shall be activated by motion detectors. And VIS-2(c) requires that project design and architectural treatments shall incorporate additional techniques to reduce light and glare, such as use of low reflectivity glass, subdued colors for building materials in high visibility areas, and the use of plant material along the perimeter of the structures to soften views.

Finding: The Planning Commission finds that incorporation of mitigation measures VIS-2(a-c) would reduce lighting and glare impacts to a level considered less than significant. Residual impacts would be less than significant.

I. Traffic/Access (FEIR Section 4.10). Project impacts related to offsite traffic are discussed on FEIR pages 4.10-16 through 4.10-34. The project would result in the following potentially significant impacts:

1. **Intersection**: The project's traffic impact to local intersections is discussed on FEIR page 4.10-16. Development of the project would result in the addition of 210 - A.M. and 206 - P.M. peak hour trips. These traffic additions would result in an impact at The Old Road/Parker Road intersection during the P.M. peak hour by adding a volume to capacity (V / C) ratio of 0.12 (compared to the pre-project baseline of V/C 0.66), which exceeds the County's threshold of V/C 0.04 for

intersections operating at LOS "C".

Mitigation Measures: The FEIR concluded that impacts to The Old Road/Parker Road intersection during the P.M. peak hour would be mitigated by implementation of mitigation measures T-1 which would require road widening of the westbound approach to provide a left-turn lane and a shared through / right turn lane. In addition, the project would be responsible for payment of fair share contributions toward installation of a signal at The Old Road / Parker Road intersection.

Finding: The Planning Commission finds that incorporation of mitigation measure T-1 along with payment of fair share contributions toward installation of a signal at The Old Road / Parker Road intersection would reduce the impact to The Old Road/Parker Road intersection during the P.M. peak hour to a less than significant level. Residual impacts would be less than significant.

2. **Traffic Hazards**: Project impacts related to traffic hazards at Old Road are discussed on FEIR page 4.10-18. Development of the project would result in the introduction of additional traffic and turning vehicles at the proposed intersection of The Old Road and project access at "A" Street. This section of The Old Road is currently in the planning and design stages for road widening and will include provisions for pedestrians, bicycles and vehicles. A potentially significant impact would occur if the project access caused a hazard for pedestrians, vehicles and bicycles on The Old Road.

   Mitigation Measures: The FEIR concluded that potential impacts related to hazards for pedestrians, vehicles and bicycles on The Old Road as a result of project access would be mitigated with the implementation of mitigation measure T-2 which requires adequate turn storage. As required by T-2, the right turn lane on The Old Road at the project entrance shall be designed such that the radius of the curb return is sufficient to accommodate turning movements of a 65-foot semi-truck and with a storage length of 140 feet to provide adequate storage for project generated traffic.

   Finding: The Planning Commission finds that incorporation of mitigation measures T-2 will reduce impacts related to hazards for pedestrians, vehicles and bicycles on The Old Road as a result of project access to a less than significant level. Residual impacts would be less than significant.

3. **Internal Circulation and Parking**: Project impacts related to internal circulation and parking at the project site are discussed on FEIR page 4.10-20. Development of the project would result in the construction of a mixed use development with an internal circulation system. A substantial adverse impact would occur if the internal circulation system and parking supply were not adequate to safely serve the needs of the development.

   Mitigation Measures: The FEIR concluded that potential impacts as a result of internal circulation and parking would be mitigated by implementation of mitigation measures T-3(a-b). T-3(a) requires specific commercial access standards including that the access driveway to Lot 77, located

on the northwest corner of The Old Road / "A" Street intersection, shall be located in westernmost boundary of the lot to maximize the distance between the driveway and the intersection. In addition, the driveways that would provide access to office buildings proposed on Lots 75 and 76, which are located north and south of "A" Street, should be aligned. T-3(b) requires that the ultimate project site plan shall show that for each of the office buildings, parking supply will equal one space per 400 S.F., and each residential unit shall show that two covered spaces are provided.

Finding: The Planning Commission finds that incorporation of mitigation measures T-3(a-b) would ensure that adequate commercial access is provided to and from the site and that the project maintains adequate parking supply and, therefore, will reduce impacts from internal circulation and parking to a less than significant level. Residual impacts would be less than significant.

4. **Cumulative Traffic**: Cumulative traffic impacts associated with the project are discussed on FEIR page 4.10-23. Project Development would contribute to significant cumulative impacts at three study area intersections during the A.M. peak hour and four study area intersections during and the P.M. peak hour.

   Mitigation Measures: The FEIR concluded cumulative traffic impacts associated with the project would be mitigated by implementation of mitigation measures T-4(a-d). T-4(a) requires that in addition to the intersection improvements included in the Castaic B&T Fee District Program, the westbound approach at The Old Road / Sloan Canyon Road would need to be modified to provide a free right turn lane and traffic signals would need to be installed to meet County thresholds. T-4(b) states that at The Old Road / Parker Road intersection, improvements such as constructing Castaic B&T district improvements and restriping the eastbound approach to provide a left-turn lane and a shared through / right turn lane shall be required. T-4(c) states that at the I-5 Southbound On-Ramp / Parker Road intersection, the Parker Road Interchange project contained in the Castaic B&T Fee District would result in LOS "B" during the P.M. peak hour, which meets County thresholds. And T-4(d) states that at the I-5 Northbound Off-Ramp /Ridge Route Road intersection, in addition to the Parker Road overcrossing widening project contained in the Castaic B&T Fee District, the intersection would need to be signalized to meet County thresholds. For all measures (T-4(a-d)), the payment of the Castaic Bridges and Thoroughfare Fee District fees and payment of the proportionate share of the cost of the additional construction/improvements would be required.

   Finding: The Planning Commission finds that incorporation of mitigation measures T-4(a-d) would mitigate the project's cumulative impact. Residual impacts would be less than significant.

J. Waste Disposal (FEIR Section 4.11). Project impacts related to waste disposal are discussed on FEIR page 4.11-3. As discussed in the FEIR, the existing Hazardous Waste Management (HWM) infrastructure in Los Angeles County is inadequate to handle the hazardous waste currently being generated. The project may generate hazardous waste and/or household hazardous waste, which could adversely impact existing HWM

infrastructure. In addition, other forms of waste such as construction debris and household or commercial municipal waste are required to meet specific diversion rates in order to maximize recycling and promote conservation of landfill space.

Mitigation Measures: The FEIR concluded that the potential impacts related to waste disposal would be mitigated by implementation of mitigation measures WD-3(a-d). WD-3(a) requires that new homeowners shall be provided with educational materials on the proper management and disposal of household hazardous waste within the community of Castaic. Measure WD-3(b) requires that an adequate storage area for collection and removal of recyclable materials is provided onsite pursuant to the California Solid Waste Reuse and Recycling Access Act of 1991. WD-3(c) requires that a Recycling and Reuse Plan shall be submitted to and approved by the Public Work's Environmental Programs Division before a construction, demolition, or grading permit may be issued. And WD-3(d) requires that the Public Works' Environmental Programs Division shall be contacted for required approvals and operating permits in the event that construction, installation, modification, or removal of underground storage tanks, industrial waste treatment or disposal facilities, and/or storm water treatment facilities is necessary.

Finding: The Planning Commission finds that incorporation of mitigation measures WD-3(a-d) would reduce waste disposal impacts to a level considered less than significant. Residual impacts would be less than significant.

K. Education Services (FEIR Section 4.12). Project impacts related to education services are discussed on FEIR pages 4.12-3 through 4.12-7. The project would result in the following potentially significant impacts:

1. **Public Schools**: Project impacts to public schools are discussed on FEIR page 4.12-3. The project would generate 45 new students in grade levels K-Eight that would be served by the Castaic Union School District (CUSD) and 18 new students in grade levels Seven-12 that would be served by the William S Hart Union School District (HUSD).

   Mitigation Measures: The FEIR concluded potential impacts to local public schools would be mitigated by implementation of mitigation measure ED-1 which requires payment of school fees based on square footage of residential and commercial development in the amount of $521,700 to CUSD, and $436,740 to HUSD (or adjusted based on current fees).

   Finding: The Planning Commission finds that incorporation of mitigation measure ED-1 would reduce the project's potential direct and indirect impacts to schools to a less than significant level. Residual impacts would be less than significant.

2. **Libraries**: Project impacts related to library services are discussed on FEIR page 4.12-5. The proposed project would result in an increased demand for library services by increasing the resident population of the Santa Clarita Valley by 225 persons. Indirect impacts could also occur as a result

of the new employment opportunities that would be created by the project if people were to move to the area to fill new jobs.

Mitigation Measures: The FEIR concluded potential impacts to library services would be mitigated by implementation of mitigation measures ED-2 which requires Payment of $55,300 in Library Fees (or adjusted based on current fees) based on development of 70 residential units.

Finding: The Planning Commission finds that incorporation of mitigation measures ED-2 would reduce the impacts on library services to a level of insignificance. Residual impacts would be less than significant.

L. Water Services (FEIR Section 4.14). The project's impacts related to water service at the project site are discussed on FEIR pages 4.14-11 through 4.14-16. The project would result in the following potentially significant impacts:

1. **District Service**: The project's impact related to water service provided by the Newhall County Water District (NCWD) is discussed on FEIR page 4.14-11. About 7 acres of the northeast portion of the project site is within the Sphere of Influence for Newhall County Water District, while about 40 acres is within the NCWD service area. The project would require annexation of the two parcels to within the NCWD service area.

   Mitigation Measures: The FEIR concluded potential impacts related to annexation of two parcels into the NCWD service area would be mitigated by implementation of mitigation measure W-1 which requires that prior to development; the applicant shall coordinate with Newhall County Water District to annex the northeast portion of the project site into the service District.

   Finding: The Planning Commission finds that incorporation of mitigation measure W-1 would ensure adequate water service to the project site and, therefore, would reduce impacts to a less than significant level. Residual impacts would be less than significant.

2. **Water Supply**: Project impacts related to an increase of water demand at the project site are discussed on FEIR page 4.14-13. The project would require about 74.8 acre feet per year (afy) of water based on the demand from the proposed residential and commercial uses. 74.8 afy would not exceed the projected available regional supplies based on multiple dry year, single dry year and average normal year regional supplies and demands through the year 2030. Nevertheless, future reliability is partially dependent on conservation.

   Mitigation Measures: The FEIR concluded potential impacts to water supply would be mitigated by implementation of mitigation measures W-2(a-d) which are standard water conservation measures that are required to minimize the project's impact upon regional water supplies. W-2(a) requires

interior conservation such as installation of low-flow toilets and urinals, self-closing faucets, and installation of a water heating system and pipe installation in all new construction. W-2(b) requires exterior conservation measures such as low-water use plants, limiting the use of turf, and installing warm season grasses. W-2(c) requires the use of reclaimed water for irrigation of landscaping where available. And W-2(d) requires xeriscape which involves landscaping that uses vegetation that will eventually naturalize and require minimal irrigation.

Finding: The Planning Commission finds that incorporation of mitigation measures W-2(a-d) ensures that standard water conservation would occur and, therefore, would reduce impacts from water demand associated with the project to a less than significant level. Residual impacts would be less than significant.

3. **Water Infrastructure**: Project impacts related to water infrastructure are discussed on FEIR page 4.14-14. The proposed project includes development that would need to be accompanied by water conveyance infrastructure and connected to the existing main located beneath The Old Road. The project will need to be designed such that it provides adequate flows and pressures for fire fighting purposes and would be subject to the review and approval of the NCWD and Los Angeles County Fire Department Land Development Unit.

   Mitigation Measures: The FEIR concluded that potential impacts related to water infrastructure would be mitigated by implementation of mitigation measures W-3(a-c). Mitigation measure W-3(a) requires the applicant to pay the current Castaic Area Connection Fee that is necessary to connect water conveyance infrastructure within the project area to the eight-inch existing main located beneath The Old Road. Mitigation measure W-3(b) requires the applicant to pay for any necessary upgrades to the eight-inch water main in The Old Road, if the upgrades are necessary to accommodate the scale of development or provide adequate fire flows to serve the project. Mitigation measure W-3(c) requires the applicant to submit water infrastructure plans to NCWD and the Los Angeles County Fire Department Land Development Unit for review and approval to assure that the project design meets individual requirements of both agencies prior to finalization of the Tract Map.

   Finding: The Planning Commission finds that incorporation of mitigation measures W-3(a-c) would ensure that the necessary water infrastructure upgrades and installations would occur and, therefore, would reduce impacts to a less than significant level. Residual impacts would be less than significant.

M. Land Use Conflicts (FEIR Section 4.15). Project impacts related to land use conflicts are discussed on FEIR page 4.15-7. The proposed project would generally have a lower residential density than the adjacent developments but will be compatible with the residential uses in the area, though air quality, noise, traffic, drainage and visual qualities, including Castaic Area Community Standards District-related items, have the potential to result in adverse environmental effects unless properly mitigated. The location of residential uses

in close proximity to existing commercial and industrial uses have the potential to result in land use conflicts. In addition, the mix of residential and commercial office uses has the potential to result in land use conflicts if not properly mitigated.

Mitigation Measures: The FEIR concluded that the potential land use conflicts associated with the project would be mitigated by implementation of mitigation measures in Section 4.1, *Geotechnical Hazard*, Section 4.2 *Flood Hazard*, Section 4.4, *Noise*, Section 4.6, *Air Quality*, Section 4.9, *Visual Qualities*, and Section 4.10, *Traffic & Access*. These measures would address potential impacts relating to project generated impacts on adjacent developments. The project has also incorporated design measures in order to be consistent with the Santa Clarita Valley Area Plan, Hillside Management Area Plan / Hillside Design Guidelines, CSD and other applicable ordinances (see Sections 4.15.2.c, Land Use Consistency Analysis & 4.9, *Visual Qualities*). No additional measures are required.

Finding: The Planning Commission finds that incorporation of mitigation measures discussed above would reduce impacts from land use conflicts to a level considered less than significant. Residual impacts would be less than significant.

N. Global Climate Change (FEIR Section 4.2). Project impacts related to global climate change are discussed on FEIR page 4.16-12. The proposed project would generate about 707 metric tons of carbon dioxide during construction, and would generate about 4,148 metric tons of carbon dioxide equivalents annually, thereby exceeding the 90% of future development California Air Pollution Control Officer's Association (CAPCOA) potential threshold. Therefore, project generated emissions are cumulatively considerable.

Mitigation Measures: The FEIR concluded that the project's impacts due to generated emissions would be mitigated by implementation of mitigation measure GCC-1. GCC-1 requires the project to provide or incorporate Greenhouse Gas reduction measures. The reduction measures include, but are not limited to, Energy Star Roof materials, optimization of thermal distribution systems, electric vehicle charging stations, traffic calming measures that reduce speeds, energy efficient appliances, and locally built materials for construction.

Finding: The Planning Commission finds that with the incorporation of mitigation measure GCC-1, the proposed project would have a less than significant impact with respect to climate change. Residual impacts would be less than significant.

3.3 Environmental Effects Found to Be Less Than Significant

3.3.1 Environmental Effects Discussed in the FEIR Found to Be Less than Significant and Not Requiring Mitigation

During the scoping of the EIR and pursuant to the comments received regarding the Notice of Preparation, various issues/impacts were identified as being of possible significance. These issues were analyzed during preparation of the EIR, and the impacts were found to not be significant individually or cumulatively. These analyses and the basis and conclusions of these analyses are contained in the FEIR. In addition to those issues/impacts that were identified in the Initial Study as having a less than significant impact (FEIR Appendix A), based upon the information in the FEIR, sources cited therein, and other evidence in the record, the Planning Commission hereby finds the following impacts to be less than significant from both a project and cumulative basis:

A. Geotechnical Hazards – Ground Shaking (FEIR Section 4.1): Impacts from ground shaking at the project site are discussed on FEIR page 4.1-8. The FEIR determined that project site is likely to experience substantial ground shaking in the event of an earthquake on any of several faults. However, compliance with standard uniform building codes would result in a less than significant impact.

B. Flood Hazards – Project Site (FEIR Section 4.3): Flood hazards are discussed on FEIR page 4.2-12. The FEIR concluded that the project site is located within FEMA Flood Zone C which does not require any special consideration or mitigation. The site is also delineated on Safety Element Plate 6 as located within the Castaic Lake Dam and Debris Basin Inundation Area. However, the proposed project does not involve any unique characteristics that would warrant any special measures or other considerations beyond standard design measure required of other development within this dam inundation area. As such, given compliance with all building and zoning codes, the effect of developing the project within the dam inundation areas is considered less than significant. The overall potential for flooding at the project site is less than significant.

C. Noise (FEIR Section 4.4): Impacts from operational noise from the proposed project are discussed on FEIR page 4.4-9. The FEIR concluded that project-generated traffic would incrementally increase noise levels on roads in the project vicinity. However, the increase in noise due to project traffic would not exceed the significance thresholds based on existing noise level projections for I-5 or The Old Road. Therefore, the FEIR concluded that the project would not generate long term noise levels that would significantly affect nearby sensitive receptors.

D. Water Quality – Project Site (FEIR Section 4.5): The impact to water quality as a result of the project is discussed on FEIR page 4.5-2. The FEIR determined that during project construction, the soil surface would be subject to erosion and the downstream watershed would be subject to increased sedimentation. However, compliance with the requirements of the National Pollutants Discharge Elimination System (NPDES) permit would require preparation of a Storm Water Pollution Prevention Plan (SWPPP) that contains specific actions, termed Best Management Practices (BMPs), to control discharge of pollutants, including sediment, into local surface water drainages. Adherence to the NPDES permit requirements would result in less than significant impacts.

E. Air Quality – Project Site (FEIR Section 4.6): The project's operational impact to air quality is discussed on

FEIR page 4.6-10. The FEIR determined that although operation of the proposed mixed use development would generate air pollutant emissions, emissions are below South Coast Air Quality Management District operational significance thresholds. Therefore the impact is less than significant.

F. Visual Qualities (FEIR Section 4.9): The visual qualities impacts of the project are discussed on FEIR pages 4.9-13 through 4.9-25. The project would result in the following less than significant impacts:

1. **Existing Views**. Impacts to existing views are discussed on FEIR page 4.9-13. The proposed project involves substantial grading and would alter views of the site from potentially sensitive viewing locations including I-5, a County-designated scenic highway. The project would also alter views from other public viewing locations including The Old Road and from the Castaic Creek Trail (located on the east side of the freeway). However, implementation of project specific design measures in accordance with locally adopted land use plans and policies (including the Santa Clarita Valley Area Plan (SCVAP) / Hillside Management Area Plan and the Castaic Area Community Standards District (CSD)) together with design measures that have been incorporated into subdivision would result in a less than significant impact.

2. **Visual Resource Policy**. Impacts to existing visual resource policies are discussed on FEIR page 4.9-23. The proposed project is located in the CSD and also within an area that is within the SCVAP / Hillside Management Area. Further, the project involves development that would bisect a CSD-designated Primary Significant Ridgeline. As a result there is the potential for the project to result in visual resource policy inconsistencies that could result in adverse visual effects. However, as determined by the FEIR, implementation of project specific design measures in accordance with locally adopted land use plans and policies (including the CSD & SCVAP) together with design measures that have been incorporated into subdivision are expected to reduce the project's impact on visual resources to less than significant. In particular, design features are aimed at minimizing visual impacts on the CSD-designated Primary Significant Ridgeline, and at implementing all the recommended features of Los Angeles County Regional Planning's Hillside Design Guidelines.

G. Waste Disposal (FEIR Section 4.11): The waste disposal impacts of the project are discussed on FEIR pages 4.11-2 through 4.11-4. The project would result in the following less than significant impacts:

1. **Wastewater Treatment Facilities**. Impacts to the local wastewater treatment plant as a result of the proposed project are discussed on FEIR page 4.11-2. The FEIR determined that buildout of the proposed project would generate an estimated 45,200 gallons of wastewater per day. The wastewater treatment plants (Saugus and Valencia) serving the area have adequate capacity to accommodate this amount of wastewater. This impact is therefore considered less than significant.
2. **Wastewater Treatment Conveyance**: Impacts to the wastewater treatment conveyance system that serves the project site are discussed on page 4.11-2. As determined in the FEIR, the local wastewater conveyance system, an existing 15 inch Consolidated Sewer Maintenance District (CSMD) conveyor

line on The Old Road, is anticipated to be adequate to accommodate project-generated wastewater. In addition, given that project infrastructure plans are required to be reviewed and approved by the Los Angeles County Department of Public Works and Sanitation Districts to ensure that proposed wastewater infrastructure meets design specifications; impacts related to wastewater collection are less than significant.

H. Public Services (FEIR Section 4.13): The public services impacts of the project are discussed on FEIR pages 4.13-2 through 4.11-4. The project would result in the following less than significant impacts:

1. **Fire Protection Service**: Impacts to local fire protection service are discussed on FEIR page 4.13-2. The FEIR concluded the proposed project would incrementally increase demand for Los Angeles County fire protection services. However, the FEIR determined that the project would not result in increased response times or a reduction in fire protection service. Therefore impacts would be less than significant.

2. **Sheriff Service**: Impacts to Los Angeles County Sheriff service in the vicinity of the plan area are discussed on FEIR page 4.13-3. The FEIR determined that the proposed project would incrementally increase demand for sheriff service but would not exceed the significance threshold that has been identified by the Los Angeles County Sheriff's Department. Therefore the impact to sheriff service would be less than significant.

3. **California Highway Patrol Service**: Impacts from the project that affect California Highway Patrol service in the vicinity of the project site are discussed on FEIR page 4.13-4. The project would increase the residential population in the Castaic Area by 225 residents, thereby contributing to local roadway traffic, and having the potential to contribute incrementally to a decreased level of service for the California Highway Patrol (CHP). However, the project includes traffic mitigation and funding mechanisms that are in place to provide law enforcement services. As a result impact to the local service by the CHP is considered less than significant.

I. Land Use – Applicable Land Use Plans, Policies or Regulations (FEIR Section 4.15): The project's consistency with applicable land use plans, policies or regulation is discussed on FEIR page 4.15-3. The FEIR concluded that based on preliminary review of the project by the County of Los Angeles the proposed project is generally consistent with the General Plan land use designations for the site and will not require a General Plan amendment. However, the proposed project is not consistent with the current zoning, and therefore requires a zone change from A-2-2 to M-1-DP and RPD-1.9U. However this change is not expected to result in any significant environmental impacts. Through incorporation of design measures, the project is also shown to be consistent with the applicable ordinances, including SCVAP / Hillside Management and Castaic Area Community Standards District (CSD). Impacts are less than significant.

3.3.2 Environmental Effects Determined Not to be Significant in the NOP Scoping Process and Not

Discussed in the EIR

Section 15128 of the CEQA Guidelines requires an EIR to contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were, therefore, not discussed in detail in the EIR. Section 1.0, *Introduction* and Appendix A of the Final EIR address the potential environmental effects that have been found not to be significant as a result of the Initial Study analysis completed as part of the Notice of Preparation (NOP) process, the NOP public review process, and the responses to the NOP. Based on the NOP process, potential impacts on the following resources were determined to be less than significant without the implementation of mitigation measures and are, therefore, not discussed in detail in the Final EIR:

A. Agricultural Resources
B. Mineral Resources
C. Other Factors - General
D. Other Factors - Environmental Safety
E. Other Factors – Population/Housing/Employment/Recreation

4.0 FINDINGS REGARDING CONSIDERATIONS THAT MAKE ALTERNATIVES ANALYZED IN THE EIR INFEASIBLE

Based on the entire record, the Planning Commission finds that the Final EIR identified and considered a reasonable range of feasible alternatives to the proposed project which are capable, to varying degrees, of reducing identified impacts. The EIR considered the following five alternatives in accordance with CEQA guidelines:

Alternative 1: No Project-No Development

As discussed in FEIR Section 6.1 this alternative assumes that the project is not constructed, and that the site remains in its current condition. Existing land use classifications and zoning would still allow for future urban development on the property. Consequently, development of the site could potentially occur at some future date, even if the no project scenario is implemented at this time.

Finding: The No Project-No Development Alternative is considered environmentally superior for most issue areas, as it would have no impact. However it is inferior to the proposed project in two areas (water quality and flood hazard) and would not fulfill the basic objective of the project, which is to develop the project site with a balance of residential, and business / professional development. Furthermore, the No Project alternative would not preclude the site from eventual development in accordance with the existing SCVAP land use designation for the site. The No Project Alternative also does not meet the financial objectives of the project.

The Planning Commission finds that while only the No Project-No Development Alternative would avoid all significant impacts of the project; however, this alternative is infeasible because the project benefits and objectives would not be fulfilled.

Alternative 2: All Commercial/Industrial Development

The FEIR Section 6.2 states that under this alternative the project site would develop as all commercial/industrial to avoid potential incompatibilities associated with mixed-use development and the residential component of the project. This scenario assumes that no development would occur within the majority of the Hillside Management area, except for access roads, and that 70% lot coverage would occur over the balance of the site. Under these assumptions, this alternative would result in about 570,000 square feet of commercial industrial development. Unlike the proposed project, which balances the grading on site, this alternative may require exporting of cut material offsite.

Finding: The Planning Commission finds that the All Commercial/Industrial Development Alternative is considered superior to the proposed project in four areas (Biota – important habitats, Biota – sensitive species, education and public services) and inferior to the proposed project in six areas (policy consistency, flooding hazard, operational air quality, transportation, waste disposal and water service). Thus, this alternative is environmentally inferior to the proposed project.

Alternative 3: All Residential Development

As discussed in the FEIR Section 6.3, under this alternative the project would develop as an all-residential project, which would potentially avoid incompatibilities associated with the mix of uses on site and the mix of uses surrounding the site. This alternative assumes maximum development of the 2.73-acre M-designated site with a residential density equivalent to the U-3 density of 15 units/acre in addition to development of the remainder of the site as 70 Single Family residential units. The result would be 111 residential units consisting of a mix of multifamily and single family units.

Finding: The Planning Commission finds that the All Residential Development Alternative is superior to the proposed project in three areas (transportation, waste disposal, and water service), and inferior to the proposed project in five areas (policy consistency, operational noise, education, public services and global climate change). Thus, this alternative is environmentally inferior to the proposed project.

Alternative 4: Buildout Under Existing Zoning

FEIR Section 6.4 states that under this alternative the project would develop under the existing Los Angeles County Heavy Agricultural zoning (A-2-2). The Los Angeles County Zoning Ordinance designates the site as Heavy Agriculture A-2-2, having a minimum lot size of two acres. Therefore, based on a minimum lot size of two acres, the 47.25 acre project site would accommodate 23 (23.625) residential lots. Access to each

of the lots would depend on the layout of the project, but it is reasonable to conclude that some of lots could be accessed by a central access road, off of which private drives extend to individual residences. In addition, it would make sense to provide direct access to some lots from The Old Road, if the lots are in closer proximity to The Old Road as compared with a main access road. No open space or park would be included as part of this alternative.

The two-acre parcels would essentially cover the entire site. The required grading and the infrastructure including the roadwork, storm drains, storm drain structures and sewer lines that would be needed for this alternative, would be similar to those required for the proposed project, but would be sized based on 23 residences and installed in accordance with project access.

Finding: The Planning Commission finds that the Buildout under Existing Zoning Alternative is superior to the proposed project in eight issue areas. These are operational air quality, light/glare, transportation/circulation, waste disposal, education, public services, water service, and global climate change. The benefits in these areas result from reduced density, which would correspondingly reduce light/glare, traffic and air quality impacts, in addition to demand for waste disposal, education, public services, and water service. This alternative is inferior in five issue areas. These are the areas of land use compatibility, policy consistency, grading, operational noise and important biological habitats. This project would be adverse in these issue areas primarily because the entire project site would be subject to development, whereas the proposed project reserves more than 28 acres in open space. Moreover, the per lot cost of the infrastructure and grading for this alternative with fewer lots would be significantly higher than that of the proposed project, as this alternative would use the infrastructure less efficiently than the Proposed Project. As such the applicant asserts that this alternative would not be a financially viable project as compared with the Proposed Project.

Alternative 5: Buildout under existing Santa Clarita Valley Area Plan Land Use Designations

FEIR Section 6.5 states that under this alternative the project would involve the maximum development allowable under the Santa Clarita Valley Area Plan (SCVAP). As indicated in Table 6-1 and 4.15-1, this would include 88 (88.78) single family residences and 166,486 sf of industrial use. This project would not involve density transfers or clustering and would result in development that is built out at varying densities within each of the respective pockets of land use. The absence of density transfer / clustering would also dictate extensive localized grading at some locations in order to create pads suitable for residential development (e.g. the steeper northeast section designated as U1). At the same time the main access road, which would be needed to interconnect the isolated pockets of SCVAP-designated residential / industrial land use areas, would require grading similar to that of the proposed project.

Finding: The Planning Commission finds that without the benefit of density transfers and clustering, the Buildout under existing Santa Clarita Valley Area Plan Land Use Designations Alternative is not superior to the proposed project in any issue area and is inferior to the proposed project in the issue areas of land use

compatibility, land use policy consistency, flood hazard, fire hazard, biological resources, transportation/circulation, waste disposal, education, public services, and water service. This is primarily because this alternative does not take advantage of density transfers and utilize clustering to maximize open space areas and concentrate development. In addition, the impacts associated with transportation/circulation, waste disposal, education, public services and water service are greater due to increased development intensity as compared with the proposed project (18 additional residential units and 76,486 sf of commercial space as an industrial use).

This alternative could also potentially violate the Castaic Area Community Standards District's Ridgeline Preservation Ordinance unless certain areas already designated for residential land use are excluded from such use (mainly the northeast section of the site). In essence the disadvantages of this alternative stems from the absence of density transfers (from steeper areas to flatter regions of the site), and an avoidance of clustering (of the units in the more level areas. Thus this alternative is inferior to the proposed project.

5.0 FINDINGS WITH RESPECT TO MITIGATION OF SIGNIFICANT ADVERSE IMPACTS, AND ADOPTION OF MITIGATION MONITORING PROGRAM

Section 21081.6 of the Public Resources Code requires that when a public agency is making the finding required by Section 21081(a)(1) of the Public Resources Code, the public agency shall adopt a reporting or monitoring program for the changes made to the Project or conditions of Project approval adopted in order to mitigate or avoid significant effects on the environment. The Mitigation Monitoring Program is designed to ensure compliance with the changes in the project and mitigation measures imposed on the project during project implementation. In addition, the measures to mitigate or avoid significant effects on the environment are fully enforceable through conditions of approval, permit conditions, agreements or other measures

The Planning Commission hereby finds that the Mitigation Monitoring Program, which is presented as a separate document, meets the requirements of Section 21081.6 of the Public Resources Code.

6.0 STATEMENT OF OVERRIDING CONSIDERATIONS

In accordance with Public Resources Code Section 21081(b) and CEQA Guidelines Section 15093, the County has, in determining whether or not to approve the proposed project, balanced the economic, social and other benefits of the project against its unavoidable environmental effects and has found that the benefits of the project outweigh the significant adverse environmental effects that are not mitigated to less than significant levels, for the reasons set forth below. This statement of overriding considerations is based on the Planning Commission's review of the FEIR and other information in the administrative record. The Planning Commission finds that each of the following benefits is an overriding consideration, independent of the other benefits, that warrants approval of the project not withstanding the significant unavoidable environmental impacts:

1. The project as designed has the potential to contribute to a balanced and autonomous community by provision of 70 single family residences and 70,000 square feet of business professional office use, which is projected to generate 233 jobs. These will implement policy 1.4 of the SCVAP, thereby minimizing dependency upon southern Los Angeles County and reducing long distance commuting, reducing gasoline consumption, vehicle miles traveled and air pollution.

2. The project's clustered design reduces grading, reduces the development footprint and preserves the continuity of existing open space areas through the creation of large open space parcels as part of the project's layout design. Of the 47.25 acres, the project preserves 30.86 acres of gross open space surrounding the project, including 21.28 acres of open space lots, a 4.11 acre park, a 0.48 acre detention basin, and 4.99 acres of roads. This contributes to implementation of policy 2.1 and 2.5 of the SCVAP.

3. The project site contributes to concentrated development within the Castaic area, as the surrounding properties to the north, south, and east are either developed or under application for development. This contributes to implementation of policy 2.1 of the SCVAP.

4. The project uses density transfers to cluster development, place business professional office uses close to the freeway and site residential uses farther away from the freeway. The project preserves hillsides and maintains an attractive natural hillside setting through contour grading and a curvilinear layout plan, and thus promotes an environmentally suitable and appealing design. The project implements Policy 2.5 of the Santa Clarita Valley Area Plan.

5. Castaic Town Council has endorsed the project following several years of working with the community and the Town Council, starting in 2003, through meetings and publically noticed hearings, to understand the needs and desires of the community. The endorsement by Town Council was secured in the sixth publicly noticed hearing by an effectively unanimous vote, with 9 votes in favor and one abstained due to possible conflict of interest in a nearby property.

6. As an in-fill project, Lake View Estates helps complete the freeway oriented corridor of the Castaic Area with a comprehensively planned mixed use development, utilizing the existing public utilities adjacent to the property on The Old Road on which the project has a frontage, and without exceeding the available capacities thereof.

7. The project would provide additional recreation space in the Castaic area. The 4.11 acre active park site with a tot-lot, trails, picnic areas and other features would serve project residents and help to reduce the demand for recreational facilities located further away. The trailhead within the park could provide a connection to the ridgeline extending westward off-site if such a trail were developed in the future.

8. The project's commercial element, designed to be located along The Old Road frontage, provides for

easy access by the Castaic community, and will potentially provide and meet a number of commercial needs of the community.

9. The project provides residential housing to help meet the Southern California Association of Governments (SCAG) housing projection goals (www.scag.ca.gov).

10. Promotes more neighborhood interaction and a sense of community by creating mini-neighborhoods within cul-de-sac configurations.

11. Provides view lots for a majority of homeowners, including views of the Castaic Lake lower dam and of the surrounding hillsides.

12. This project is in-line with a Low Impact Development, incorporating a number of low impact design features to help preserve limited resources and the environment by conserving water and energy, and by reducing the carbon footprint, achieved through features such as residential roof top rain water collection devices, permeable driveway paving, drought tolerant landscaping and low flow irrigation design throughout the project among other measures.

13. The project would provide right-of-way dedication and frontage improvements on The Old Road along the site's northeastern boundary. The project would fund these improvements, which would be consistent with the realignment and widening project for the roadway that has been designed by the County. The Old Road currently contains two travel lanes and a shoulder on the west side, and an asphalt curb and a fence on the east side. The proposed frontage improvements include provision of right-of-way for, and the construction of a two-travel-lanes in each direction, a median, bike lanes and side walks, all as designed by the Los Angeles County Department of Public Works (LACDPW).

14. The project will result in a beneficial drainage and run-off flow improvement over existing conditions through modifications that will reduce nuisance sheet flow drainage to offsite properties. More specifically, the Drainage Concept, as approved by the Los Angeles County Department of Public Works for the project, will reduce the storm run-off flow discharged to the adjacent properties over the existing conditions for all storm events that are required to be considered, including 2-year, 5-year, 10-year, 25-year and 50-year storm events. Furthermore, the drainage system, which includes an on-site detention basin, has been carefully designed such that the demand on downstream storm drain facilities is not increased due to the run-off from the project.

15. The project will contribute fair share fees toward Castaic Bridge & Thoroughfare as well as infrastructure improvements in The Old Road that will benefit the community at large.

The unavoidably significant effects associated with PM_{10} and $PM_{2.5}$ in excess of the SCAQMD Localized Significance Thresholds and construction noise in excess of applicable thresholds would not be avoided under any development proposal that involves construction activity on the site, due to the proximity of sensitive

receptors, which are located as close as 30 feet from the project site. In addition, any development on site would contribute to the cumulative loss of native biological habitats within the region, the same as with the proposed project. Lastly, any development proposal would permanently alter the project site from a relatively natural state (stabilized naturalized disturbed area) and convert it to a relatively urban use (except for open space areas), the same as with the proposed project. Therefore, for the reasons cited above, the Planning Commission finds that the project's adverse, unavoidable environmental impacts are outweighed by these benefits and are therefore acceptable.

MITIGATION MONITORING AND REPORTING PROGRAM

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Mitigated Negative Declaration, specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the Mitigation Monitoring and Reporting Program (MMRP).

To implement this MMRP, the County of Los Angeles will designate a Project Mitigation Monitoring and Reporting Coordinator ("Coordinator"). The coordinator will be responsible for ensuring that the mitigation measures incorporated into the project are complied with during project implementation. The coordinator will also distribute copies of the MMRP to those responsible agencies identified in the MMRP, which have partial or full responsibility for implementing certain measures. Failure of a responsible agency to implement a mitigation measure will not in any way prevent the lead agency from implementing the proposed project.

The following table will be used as the coordinator's checklist to determine compliance with required mitigation measures.

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
Geotechnical Hazards							
GEO-1 Ground Rupture. The revised San Gabriel Fault hazard setback shall be incorporated into the subdivision tract map and verified by the applicant's geotechnical consultant prior to finalization of the tract map. The utility infrastructure, including but not limited to gas lines, water lines, drainage and sewer lines shall be designed to avoid or withstand ground rupture associated with the potential for fault movement. The project engineer shall design cut and fill slopes within the fault hazard zone based on the J. Byer Group geotechnical evaluation, Los Angeles County Department of Public Works Geotechnical and Materials Engineering Division requirements and Uniform Building Code (UBC) requirements to the satisfaction of the County of Los Angeles.	Verification that utilities are designed to withstand ground rupture.	Prior to issuance of a building permit	Once	ED			
GEO-3 (a) Liquefaction, Lateral Spreading, Dynamic Settlement. The alluvium on site shall be removed and recompacted in accordance with recommendations of the J. Byer Group (Geologic and Soils Engineering Exploration, Tentative Tract 53933. 2005) as delineated on Figure 4.1-1, to eliminate the potential for liquefaction, lateral spreading and dynamic settlement. Grading Plans shall be reviewed by the J. Byer Group for consistency with their recommendations and	Review of grading plans	Prior to issuance of grading permit	Once	BD			

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BD Los Angeles County Department of Building and Safety
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LACFD Los Angeles County Fire Department
CRWQCB California Regional Water Quality Control Board
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submitted to the Los Angeles County Department of Public Works Geotechnical and Materials Engineering Division for their review and approval. **GEO-3(b) Geological Oversight.** A project geologist shall be present during removals of alluvium and other necessary stripping of topsoil and colluvium, which may be five to 15 feet thick in some areas.	Presence of the project geologist during removals of alluvium and stripping of topsoil and colluvium	During Construction	Periodically during construction				
GEO-4(a) Grading plans shall be reviewed by the applicant's geological consultant to insure that all recommendations included in the 2005 geotechnical investigation have been incorporated.	Review of grading plans	Prior to building permit	Once	Applicant Geological Consultant			
GEO-4(b) The area to receive compacted fill should be prepared by removing all vegetation, debris, existing fill, soil, colluvium, and alluvium. The exposed excavated area should be observed by the soils engineer or geologist prior to placing compacted fill. The exposed grade should be scarified to a depth of six inches, moistened to optimum moisture content, and recompacted to a minimum 94 percent of the maximum density.	Observe exposed excavated areas	Prior to placing compacted fill	Once	BD			
GEO-4(c) All building sites and graded pads shall have a minimum of five feet of compacted fill over the entire pad.	Ensure that five feet of compacted fill is over the pad	Prior to construction	Once	BD			
GEO-4(d) Fill consisting of soil approved by the soils engineer, shall be placed in horizontal lifts and compacted in six-inch layers with suitable compaction equipment. The excavated onsite materials are	Approve fills	Prior to use in fill areas	Once	BD			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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considered satisfactory for reuse in the control fills. Any imported fill shall be observed by the soils engineer prior to use in fill areas. Rocks larger than six inches in diameter shall not be used in the fill.							
GEO-4(e) The fill shall be compacted to at least 94% of the maximum density for the material used. The maximum density shall be determined by ASTM D 1557-02 or equivalent.	Ensure that fill is compacted to 94%	During construction	Once	BD			
GEO-4(f) Field observation and testing shall be performed by the soils engineer during grading to assist the contractor in obtaining the required degree of compaction and the proper moisture content. Where compaction is less than required, additional compactive effort shall be made with adjustment of the moisture content, as necessary until 94% compaction is obtained. Once compaction test is required for each 500 cubic yards, or two vertical feet of fill placed.	Ensure observation and testing by the soils engineer	During construction	Periodically during construction	BD			
GEO-4(g) The alluvium, when removed and replaced as approved compacted fill, will shrink approximately 5% in volume. The older alluvium, when removed and placed as compacted fill, is not expected to shrink. The Saugus Formation bedrock, when removed and placed as compacted fill, is expected to bulk in volume approximately 5%.	Monitor shrinking of fill soils	During construction	Periodically during construction	BD			
Fire Hazard							
FH-1(a) All applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance, and a fuel modification plan shall be met. The plans shall be reviewed and approved by the Forestry Division of the	Plan review	Prior to construction	Once	LACFD			

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Fire Department prior to issuance of building permits. **FH-1(b)** The Los Angeles County Fire Department, Land Development Unit, has set forth specific guidelines regarding land development issues. These guidelines are as follows: • Specific fire and life safety requirements for the construction phase will be addressed at the building fire plan check. There may be additional fire and life safety requirements during this time; • Every building constructed shall be accessible to the Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building; • Access roads shall be maintained with a minimum of ten (10) feet of brush clearance on each side. Fire access roads shall have an unobstructed vertical clearance clear-to-sky with the exception of protected tree species. Protected tree species overhanging fire access roads shall be maintained to provide a vertical clearance of 13 feet, six inches; • The maximum allowable grade shall not exceed 15% except where topography makes it impractical to keep within such grade; in such cases, an absolute maximum of 20% will be allowed for up to 150 feet in distance. The average maximum allowed grade, including topographical difficulties, shall be no more than 17%. Grade breaks shall not exceed 10% in 10 feet; • When involved with a subdivision in							

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Updated July 2010

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
unincorporated areas within the County of Los Angeles, Fire Department requirements for access, fire flows and hydrants are addressed at the Los Angeles County Subdivision Committee meeting, during the subdivision tentative map stage; • Fire sprinkler systems are required in some residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is recommended that fire sprinkler systems be installed. This will reduce potential fire and life losses. Systems are now technically and economically feasible for both commercial and residential use; • The development may require fire flows up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration (three hydrants flowing simultaneously). Final fire flows will be based on the size of the buildings, their relationship to other structures, property lines, and types of construction used; • Fire hydrant spacing for commercial/industrial development shall be 300 feet and shall meet the following requirements: o No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant; o No portion of a building shall exceed 400 feet via vehicular access from property spaced public fire hydrant; o Additional hydrants will be required if hydrant spacing exceeds specified distances (eight hydrants are required); o All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current,							

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American Water Works Association (AWWA) standard C503 or approved equal. All onsite hydrants shall be installed a minimum of 25' from a structure or protected by a two-hour rated firewall (locations specified on Subdivisions map and additional fire hydrants may be established); o All required fire hydrants shall be installed, tested, and accepted or bonded prior to approval; o 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; • Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for commercial lots and at the end of all cul-de-sacs. • All onsite driveways/roadways shall provide a minimum unobstructed width of 28 feet. The onsite driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building. The centerline of the access driveway shall be located parallel to, and within 30 feet of an exterior wall on one side of the proposed structure. • Driveway width for non-residential developments shall be increased when any of the following conditions will exist: o Provide 34 feet in width, when parallel parking is allowed on one side of the access roadway/driveway. Preference is that such parking is not adjacent to the structure; o Provide 42 feet in width, when parallel parking							

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is allowed on each side of the access roadway/driveway; o Any access way less than 34 feet in width shall be labeled "Fire Lane" on the final recording map, and final building plans; o For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING – FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use. • Single-family detached homes shall require a minimum fire flow of 1,250 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. When there are five or more units taking access on a single driveway, the minimum fire flow shall be increased to 1,500 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration; • Fire hydrant spacing for residential development shall be 600 feet and shall meet the following requirements: o No portion of lot frontage shall be more than 450 feet via vehicular access from a public fire hydrant; o No portion of a structure should be placed on a lot where it exceeds 750 feet via vehicular access from a properly spaced public fire hydrant; o When cul-de-sac depth exceeds 450 feet on a residential street, hydrants shall be required at the corner and mid-block; o Additional hydrants will be required if hydrant							

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spacing exceeds specified distances; ○ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current, American Water Works Association (AWWA) standard C503 or approved equal. All onsite hydrants shall be installed a minimum of 25' from a structure or protected by a two-hour rated firewall (locations specified on Subdivisions map and additional fire hydrants may be established); • A Fire Department approved turning area shall be provided at the end of all cul-de-sacs; • Fire Department access shall provide a minimum unobstructed width of 28 feet, clear-to-sky and be within 150 feet of all portions of the exterior walls of the first story of any existing unit. If exceeding 150 feet, provide 20 feet minimum paved width "Private Driveway/Fire Lane" clear-to-sky to within 150 feet of all portions of the exterior walls of the unit. Fire Lanes serving three or more units shall be increased to 26 feet; • Streets or driveways within the development shall be provided with the following: ○ Provide 36 feet in width on all streets where parking is allowed on both sides; ○ Provide 34 feet in width on cul-de-sacs up to 700 feet in length. This allows parking on both sides of the street; ○ Provide 36 feet in width on cul-de-sacs from 701-1,000 feet in length. This allows parking on both sides of the street; ○ For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire							

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Department approved signs stating "NO PARKING – FIRE LANE" in 3-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use; ○ Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road; • All access devices and gates shall meet the following requirements: ○ Any single gated opening used for ingress and egress shall be a minimum of 26 feet in width, clear-to-sky; ○ Any divided gate opening (when each gate is used for a single direction of travel – i.e. ingress or egress) shall be a minimum width of 20 feet clear-to-sky; ○ Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way, and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an intercom system is used, the 50 feet shall be measured from the right-of-way to the intercom control device; ○ All limited access devices shall be of a type approved by the Fire Department; ○ Gate plans shall be submitted to the Fire Department, prior to installation. These plans shall show all locations, widths and details of the proposed gates; • All proposals for traffic calming measures (speed humps/bumps/cushions, traffic circles, roundabouts, etc.) shall be submitted to the Fire Department for review, prior to implementation. • Provide Fire Department or City approved street signs and building access numbers prior to							

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occupancy. • A minimum of four commercial fire hydrants and four residential fire hydrants shall be installed.							
Noise							
N-1 Construction. The contractor shall not conduct project grading activities within 370 feet of a single family residence, or 175 feet of multi family residences for consecutive periods of greater than 10 days.	Ensure grading within specified distances does not occur for periods of greater than 10 days.	During Construction	Periodically	EP			
N-3(a) Interior Noise. At a minimum, all onsite structures shall include the following to achieve an acceptable interior noise level: • Air conditioning or a mechanical ventilation system so that windows and doors may remain closed; and • Double-paned windows and sliding glass doors mounted in low air infiltration rate frames (0.5 cubic feet per minute, per ANSI specifications); and • Solid core exterior doors with perimeter weather stripping and threshold seals; and • Roof and attic vents facing away from I-5. Incorporation of these design requirements would be expected to achieve an interior noise level reduction of 25 dB or greater. **N-3(b) Exterior Noise.** At a minimum, residential lots shall incorporate six-foot tall solid block sound barrier walls on the side and rear yard property boundaries or surrounding the exterior usable space of the rear yard. **N-3(c) Second Story Interior Noise.** Residential lots	Plan review of design requirements	Prior to issuance of building permit	Once	DRP and BD			

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shall incorporate second story insulation to achieve an interior second story noise level of 45 dBA.							
Water Quality							
WQ-1 Comply with approved Standard Urban Stormwater Mitigation Program, (SUSMP) which shall incorporate Best Management Practices (BMPs) for the long term operation of the site and shall be developed and implemented by the applicant to minimize the amount of pollutants that are discharged from the site. The plan shall be developed in accordance with the requirements of the County of Los Angeles and the California Regional Water Quality Control Board. Examples of BMPs and permanent BMPs that apply to both initial development of the lots and to long-term operation of the project include but are not limited to: *Pollutant Escape: Deterrence* Cover all storage areas including soil piles, fuel and chemical depots. Protect from rain and wind with plastic sheets and temporary roofs. *Pollutant Containment Area* Locate all construction-related equipment and related processes that contain or generate pollutants (i.e. fuel, lubricant and solvents, cement dust and slurry) in isolated areas with proper protection from escape. Locate the above-mentioned in secure areas, away from storm drains and gutters. Place the above-mentioned in bermed, plastic-lined depressions to contain all materials within that site in the event of accidental release or spill. Park, fuel and clean all construction vehicles and equipment in one designated, contained area.	Ensure that applicant complies with SUSMP	Prior to issuance of building permit	Once	DRP CRWQCB			

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Pollutant Detainment Methods ▪ Protect downstream drainages from escaping pollutants by capturing materials carried in runoff and preventing transport from the site. Examples of detainment methods that retard movement of water and separate sediment and other contaminants are silt fences, hay bales, sand bags, berms, silt and debris basins. *Erosion Control* ▪ Large projects should be scheduled into phases that allow for erosion control of smaller areas rather than a single, large exposed site. Vegetation should only be removed when necessary and immediately before grading. ▪ Schedule excavation and grading work for dry weather. These activities may be prohibited between the months of November and April. ▪ Slope stabilizers should be utilized. These include natural fiber erosion control blankets of varying densities according to specific slope/ site conditions. ▪ Expedite the restoration of natural erosion control and reduce risk of slope failure by immediately revegetating and irrigating until first one inch of rain. ▪ Reduce fugitive dust by wetting graded areas with an adequate yet conservative amount water. Cease grading operations in high (25 mph or greater) winds. *Recycling/Disposal* ▪ Provide recycling facilities. Develop protocol for maintaining a clean site. This includes proper recycling of construction-related materials and							

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equipment fluids (i.e., concrete dust, cutting slurry, motor oil and lubricants). ▪ Provide disposal facilities. Develop protocol for cleanup and disposal of small construction wastes (i.e., dry concrete). *Hazardous Materials Identification and Response* ▪ Develop protocol for identifying risk operations and materials. Include protocol for identifying spilled-materials source, distribution; fate and transport of spilled materials. ▪ Provide protocol for proper clean-up of equipment and construction materials, and disposal of spilled substances and associated cleanup materials. ▪ Provide emergency response plan that includes contingencies for assembling response team and immediately notifying appropriate agencies.							
WQ-2 A Storm Water Management Plan that incorporates Best Management Practices (BMPs) for the long-term operation of the site shall be developed and implemented by the applicant to minimize the amount of pollutants that are washed from the site. The plan shall be developed in accordance with the requirements of the County of Los Angeles and the California Regional Water Quality Control Board. Examples of BMPs that apply to both initial development of the lots and to long-term operation of the project are listed below. *Education* ▪ Stencil all storm drains inlets and post signs along channels to discourage dumping by informing the public that water flows to the Santa Clara River and ultimately to the ocean. ▪ Provide educational flyers to each new building	Ensure that applicant completes a SWMP	Prior to issuance of building permit	Once	DRP CRWQCB			

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unit regarding toxic chemicals and alternatives for fertilizers, pesticides, cleaning solutions and automotive and paint products. These fliers shall be distributed to and posted at each new business unit and provided to each residential unit through the Homeowner's Association. ▪ Provide educational flyers regarding proper disposal of routine office and household hazardous waste, including automotive waste. These fliers shall be distributed to and posted at each new business unit and provided to each residential unit through the homeowner's association. *Source Reduction/Recycling* ▪ Development of an integrated pest management program for landscaped areas of the project. These areas would include slope-stabilization landscaping, and commercial area landscaping. Integrated pest management emphasizes the use of biological, physical, and cultural controls rather than chemical controls. Examples include use of insect resistant cultivars, manual weed control, use of established thresholds for pesticide and herbicide application, use of chemical controls that begin preferentially with dehydrating dusts, insecticidal soaps, boric acid powder, horticultural oils, and pyrethrin based insecticides. *Cleaning/Maintenance* ▪ Routine cleaning of streets, parking lots and storm drains. Prior to the issuance of a building permit, the applicant shall prepare a stormwater facility maintenance plan that will be implemented by the homeowner's association and building owners of							

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the commercial parcels. This plan shall identify provisions for regular maintenance and cleaning of catch basins, debris basins, and siltation basins; maintenance logs shall be regularly submitted to the appropriate agencies. *Structural Treatment Methods* ▪ Catch basin inserts or storm drain devices such as storm intercepters shall be installed with the development. The use of vegetated swales and strips, infiltration basins of oil separators as needed to manage stormwater pollution from each developed lot shall be provided at the time the buildings are constructed. The sizing and effectiveness of each of these measures shall be documented prior to the issuance of a building permit. ▪ Trash storage areas and storage areas for materials that may contribute pollutants to storm water shall be covered by a roof and protected from surface runoff.							
Air Quality							
AQ-1(a) Fugitive Dust Control Measures: • Water trucks shall be used during construction to keep all areas of vehicle movements damp enough to prevent dust from leaving the site. At a minimum, this will require three daily applications (start of workday, midday and at the end of the workday). Increased watering is required whenever wind speed exceeds 15 mph. Grading shall be suspended if wind gusts exceed 25 mph. • The amount of disturbed area shall be minimized, active grading shall not exceed 7.25 acres per day, and onsite vehicle speeds shall be limited to 15 mph or less on all unpaved areas. The	Ensure that fugitive dust control measures are implemented during site visits	During construction	Periodically during construction	DPW DRP			

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developer shall pave roads and shoulders as soon as feasible. • Unpaved haul roads shall be watered a minimum of three times per day. • If stockpiling of fill material is involved, earth with 5% or greater silt content that is stockpiled for more than two days shall be covered, kept moist, or treated with earth binders to prevent dust generation. • After clearing, grading, earth-moving or excavation is completed, the disturbed area shall be treated by spreading earth binders (non-toxic soil stabilizers) according to manufacturer's specifications until the area is paved or otherwise developed. Staging and parking areas shall also be stabilized by paving or with soil stabilizers. • Install wheel washers where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site on each trip. **AQ-1(a) Fugitive Dust Control Measures:** ▪ Water trucks shall be used during construction to keep all areas of vehicle movements damp enough to prevent dust from leaving the site. At a minimum, this will require three daily applications (start of workday, midday and at the end of the workday). Increased watering is required whenever wind speed exceeds 15 mph. Grading shall be suspended if wind gusts exceed 25 mph. ▪ The amount of disturbed area shall be minimized, active grading shall not exceed 7.25 acres per day, and onsite vehicle speeds shall be limited to 15 mph or less on all unpaved areas. The developer shall pave roads and shoulders as soon							

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as feasible. ▪ Unpaved haul roads shall be watered three times per day. ▪ If stockpiling of fill material is involved, earth with 5% or greater silt content that is stockpiled for more than two days shall be covered, kept moist, or treated with earth binders to prevent dust generation. ▪ After clearing, grading, earth-moving or excavation is completed, the disturbed area shall be treated by spreading earth binders (non-toxic soil stabilizers) according to manufacturer's specifications until the area is paved or otherwise developed. Staging and parking areas shall also be stabilized by paving or with soil stabilizers. ▪ Install wheel washers where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site on each trip. **AQ-1(b) VOC Control Measure:** Low VOC architectural and asphalt coatings shall be used on site and shall comply with AQMD Rule 1113-Architectural Coatings. The VOC content of architectural coatings shall not exceed an average of 85 g VOC/liter (less water and exempt compounds) for residential units and 87.5 g VOC/liter (less water and exempt compounds) for commercial space pursuant to the VOC content determination procedures in Rule 1113. Additionally, application of architectural coatings shall be limited such that no more than 20 residences and 45,000 square feet of commercial space shall be covered during any 20 day period. Documentation regarding this mitigation measure is contained in Appendix D.							

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AQ-1(c) NOx Control Measures: ▪ Equipment engines should be maintained in good condition and in proper tune as per manufacturer's specifications; ▪ Schedule construction periods to occur over a longer time period (i.e. lengthen from 60 days to 90 days) during the smog season so as to minimize the number of vehicles and equipment operating simultaneously; and ▪ Use new technologies to control ozone precursor emissions as they become readily available. **AQ-1(d) NOx, PM_{10} and $PM_{2.5}$ Additional Control Measure:** The number and types of construction equipment shall be reduced such that horsepower of diesel equipment in simultaneous operation shall not exceed 2,108 horsepower during project grading and 2,618 horsepower during building construction. This would reduce project grading equipment to about nine pieces during grading activities and 14 pieces during building construction activities, depending on the type of equipment in use. Documentation regarding this mitigation measure is included in Appendix D.							
AQ-2(a) Energy Consumption. Onsite structures shall reduce energy consumption by at least 20% below current Federal guidelines as specified in Title 24 of the Code of Federal Regulations. Potential energy consumption reduction measures include, but are not limited to, the use of photovoltaic roof tiles, installation of energy efficient windows, and the use of R-45 insulation in the roof/attic space of all onsite structures.	Plan check to ensure that energy consumption reduction measures are specified	Prior to issuance of a grading permit and site visit prior to occupancy to confirm implementation	Plan check prior to issuance of a grading permit and site visit to confirm implementation	DRP			
AQ-2(b) Shade Trees. Shade trees shall be planted to shade onsite structures to the greatest extent	Plan check to ensure that tree	Prior to issuance of a	Plan check prior to issuance of a				

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possible in summer, reducing indoor temperatures, and reducing energy demand for air conditioning.	planting is specified and implemented	grading permit and site visit prior to occupancy to confirm implementation	grading permit and site visit to confirm implementation				
Biota							
BIO-1(a) Temporarily disturbed areas shall be revegetated with native vegetation in the same proportions and species as the natural habitat removed. Preconstruction detailed surveys of vegetation on at least three (3) blocks of 50 x 50 meters on the site shall be used to determine the native coastal scrub vegetation of the site [also see mitigation measure BIO-1(c-d)]. These proportions may be modified by County Fire Department and County Public Works as needed for safety reasons. If the 80% coastal sage scrub vegetative coverage (plants typical of the removed coastal sage scrub community in proportion to natural coverages) is not met within three years, the monitoring effort shall be extended to five years. If not met at the end of five years, the monitoring effort shall be extended another five years and again tested at the end of five years for meeting success criteria. This extension process should continue until the success criteria are met. Annual monitoring reports shall be prepared and submitted to the County Director of Regional Planning that include qualitative, and quantitative data regarding the success of the revegetation effort, comparison to performance criteria, and recommendations for the successful completion of the restoration effort. A landscape plan that includes control of invasive non-native plants shall be submitted for review and	Review landscape plan	Prior to issuance of building permit	Once	DRP			
	Ensure the instillation of a wheel washing station	Prior to construction	Once	EP			
	Ensure that all vehicles are pressurized washed	During construction	Periodically during construction	EP			

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approval by the County of Los Angeles Department of Regional Planning prior to the issuance of a grading permit. The landscape plan shall limit irrigation to within Fuel Modification Zone A and shall utilize only locally indigenous plant species and varieties. During grading and construction, a wheel well and undercarriage washing station shall be installed at project site entrances to serve the purpose of removing dust and plant parts from entering and exiting vehicles in order to prevent transport of invasive week species onto and off of the site. The wheel washing station shall consist of a lined aggregate pit (2-3" aggregate), designed such that the washed seeds and plant parts filter through timbers and gravel onto a geotech cloth. At the end of construction, the pit shall be disassembled and back-filled, and the geotech cloth shall be carefully removed with all contents and taken to a disposal site and buried deeply so that the invasive plant parts and propagules will not spread to other areas. Pressurized washing shall be done for all vehicles (1) before coming to the site and (2) upon entry, and 3) at the end of each day when grading an area with exotic plants, and 4) before moving the vehicle to another site. Vehicle operators shall fill out a log book kept in a waterproof container at each washing or entry to site, that can be checked by biologist in charge of biological mitigation.							
BIO-1(b) Fuel Modification shall occur within 100 feet of structures (Please refer to Figure 4.3-1, Fuel Modification Plan). Per the Los Angeles Fuel Modification Guidelines (LAFMG) for projects located in Fire Zone Four for Very High Fire Hazard Severity	Ensure compliance with LAFMG and fire standards	Prior to issuance of building permit and during construction	Once prior to issuance of building permit and periodically during	LACFD			

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Zones (LAFMG, January 1998), plant material within the initial 20 feet of back yards and modification within manufactures slopes will mainly consist of native groundcovers. Some native or existing vegetation may remain if spaced according to planting guidelines of the LAFMG, and shall be maintained free of dead wood, and plants shall be thinned sufficiently to reduce fuel load. Modification of fire hazard fuels beyond this zone shall consist of hand thinning of individual shrubs, clearing dead fuel, replanting with fire-retardant plants indigenous to the area, or other methods to attain fire safety while producing a viable natural and native vegetation community. No species identified as invasive by the California Native Plants Society, California Invasive Plant Council, other databases and DRP Biologist shall be utilized in the landscape plans. Only those plants deemed as "desirable" by LAFMG shall be utilized in landscaping plans, and those deemed "undesirable shall not be utilized. Irrigation tolerant species that are not native to the area may be minimally utilized as long as the species are not deemed "undesirable."			construction				
BIO-1(c) The 8.5 acres of removed coastal sage scrub shall be mitigated at a ratio of 1:1, combining planting and protection of coastal sage scrub. Fuel modification zones shall not be included as mitigation areas. Mitigation land shall be set aside and protected in perpetuity from further development, and shall be contiguous with other coastal sage scrub. In the event that the California Department of Fish and Game (CDFG) becomes a responsible agency under the California Endangered Species Act pursuant to additional field work conducted under mitigation measure BIO-4(b-c) and/or BIO-5 (a-b & d) the CDFG	Ensure coastal sage scrub is replaced and protected	Prior to issuance of building permit	Once	DRP			

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shall retain the right to supersede these coastal sage scrub mitigation requirements through modification or addition pursuant to nexus. Covenants, Conditions, & Restrictions (CC&R's) and/or deed restrictions or conservation easements shall be developed to protect the mitigation area, and adequate fencing shall separate all preserved lands from developed areas in order to prevent pets, vehicles, and people from impacting the area. If coastal sage scrub habitat is restored onsite on manufactured slope or non-native grassland habitat areas that are outside the fuel modification zones in accordance with mitigation measure BIO-1(a & d), the plantings shall be monitored for at least three years to determine if the restoration plantings have been successful. Success criteria shall be developed as part of the planting plans and shall be no less than 80% vegetative coverage by native plants at the conclusion of the restoration effort. If the 80% coastal sage scrub vegetative coverage (plants typical of the coastal sage scrub community in proportion to natural coverages) is not met within three years, the monitoring effort shall be extended to five years. Annual monitoring reports shall be prepared and submitted to the County that include qualitative and quantitative data regarding the success of the revegetation effort, comparison to performance criteria, and recommendations for the successful completion of the restoration effort. If there is not sufficient suitable replacement habitat remaining onsite and outside of the fuel modification zones, the applicant shall either purchase and set-aside the residual amount of habitat needed with							

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suitable conservation easements or restrictive covenants as necessary to provide for long term preservation, or shall acquire mitigation credits from a suitable bank. If mitigation credits are acquired from a bank, the applicant shall provide evidence of same to the County Department of Regional Planning prior to site occupancy. **BIO-1(d)** Revegetation and landscaping plans for the restoration and revegetation areas on the project site shall be reviewed and approved by the County before issuance of a grading permit. Plant species, seed mixes, weed suppression, planting methodology, and irrigation schedule shall be prepared by a qualified biologist or landscape architect and shall utilize locally indigenous species from onsite habitats. No species identified as invasive by the CNPS, California Invasive Plant Council, other databases and County of Los Angeles Department of Regional Planning (DRP) Biologist or staff shall be utilized in the landscape plans. The plan shall be reviewed and approved by Department of Regional Planning.	Review revegetation and landscape plans for the restoration and revegetation areas	Prior to issuance of a grading permit	Once	DRP			
BIO-2(a) The project shall include and implement a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall require that stormwater runoff be prevented from flowing over unprotected slopes and that silt fencing shall be trenched in 100 feet from the outer limits of riparian vegetation and left in place during construction. Disturbed areas shall be stabilized as quickly as possible, using biotechnical techniques. **BIO-2(b)** Construction and operation of the proposed project shall avoid contamination of the ephemeral drainage by incorporating the following provisions:	Ensure implementation of a SWPPP	Prior to construction and during construction	Once prior to construction and periodically during construction	DPW DRP			

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1. California Stormwater Best Management Practices (BMPs) for Construction Activity, prepared by the California State Stormwater Quality Task Force, shall be incorporated into the construction plans. BMPs for Municipal Activities shall be incorporated into a long-term site management program. When implemented, BMPs would reduce operation-related impacts from sedimentation and contaminant loading to an insignificant level.	Plan check to ensure BMPs are specified for construction activity and review/approve BMPs incorporated into the long term site management program.	Prior to issuance of a grading permit for construction BMPs and prior to occupancy for long-term management program	Twice, once prior to issuance of a grading permit and once prior to occupancy	DPW DRP			
2. Locally indigenous species with minimal water and fertilizer requirements shall be selected for public landscaping. Use of nitrogen fertilizers in landscaped areas is not needed. Watering shall be kept to the minimum necessary to maintain new landscaping. Temporary drip irrigation shall be used only until native landscaping is established. Irrigation water from public maintenance areas shall be retained onsite by setting timers such that excess surface flow to the local watershed does not occur. Splash pads at the bottom of manufactures slope drainages shall include a sand and gravel sump at least four feet in depth to serve as a low flow percolation pit.	Plan check prior to issuance of a grading permit to confirm local indigenous species in public landscaped areas, temporary irrigation and splash pads. Site visit to confirm prior to occupancy	Once prior to issuance of a grading permit for plan check Once post construction, prior to occupancy	Once prior to issuance of a grading permit for plan check Once post construction, prior to occupancy				
BIO-3(a) Prior to grading, a qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that impacts to biological resources (inclusive of special-status plants) are	Ensure that a biological monitor is retained	Prior to grading	Once	Qualified Biologist DRP			

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avoided or minimized, and shall conduct pre-grading focused field surveys for special-status plant species that may be affected and / or eliminated as a result of grading and / or site preparation activities. The biological monitor shall be authorized to stop specific grading activities if violations of mitigation measures or any local, State, or Federal laws are suspected.							
BIO-3(b) Pre-grading focused surveys shall be conducted in the appropriate season to determine presence or absence of any special-status plants. If no specimens are found within the development footprint or fire clearance zone, then no additional mitigation is required.	Conduct surveys to determine the presence of special-status plants	Prior to grading	Once	Qualified Biologist DRP			
BIO-3(c) In the event special-status plants are identified within the development or fire clearance areas, no grading permit shall be issued until a mitigation plan has been reviewed and approved by the Los Angeles County Department of Regional Planning biologist or staff. The plan may include, but not be limited to, the following mitigation actions in order of preference: • *Grading plans shall be modified or fuel modification zones adjusted to avoid sensitive plant populations that are identified by the focused field survey, if feasible.* • *If avoidance is not feasible, any identified special-status plants shall be re-established onsite in a suitable habitat using the following:* o Target sites for mitigation shall be sampled for soil type and habitat criteria sufficient for the establishment and growth of the affected special-status species.	Develop a mitigation plan in the event that special-status plants are present	Prior to issuance of a grading permit	Once	Qualified Biologist DRP			

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○ Documentation of past successful habitat creation and transplantation for the species shall be included. ○ A performance standard of equal replacement of plants and habitat shall be required. In addition, revegetation of special plants will be considered successful at three years if the percent cover and species diversity of the restored and / or created habitat areas are similar to percent cover and species diversity of adjacent existing habitats, as determined by quantitative testing of existing, restored and created habitat areas. ○ Harvesting and propagation techniques shall be specified. ○ Monitoring effort shall be identified as at least five years. The responsible agent and frequency shall be specified. The monitoring plan will include: 1) Qualitative monitoring (i.e, photographs and general observations.) 2) Quantitative monitoring (i.e., randomly placed transects), 3) Performance criteria as approved by the County 4) Monthly reports for the first year and bimonthly reports thereafter and 5) Annual reports which will be submitted to the County for three to five years, depending upon the performance of mitigation site. ○ Long-term preservation of the site will be outlined in the conceptual mitigation plan to ensure the mitigation site is not impacted by future development.							

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○ Contingency planning (if the effort fails to reach the performance criteria, the needed remediation steps shall be identified). ○ Irrigation method / schedule (how much water is needed, where and for how long). ○ Weed control. • *If no suitable habitat remains onsite, the applicant shall identify a suitable offsite location for re-establishment of sensitive populations following the same methodology as for onsite re-establishment.* **BIO-3(d)** Earth-moving equipment will avoid maneuvering in areas outside the identified limits of grading in order to avoid disturbing open space areas that will remain undeveloped. Prior to grading, the construction boundary limits will be marked by the construction supervisor and the project biologist. These limits will be identified on the grading plan. The applicant will submit a letter to the County of Los Angeles verifying that construction limits have been flagged in the field. No earth-moving equipment will be allowed outside the construction boundary.	Confirm that construction boundary limits are identified on the grading plan and that earth-moving equipment avoids limits	Prior to issuance of a grading permit and during construction	Once prior to issuance of a grading permit and periodically during construction	Qualified Biologist DRP			
BIO-4(a) A survey for the San Fernando Valley spineflower (SFVS) and Nevin's barberry shall be conducted by a qualified biologist in all chaparral, coastal sage scrub, annual grassland, and disturbed areas prior to and where ground disturbance is anticipated. If neither species are found, no further mitigation is required. In the event the SFVS or Nevin's barberry are discovered onsite, mitigation measures B-4 (b-c) shall be required.	Confirm that a survey for the San Fernando Valley spineflower and Nevin's barberry is conducted.	Prior to ground disturbance	Once prior to ground disturbance	Qualified Biologist DRP			
BIO-4(b) In the event the SFVS is discovered onsite, the current and anticipated future onsite distribution of	Confirm that the future onsite	After SFVS is discovered	Once after SFVS is discovered	Qualified Biologist			

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the species shall be mapped by a qualified biologist. The California Department of Fish and Game (CDFG) and / or United States Fish and Wildlife Service (USFWS) shall be formally notified and consulted depending on the listing status of the species found. A preservation and management plan shall be prepared for the SFVS and Nevin's barberry by a qualified biologist and shall include, but not be limited to, the following: • *The project shall provide a buffer between development and any listed endangered plant that may be found onsite. This buffer zone shall be designated with appropriate fencing to exclude construction vehicles and public access, but not wildlife access.* • *Stormwater runoff, irrigation runoff, and other drainage from developed areas shall not pass through areas populated by listed endangered plants* • *Listed endangered plants shall not be artificially shaded by structures or landscaping within the adjacent development areas.* • *Pesticide / herbicide use shall not be permitted within 100 feet of areas containing listed endangered plants.* • *A qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that listed endangered plants are avoided during construction. After project completion, a monitoring agency shall be identified and the frequency and extent of monitoring shall be determined.*	distribution of species is mapped, that CDFG and USFWS are notified, and that a management plan is prepared	onsite	onsite	DRP			

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The plan shall be reviewed and approved by County of Los Angeles Department of Regional Planning prior to issuance of a grading permit.	Review the management Plan	After CFVS is discovered onsite and prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP			
BIO-4(c) If avoidance is not feasible and mitigation is required for impacts to listed plant species, a Memorandum of Understanding (MOU) shall be prepared in coordination with CDFG. The MOU should be developed by a qualified plant ecologist and would include an analysis of take, mitigation measures, and an Adaptive Management Plan (AMP) to identify strategies for responding to changed circumstances, and a monitoring plan. Specifically, the MOU should identify the number of plants to be replanted, the methods that will be used to preserve this species in this location, and methods to ensure successful mitigation for impacts to listed plant species. The required level of success for SFVS and potential Nevin's barberry shall be defined at a minimum as a demonstration of three consecutive years of growths and a population equal to or greater than that which would be lost due to the project. The mitigation plan should include but not be limited to: • *Preserving appropriate topsoil within the development envelope as a seed bank to promote revegetation at a relocation site;* • *Salvage operations to relocate perennial species to a suitable mitigation site on the undeveloped areas of the property;* • *Collecting seeds of special-status plant species in the immediate vicinity of the project site, to ensure that the genetic integrity of the local landscape remains intact;* • *Sowing the collected seed into a designated*	Confirm that a MOU is prepared	Once	Once after it is determined that avoidance is not feasible and mitigation is required	DRP			

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suitable mitigation site. • *Determination of necessary irrigation requirements and irrigating the mitigation plantings if necessary until they become established; and* • *Maintaining and monitoring restoration/planting sites for a minimum of five (5) years to determine mitigation success/failure, and implementing remedial measures to satisfy mitigation objectives.* A Federal "incidental take" permit under Section 10(b) of the Federal Endangered Species Act (ESA) may also be required. If "take" permits or other agreements are required, the applicant shall provide DRP with a copy of such signed agreements prior to grading.							
BIO-5(a) Pre-construction surveys shall be conducted. Prior to the commencement of grading operations or other activities involving disturbance of coastal sage scrub, a survey would be conducted to locate gnatcatchers within 100 feet of the outer extent of projected soil disturbance activities and the locations should be clearly marked and identified on the construction/grading plans. A biological monitor will also be present at the initiation of vegetation clearing to provide an education program to the construction operators regarding the efforts needed to protect the CAGN and other special-status species. Fencing or flagging would be installed around the limits of grading prior to the initiation of vegetation clearing. A qualified monitoring biologist as approved by the jurisdictional agencies shall be onsite during any clearing of coastal sage scrub. The developer will notify USFWS/CDFG at least fourteen (14) calendar days prior to the clearing of any habitat determined by the pre-construction survey to be occupied by	Confirm that pre-construction surveys are conducted Confirm that a qualified monitoring biologist is onsite	Once Periodically during the clearing of sage scrub	Once prior to commencement of grading operations or soil disturbing activities Periodically during the clearing of sage scrub	Qualified Biologist DRP Qualified Biologist DRP			

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gnatcatcher to allow USFWS/CDFG to work with the monitoring biologist in connection with bird flushing/capture activities. The monitoring biologist would flush CAGN and other special-status species (such as loggerhead shrike) from occupied habitat areas immediately prior to brush clearing and earth-moving activities.	during clearing of coastal sage scrub						
Coastal sage scrub identified for protection and located within the likely dust drift radius of construction areas would be periodically sprayed with water to reduce accumulated dust on the leaves as recommended by the monitoring biologist.	Confirm that coastal sage scrub identified for protection is periodically sprayed with water	During construction	Periodically during construction	Qualified Biologist DRP			
BIO-5(b) Not more than two weeks prior to ground disturbing construction within coastal sage scrub, chaparral, and annual grassland habitats, a preconstruction survey for the coast horned lizard, coastal western whiptail, Southern California rufous–crowned sparrow, and any other special-status species shall be conducted by a qualified biologist. As all potential special-status species that may occur in these habitats are Species of Concern and not formally listed, any individuals found shall be captured, when possible, and transferred to appropriate habitat within a nearby known preserve. These species shall be translocated as close to the site as possible in order to maintain the species' microhabitat to the greatest extent possible. During grading and vegetation clearing, wildlife escape routes shall be allowed and cornering wildlife shall be avoided to the greatest extent possible (e.g. using flagging rather than silt fencing to demarcate site boundaries).	Confirm that preconstruction surveys are conducted for special-status species	Within two weeks of ground disturbance	Once within two weeks of ground disturbance	Qualified Biologist DRP			
BIO-5(c) Prior to grading, a qualified biologist shall be							

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retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles (see also BIO-3(b) above). During earthmoving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat.	Approve the biologist that is chosen by the applicant	Prior to grading	Once prior to grading	Qualified Biologist DRP			
BIO-5(d) Prior to any vegetation clearance or grading, trapping is required using live traps. If trap-and-release protocols determine the presence of San Diego desert woodrat, any captured animals would be relocated to safe, public land retained in open space land use designations with suitable habitats. If live-trapping at identified woodrat stick nests does not capture the occupant, a silt fence shall be constructed to isolate the stick nest from the development area, with the base of the silt fence either buried or sandbagged to prevent animals from entering the project area from underneath the fence. The stick nest would then be removed by hand by a biologist to remove the occupant(s) and allow their escape to adjacent undisturbed habitat. A similar silt fence shall be placed at the edge of the grading envelope and remain in place and maintained until completion of ground disturbance activities. The monitoring biologist(s) shall acquire appropriate approvals from the California Department of Fish and Game as necessary to perform the salvage activities.	Confirm that trapping occurs	Prior to any vegetation clearance or grading	Once prior to any vegetation clearing or grading	Qualified Biologist DRP			
BIO-6(a) The developer shall contract with a qualified biologist to conduct nesting bird surveys prior to construction activities between the months of March and September. A copy of the contracts and reports for these services shall be submitted to California Department of Fish and Game and the County	Confirm that a qualified biologist conducts nesting bird surveys	Prior to construction activity between March and September	Once prior to construction activity between March and September	Qualified Biologist DRP			

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Biologist for review and approval prior to issuance of a grading permit. **BIO-6(b)** Project-related activities likely to have the potential of disturbing suitable bird-nesting habitat shall be prohibited from February 1 through August 31, unless a biological monitor acceptable to the Director of Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of nests onsite or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90 dBA from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property within 300 feet of disturbance areas (500 feet for raptors) no earlier than seven (7) days prior to the commencement of disturbance. If an active nest is discovered onsite or can be reasonably deduced to exist immediately adjacent offsite (in cases where access to adjacent properties is prevented), the project biologist shall demarcate an area to be avoided by construction activity until the active nest(s) is vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document	Confirm that project-related activities likely to have the potential of disturbing bird-nesting habitat are prohibited from February 1 through August 31.	Prior to February 1 and between February 1 and August 31	Once prior to February 1 and periodically between February 1 and August 31	Qualified Biologist DRP			

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compliance with applicable State and Federal laws pertaining to the protection of native birds.							
BIO-7 For oak trees that are affected by project implementation, an oak tree mitigation program shall be developed pursuant to the County's oak tree preservation ordinance. This mitigation program shall include, but not be limited to: • A 2:1 replacement ratio for each oak removed. Per the Los Angeles County Oak Tree Ordinance (Los Angeles Code Part 16, 22.56.2180): "Required replacement trees shall consist exclusively of indigenous oak trees and shall be in the ratio of at least two to one. Each replacement tree shall be at least a 15-gallon size specimen and measure at least one inch in diameter one foot above the base. Replacement trees shall be properly cared for and maintained for a period of two years and replaced by the applicant or permittee if mortality occurs within that period, where feasible replacement trees should consist exclusively of indigenous oak trees and certified as being grown from a seed source collected in Los Angeles or Ventura Counties. Replacement trees shall be planted and maintained on the subject property and, if feasible, in the same general area where the trees were removed." • *Identifying specific protective measures for protecting and maintaining all oaks within potential encroachment areas;* • *Mature oak trees and shrubs shall not be removed during preparation of fire clearance zones;* • *Replacement tree planting, maintenance, and monitoring specifications, which shall at the minimum include the following:*	Confirm that an oak tree mitigation program is developed	Prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP			

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1) Performance and success criteria to ensure 100% survival for at least two years (Los Angeles Code Part 16,22.56.2180.A.6.b); 2) Monitoring effort (who is to check on the success of the revegetation plan, and how frequently); 3) Contingency planning (if the effort fails to reach the performance criteria, identify the remediation steps needed to be taken); 4) Irrigation method / schedule (how much water is needed, where, and for how long). Irrigation shall be kept to a minimum, preferably outside the drip zone, and must never wet the trunk to prevent oak root rot and the development of favorable conditions for the Argentine ant. Soil mychorrizal inoculations shall also be used for transplanted oak trees; 5) A final map, corresponding spreadsheet, and impact summary table indicating all oaks to be removed and that reflects impacts resulting from the final approved project. 6) All native oak trees removed as a result of project implementation shall be replaced with in-kind native oak tree specimens obtained from regional (i.e., Castaic Valley) stock.							
BIO-8 No earlier than 20 days prior to any grading activity that would occur during the breeding season of native bat species potentially utilizing the site (April 1 through August 31), a field survey shall be conducted by a qualified biologist (retained by the applicant and reviewed by the County) to determine if active roosts of special status bats such as hoary bat, Western red bat, Yuma myotis, long-legged myotis, pallid bat, Western mastiff bat, Townsend's big-eared bat, and pocketed free-tailed bat are present in areas	Review the field survey that determines if active roosts of special status bats are present on the project site	Within 20 days of grading activity	Once within 20 days of grading activity	Qualified Biologist DRP			

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of the projects site that contains suitable roosting habitat such as large tree hollows and large cliff faces. If active maternity roosts are found, construction within 200 feet shall be postponed or halted, at the discretion of the biological monitor, until the roosts are vacated and juveniles have fledged, as determined by the biologist. Implementation of this measure would ensure that no loss of active maternity roosts of special status bat species will occur and, therefore, will reduce impacts on bat species to a less than significant level.							
Archaeological/Historical							
CR-1(a) Ground disturbance shall be monitored for the presence of archaeological materials. Should unanticipated cultural resource remains be encountered during construction or land modification activities, the applicable procedures established by the Advisory Council on Historic Preservation concerning protection and preservation of Historic and Cultural Properties (36 CFR 8700) should be followed. In this event, work shall cease until the nature, extent, and possible significance of any cultural remains can be assessed and, if necessary, remediated. If remediation is needed, possible techniques include removal, documentation, or avoidance of the resource, depending upon the nature of the find.	Confirm that ground disturbance is monitored for the presence of archaeological materials and that if found, applicable procedures are followed	During ground disturbing activities	Periodically during ground disturbing activities	Cultural Monitor DRP			
CR-1(b) In the event that human remains are discovered during construction or land modification activities, the procedures in Section 7050.5 of the California Health and Safety Code shall be followed. These procedures require notification of the coroner. If the coroner determines the remains to be those of Native American ancestry, the Native American Heritage Commission shall be notified.	Confirm that if human remains are discovered, Section 7050.5 procedures are followed	In the event that human remains are discovered	As applicable in the event that human remains are discovered	NAHC DRP			

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Visual Qualities							
VIS-2(a) Exterior lighting shall incorporate mission bell shaped posts to prevent offsite illumination and glare upon adjacent parcels, public areas, environmentally sensitive areas, and the night sky. The posts shall be placed the maximum distance apart and include the minimum lumens allowed by the Los Angeles County Department of Public Works.	Confirm that mission bell shaped posts are incorporated into the design of the project via a plan check, confirmed by a site visit post construction	Prior to project approval, post construction	Once prior to project approval, once post construction	DRP			
VIS-2(b) Any security lighting shall be screened such that lighting globes are not visible from a distance of more than 20 feet. Security lighting shall be activated by motion detectors.	Plan check to confirm that security lighting is screened and motion activated with confirmation during a site visit after installation	Prior to project approval, post construction	Once prior to project approval, once post construction	DRP			
VIS-2(c) Project design and architectural treatments shall incorporate additional techniques to reduce light and glare, such as use of low reflectivity glass, subdued colors for building materials in high visibility areas, and the use of plant material along the perimeter of the structures to soften views.	Plan check to confirm that design and architectural treatments incorporate techniques that minimize light and glare	Prior to project approval	Once prior to project approval, once post construction	DRP			

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Traffic and Access							
T-1 Road Widening. Widening of the westbound approach to provide a left-turn lane and a shared through / right turn lane would reduce the project's impact at The Old Road / Parker Road intersection to a level of insignificance, thereby mitigating the project's impact.	At the intersection of Parker Road/The Old Road, confirm that the westbound approach is modified to provide a left-turn lane and a shared through/right-turn lane.	Plan check prior to issuance of a grading permit, site visit to confirm improvements are implemented prior to occupancy	Once prior to issuance of a grading permit, once prior to occupancy	DPW			
T-2 Adequate Turn Storage. The right turn lane on The Old Road at the project entrance shall be designed such that the radius of the curb return is sufficient to accommodate turning movements of a 65-foot semi-truck and with a storage length of 140 feet to provide adequate storage for project generated traffic. The project access configuration at The Old Road shall be designed to the satisfaction of the Los Angeles County Department of Public Works Traffic & Lighting Division.	At the entrance to the Project Site from The Old Road, confirm that the right turn lane accommodates the turning movements of a 65-foot semi truck and that there is 140 feet of storage length.	Plan check prior to issuance of a grading permit, site visit to confirm improvements are implemented prior to occupancy	Once prior to issuance of a grading permit, once prior to occupancy	DPW			
T-3(a) Commercial Access. The access driveway to Lot 77, located on the northwest corner of The Old Road / "A" Street intersection, shall be located in westernmost boundary of the lot to maximize the distance between the driveway and the intersection. The driveways that would provide access to office buildings proposed on Lots 75 and 76, which are located north and south of "A" Street, should be aligned. The access driveways shall be shown in these locations on the ultimate site plan.	Confirm driveways to commercial lots meet specifications of the mitigation measure	Plan check prior to issuance of a grading permit, site visit to confirm improvements are implemented prior to occupancy	Once prior to issuance of a grading permit, once prior to occupancy	DPW			

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T-3(b) Parking. The ultimate site plan shall show that for each of the office buildings, parking supply will equal one space per 400 S.F., and each residential unit shall show that two covered spaces are provided.	Confirm compliance for parking with a plan check	Plan check prior to issuance of a grading permit, site visit to confirm improvements are implemented prior to occupancy	Once prior to issuance of a grading permit, once prior to occupancy	DPW			
T-4(a) The Old Road / Sloan Canyon Road: In addition to the intersection improvements included in the Castaic Bridge & Thoroughfare (B&T) Fee District Program, the westbound approach would need to be modified to provide a free right turn lane and traffic signals would need to be installed to meet County thresholds. The payment of the Castaic B&T Fee District fees and payment of the proportionate share of 2% of the cost of the additional improvements would mitigate the project's cumulative impact.	Pay fees towards improvements	Prior to occupancy	Once prior to occupancy	DPW			
T-4(b) The Old Road / Parker Road intersection: The following improvements would be required at this intersection to mitigate cumulative impacts: construct Castaic B&T improvements and restripe the eastbound approach to provide a left-turn lane and a shared through / right turn lane. The payment of the Castaic B&T Fee District fees and payment of the proportionate share of 24.3% of the cost of the additional restriping improvement would mitigate the	Pay fees towards improvements	Prior to project occupancy	Once prior to project occupancy	DPW			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
project's cumulative impact. It is noted that these improvements are in addition to the project-specific mitigation measures outlined in Mitigation T-1.							
T-4(c) I-5 Southbound On-Ramp / Parker Road intersection: The Parker Road Interchange project contained in the Castaic B&T Fee District would result in LOS "B" during the P.M. peak hour, which meets County thresholds. Payment of the Castaic B&T Fee District fees would mitigate the project's cumulative impact.	Pay fees towards improvements	Prior to occupancy	Once prior to occupancy	DPW			
T-4(d) I-5 Northbound Off-Ramp / Ridge Route Road intersection: In addition to the Parker Road overcrossing widening project contained in the Castaic B&T Fee District, the intersection would need to be signalized to meet County thresholds. The payment of the Castaic B&T Fee District fees and payment of the proportionate share (7.4% of the cost of the traffic signal) would mitigate the project's cumulative impact.	Pay fees towards improvements	Prior to occupancy	Prior to occupancy	DPW			
Waste Disposal							
WD-3(a) New homeowners shall be provided with educational materials on the proper management and disposal of household hazardous waste within the community of Castaic.	Confirm that new homeowners are provided with educational material regarding hazardous waste	After occupancy of the Castaic community	Once after occupancy of the Castaic community	DRP DPH			
WD-3(b) The development project is required, pursuant to the California Solid Waste Reuse and Recycling	Confirm that storage areas for	Prior to occupancy of	Once prior to occupancy of	DRP DPH			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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Access Act of 1991, to provide adequate storage area for collection and removal of recyclable materials. Storage areas for the collection and storage of recyclable and green waste materials shall be required for subdivision approval and shall be required as a part of the final designs for each residential and commercial lot.	recyclable and green waste materials are onsite	onsite residences	onsite residences				
WD-3(c) Construction projects with a total value of over $100,000 in addition to demolition and grading projects in the County's unincorporated areas are required to recycle or reuse 50 percent of the construction and demolition debris generated per the County's Construction and Demolition Debris Recycling and Reuse Ordinance. A Recycling and Reuse Plan shall be submitted to and approved by the Public Works Environmental Programs Division before a construction, demolition, or grading permit may be issued.	Approve a Recycling and Reuse Plan	Prior to construction, demolition, or the issuance of a grading permit	Once prior to construction, demolition, or the issuance of a grading permit	DRP DPH DPW			
WD-3(d) Public Works' Environmental Programs Division shall be contacted for required approvals and operating permits in the event that construction, installation, modification, or removal of underground storage tanks, industrial waste treatment or disposal facilities, and/or storm water treatment facilities is necessary.	Approve operating permits in the event that modification of facilities is required	In the event that modification of facilities is required	As necessary in the event that modification of facilities is required	DPW			
Education Services							
E-1 School Fees. Payment of school fees based on square footage of residential and commercial development in the amount of $521,700 to Castaic Union School District, and $436,740 to William S. Hart Union School District (or adjusted based on current fees) would mitigate the potential adverse impacts to local schools to a level of insignificance.	Confirm payment of school fees	Prior to project occupancy	Once prior to project occupancy	Castaic Union School District William S. Hart Union School District			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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E-2 Library Fees. Payment of $55,300 (or adjusted based on current fees) in Library Fees based on development of 70 residential units would reduce the impacts on library services to a level of insignificance.	Confirm payment of library fees	Prior to project occupancy	Once prior to project occupancy	County of Los Angeles Public Library			
Public Services							
PS-2 (a) Access. If feasible, widen "A" Street right-of-way to 66 feet all the way to "D" Street. Widen cul-de-sacs "B", "C", and "E" to 60 feet instead of the proposed 58 feet.	Confirm that if feasible, "A" street and "B", "C", and "E" cul-de-sacs are widened	Prior to project approval	Once prior to project approval	DPW County Fire Department			
PS-2(b) Crime Prevention. The following measures are recommended for incorporation into the project design to facilitate crime prevention within the development: ▪ Provide lighting in open areas and parking lots; ▪ Ensure visibility of doors and windows from the street; ▪ Ensure that the required building address numbers are lighted and readily apparent from the street for emergency response agencies.	Confirm that lighting is provided in open areas, doors and windows are visible from the street, and address numbers are lighted and apparent	Prior to issuance of a grading permit	Once prior to issuance of a grading permit	County Sheriff's Department			
Water Services							
W-1 Annexation. Prior to development, the applicant shall coordinate with Newhall County Water District to annex the northeast portion of the project site into the service District.	Confirm that the applicant coordinates with Newhall County Water District	Prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP Newhall County Water District			
W-2(a) Interior Conservation. Interior water conservation measures, as required by the State of California, shall be incorporated into the project residential and commercial components. These	Confirm that interior water conservation measures are	Prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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include, but are not limited to: ▪ Installation of low flow toilets and urinals in all new construction; ▪ Installation of water heating system and pipe insulation in all new construction to reduce water used before water reaches equipment or fixtures; ▪ Installation of self-closing faucets in all lavatories.	incorporated into the project design						
W-2(b) Exterior Conservation. Exterior water conservation features as recommended by the State Department of Water Resources, shall be incorporated into the project residential and commercial uses. These include, but are not limited to: ▪ Landscaping of common areas with low water-using plants; ▪ Minimizing the use of turf by limiting it to lawn dependent uses; ▪ Wherever turf is used, installing warm season grasses.	Confirm that exterior water conservation measures are incorporated into the project design	Prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP			
W-2(c) Reclaimed Water. The residential and commercial uses shall, to the extent feasible, use reclaimed water for irrigation of landscaping.	Confirm that residential and commercial uses use reclaimed water to the extent feasible	During occupancy of the project	Periodically during occupancy of the project	DPW BD			
W-2(d) Xeriscaping. Residential and commercial landscaped areas shall use vegetation that will eventually naturalize and require minimal irrigation.	Landscape Plan Check	Prior to issuance of a building permit	Once prior to issuance of a building permit	DRP			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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W-3(a) Connection Fees. The applicant shall pay the current Castaic Area Connection Fee that is necessary to connect water conveyance infrastructure within the project area to the eight-inch existing main located beneath The Old Road.	Confirm that the applicant pays the Castaic Area Connection Fee	Prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP			
W-3(b) Water Main Upgrades. The applicant shall pay for any necessary upgrades to the eight-inch water main in The Old Road, if the upgrades are necessary to accommodate the scale of development or provide adequate fire flows to serve the project.	Confirm that the applicant pays for any necessary upgrades to the water main in The Old Road	Prior to issuance of a grading permit	Once prior to issuance of a grading permit	DRP			
W-3(c) Water Plan Approval. The applicant shall submit water infrastructure plans to NCWD and the Los Angeles County Fire Department Land Development Unit for review and approval to assure that the project design meets individual requirements of both agencies prior to finalization of the Tract Map.	Approve water infrastructure plans	Prior to approval of the Tract Map	Once prior to approval of the Tract Map	Los Angeles County Fire Department Land Development Unit and NCWD			
Global Climate Change							
GCC-1 Energy Conservation. At a minimum, the project shall provide or incorporate the following Greenhouse Gas (GHG) reduction measures. ▪ Provide a complimentary electric lawnmower to every residential buyer as well as exterior electrical outlets in the front and rear yards (1% emissions reduction). See MM B-19 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). ▪ The project shall utilize Energy Star Roof materials. (1% emissions reduction). See MM E-4 of the CAPCOA mitigation measure summary,	Confirm that the project incorporates GHG reduction measures	During construction, prior to occupancy, and throughout occupancy	Once during construction, once prior to occupancy, and periodically throughout occupancy	DRP DPW			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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January 2008 (Appendix D). ▪ The project shall optimize each building's thermal distribution by separating ventilation and thermal conditioning systems. (5% emissions reduction). See MM E-9 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). ▪ Project orients about 50% or more of homes and/or buildings to face either north or south (within 30° of N/S). Building design includes roof overhangs that are sufficient to block the high summer sun, but not the lower winter sun, from penetrating south facing windows. Trees, other landscaping features and other buildings are sited in such a way as to maximize shade in the summer and maximize solar access to walls and windows in the winter. (2% emissions reduction). See MM E-7 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). ▪ Non-roof surfaces with shade, light-colored/high albedo materials (reflectance of at least 0.3) and/or open grid pavement for at least 30% of the site's non-roof impervious surfaces OR use an open-grid pavement system (less than 50% impervious) for a minimum of 50% of the parking lot area. Such mitigation measures would reduce urban heat island effect. (1% emissions reduction). See MM E-8 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). ▪ Traffic calming measures including roadways designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips. (1% emissions reduction). See MM T-5 of the CAPCOA mitigation measure summary, January 2008 (Appendix D).							

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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▪ Electric Vehicle charging facilities with preferential parking for each of the commercial buildings. See MM E-11 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). Assumed reduction of 1%. ▪ Using light colored paving to increase the project's albedo effect and create emissions reductions from energy savings stemming from less need for cooling. See MM E-12 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). Assumed reduction of 1%. ▪ Solar water heaters to provide a 20-70% reduction in water heating energy costs. See MM E-14 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). Assumed reduction of 1%. ▪ Certified energy efficient appliances, e.g. Energy Star, to be used throughout the project to provide emissions reductions. See MM E-16 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). Assumed reduction of 2%. ▪ Use locally made building materials for construction of the project and the associated infrastructure. This would reduce emissions by limiting the length of transport of building materials. See MM C-3 of the CAPCOA mitigation measure summary, January 2008 (Appendix D). Assumed reduction of 1%.							

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Bahram Safavi / Can Shelter Inc
P.O. Box 34898, Los Angeles, CA 90034
310 293-3884 surna@yahoo.com

June 15, 2010

Ms. Susie Tae
Land Division, Head
Dept. of Regional Planning
County of Los Angeles
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

RE: 3/9/2010 SCM Report
Addendum to 3/31/2009 Zoning and Subdivision Application
Vesting Tentative Tract Map 53933; Project No.: 03-304; Lake View Estates – Castaic Area

Dear Ms. Tae,

The project affects 33 oak trees of which 13 are removed. The Forrester report permits all the remaining 20 oak trees to be encroached upon. Accordingly the 3/31/2009 Zoning and Subdivision Application for TT Map 53933 is amended to include the following:

- An Oak Tree Permit is applied for to remove 13 Oak Trees and encroach on up to 20 Oak Trees

Respectfully

Bahram Safavi and for
Can Shelter, Inc.

cc: Trish Keane, County Counsel
Dick Wirth, Esq.
Ron Druschen, SR Consultants West, Inc: (661) 257-6570
Cori Thomas, Rincon

Bahram Safavi / Can Shelter Inc
P.O. Box 34898, Los Angeles, CA 90034
310 293-3884 surna@yahoo.com

July 7, 2010

Ms. Susie Tae
Land Division, Head
Dept. of Regional Planning
County of Los Angeles
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

RE: Residential Zone Modification from RPD-2.5U to RPD-1.9U
Vesting Tentative Tract Map 53933; Project No.: 03-304; Lake View Estates – Castaic Area

Dear Ms. Tae,

In response to the Department of Regional Planning Staff's request we acquiesce to the modification of the residential planned development element of the zone change request for Tract 53933 from RPD-2.5U to RPD-1.9U.

Respectfully

Bahram Safavi and for
Can Shelter, Inc.

cc: Trisha Keane, Los Angeles County Counsel
Dick Wirth, Esq.
Ron Druschen, SRC West, Inc: (661) 257-6570
Cori Thomas, Rincon Consultants, Inc

Bahram Safavi / Can Shelter Inc
PO Box 34898, Los Angeles, CA 90034
310 293-3884 surna@yahoo.com

July 7, 2010

County of Los Angeles
Dept of Regional Planning
Impact Analysis Section, Room 1348
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012
Attn: Ms. Michele Bush

Dear Ms. Bush

As you know, the EIR for Lake View Estates evaluates a project with a residential element proposed as 70 Single Family Residence (SFR), with a proposed zoning of RPD-2.5U on 42.04 gross acres (or 37.05 acres net of 4.99 ac of roads).

The Department of Regional Planning has pointed out that the proposed zoning of RPD-2.5U is a higher numerical designation than what is required to support the requested 70 residential dwelling units, and that to more accurately reflect the proposed number of units a modified zoning of RPD-1.9U would be more appropriate.

A review of the EIR with respect to modification of residential zoning from RPD-2.5U to RPD-1.9U would indicate that EIR analyzes the project based on 70 SFR. Therefore, regardless of the residential zoning label of RPD-2.5U or RPD-1.9U, the project would provide 70 SFR and the EIR analyzes the impacts associated with that number of units. The project is consistent with the RPD 2.5U designation at 1.9U per acre because it does not exceed the 2.5U limit on the designation.

This is to inform you of a modification of the proposed residential zoning label for Lake View Estates (TR53933) from the previous designation of RPD-2.5U, as referred to in the EIR, to RPD-1.9U. The number of residential units for the project remains unchanged at 70 units. All other project characteristics will also remain unchanged.

We are modifying our proposed residential zoning in response to DRP Staff request, and with the understanding that this zoning label modification will not have any bearing on the already completed EIR and no additional changes to the EIR would be necessary beyond including this letter in the Errata (Chapter 8) section of the Final EIR.

Respectfully

Bahram Safavi/
and for Can Shelter, Inc.

cc:
Ron Druschen, SR Consultants, Inc.
Cori Thomas, Rincon Consultants, Inc.
Dick Wirth, Esq

Oak Tree Permit Request (Tract #53933)

The revised Oak Tree report, dated June 18, 2008, by Trees Etc. (arborist: Richard Iberra), specifies that there are 33 Oak Trees associated with this project including 9 off-site Oaks. The project has been designed such that twenty (20) of the Oak Trees are saved. Thirteen (13) Oak Trees are to be removed, including two (2) of the Oaks that are removed due to the County's The Old Road Widening project, which the project's frontage improvements has to comply with. The removal of the Oaks is needed primarily due to the grading necessary for the project, in particular due to the grading needed for the project's access road and the street circulation system. The Oaks to be removed are labeled in the report as Oak Tree numbers 6 to 16, and the Oaks removed due to County's The Old Road Widening project are numbered 20 and 21. The Oak Tree report in effect also specifies that depending on their exact location all remaining twenty (20) Oaks may be encroached upon from adjacent project grading. Therefore, up to 20 Oaks may be encroached upon. The Forrester report also specifies a permit to remove 13 oak trees and encroach on up to 20 oaks.

Pursuant to Section 22.56.2100 of the County Code, the application is meeting the following burden of proof:

1. That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property

2. 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

3. That in addition to the above facts, at least one of the following findings apply:
    a. That the removal or relocation of the oak tree(s) proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that:
        i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
        ii. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized; or
    b. That the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s); or
    c. 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

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.

Oak Tree 03-304 Permit to Remove 13 Oak Trees and Encroach on Up to 20 Oak Trees

VESTING TENTATIVE TRACT MAP NO. 53933
LAKE VIEW ESTATES
LOS ANGLES COUNTY PROJECT # 03-304
June 2010

Oak Tree Burden of Proof Section 22.56.2100

Pursuant to Section 22.56.2100 of the County Code, the application is providing the following burden of proof:

1. *That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property*

The proposed construction will be performed while protecting all the 20 remaining oak trees that, depending on their exact location, may be encroached upon by adjacent project grading. Prior to the start of any site work any of the 20 saved oak trees within 50-feet of grading or construction, shall be protected by temporary bright colored chain link (or similar) fence at their drip lines in order to keep construction equipment away from these trees.

2. *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*

The removal of the oak trees will not result in soil erosion. A detailed drainage concept and final Hydrology/ SUSMP have been approved for the project. These documents specify appropriate measures for erosion control to ensure that the downstream post-development flow of surface water will not exceed the existing conditions.

3. *That in addition to the above facts, at least one of the following findings apply:*
    a. *That the removal or relocation of the oak tree(s) proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that:*
        i. *Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or*
        ii. *Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized; or*
    b. *That the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s); or*

In addition to the above facts, the following findings also apply:
3ai. The proposed removal of the oak trees is necessary as they obstruct the planned subdivision's only viable access road to The Old Road and the project's street circulation system. Any alternative plan to avoid removal of the oak trees would substantially limit the access road to only the northeast portion of the site. This limited access would only serve the north and northeast residential element (designated by Santa Clarita Valley Areawide Plan, SCVAP, as U-1 and U-3 for residential use) and would not service the other residential land uses areas of the site located at the southeast (designated

U-2), south (U-2 designation) and northwest (with U-1 and U-3 designations), thus substantially reducing the projects allowable residential density. Furthermore, this limited access would not service the east portion of the site (designated as M by SCVAP), thus eliminating the commercial element of the proposed development.

3aii. The location of the existing oak trees precludes the efficient and reasonable use of the property which is designated by Santa Clarita Valley Areawide Plan for residential use (U-1, U-2 and U-3 designations) and for Industrial / Commercial use (M designation). These land use designation areas are located at different segments of the property, more specifically at the north, northeast, southeast, south and northwesterly portion of the site. To access all of these areas requires constructing a connecting access road system which, as more fully described under 3b below, requires removal of the affected oak trees.

3b. The oak trees proposed for removal interfere with the only access road and street circulation system within the proposed subdivision, and no reasonable alternative to such interference exists other than removal of the trees. For any feasible alternative design, the project's only access road ('A' Street) is the essential collector street connecting the various urban and non urban-designated land use pockets throughout the site. The north by northeast boundary of the project is contiguous with The Old Road. The Old Road is the only existing public road access for the project. 'A' Street intersects The Old Road along the projects northeast boundary. 'A' Street extends southward from The Old Road to connect the northeast, east and southeast commercial and residential land uses. From the southeast residential area a local street system ('D' Street and 'C' Street) extends west and northerly to reach the south and northwest residential land use pockets. This proposed road circulation system provides the most efficient alignment to connect the projects discrete land use pockets. The use of a curvilinear alignment following existing topographic contours minimizes the grading, and balances the earthwork cut and fill on-site.

This onsite road circulation system has its lowest elevation at the 'A' Street intersection with The Old Road and is at its highest elevation at the Northwest cul-de-sac ("D" Court). The 166 foot difference in elevation of The Old Road (Elevation at 1158-ft) and "D" Court (Elevation at 1324-ft) dictates the gradient of the access road, which should be kept at a minimum and can not exceed a maximum of 10%. The proposed 10% gradient of the access road is essential in the northeasterly portion of the project's circulation street, which in turn will require the proposed fill at this portion of the project, resulting in a necessity to remove 8 of the oaks at this portion of the site (Oaks 9 to 16). In the northwestern portion of the site the 2:1 cut and fill slopes needed to construct 'C' Street results in removal of additional 3 Oaks in this portion of the site (Oaks 6,7 and 8). The removal of 2 other oak trees in the northeasterly portion of the project (Oaks 21 and 22) are due to the County's Capital Improvement project for widening The Old Road. These two oak trees will be removed at the time of implementing the Capital Improvement project even if the proposed development has not yet been constructed. In summary, the oak trees proposed for removal interfere with the County Capital Improvement project for The Old Road and the only viable onsite street circulation alignment. No reasonable alternative alignments exist thus necessitating the requested oak tree removals.

4. *That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.*

The proposed design for the land development has aimed to minimize the impact to oak trees. Twenty (20) oak trees on the subject property will be saved on 2 open space lots, allowing them to remain in their natural habitat without interference from the development of the proposed subdivision. The proposed removal of 13 oak trees would not be contrary, or in substantial conflict with the intent and purpose of the Oak Tree Permit procedures.

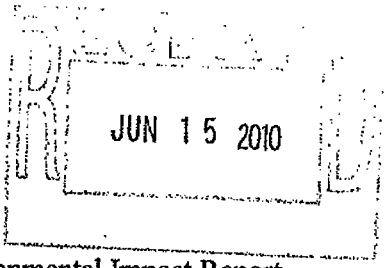
United States Department of the Interior

FISH AND WILDLIFE SERVICE
Ventura Fish and Wildlife Office
2493 Portola Road, Suite B
Ventura, California 93003

IN REPLY REFER TO:
81440-2010-CPA-0107

June 14, 2010

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



Subject Notice of Completion and Availability of the Draft Environmental Impact Report for the Lake View Estates Project, County Project No. 03-304 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 May 3, 2010. The proposed project is located in the northwestern portion of the Santa Clarita Valley, approximately ¾ mile southwest of the Castaic Lake State Recreation Area.

The proposed project site is 47.25 acres in size and is currently vacant. The proposed project is to subdivide four existing parcels into 70 single family residential lots, three commercial lots, four open space lots, a detention basin, roads, and one park site for recreational use. The project proponent is requesting a Conditional Use Permit for development within a Hillside Management Area, zone changes, and an Oak Tree Permit to remove 13 oak trees (*Quercus* spp.). Grading is estimated at 640,000 cubic yards of cut and fill, to be balanced onsite.

The U.S. Fish and Wildlife Service's (Service) responsibilities include administering the Endangered Species Act of 1973, as amended (Act), including sections 7, 9, and 10. Section 9 of the Act and its implementing regulations prohibits the taking of any federally listed endangered or threatened species. Section 3(19) 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.

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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.

Candidate species are those species presently under review by the Service for consideration for Federal listing. Candidate species should be considered in the planning process because they may become listed or proposed for listing prior to project completion. Preparation of a biological assessment, as described in section 7(c) of the Act, is not required for candidate species. If early evaluation of your project indicates that it is likely to affect a candidate species, you may wish to request technical assistance from this office.

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.

According to the Biological Resources Technical Report, page 328 of Volume II of the DEIR, the project site supports five vegetation communities including: chamise chaparral, mixed chaparral, coastal sage scrub, cottonwood-willow riparian forest, and California annual grassland-sage scrub ecotone. The chaparral and coastal sage scrub communities dominate the project site. The DEIR further states that the following federally listed species have the potential to occur onsite: the federally endangered least Bell's vireo (*Vireo bellii pusillus*), California condor (*Gymnogyps californianus*), California orcutt grass (*Orcuttia californica*), Nevin's barberry (*Berberis nevinii*), arroyo toad (*Anaxyrus californicus*), the threatened coastal California gnatcatcher (*Polioptila californica*), and the candidate San Fernando Valley spineflower (*Chorizanthe parryi* var. *fernandina*). In addition, we believe that the project site could support the federally endangered slender-horned spineflower (*Dodecahema leptoceras*). We do not believe the site could support the California condor or California orcutt grass because suitable habitat does not occur onsite according to the information described in the DEIR, and thus these species will not be further discussed herein.

We understand that a site survey for biological resources was completed over the course of single day in May of 2002, and repeated again in March of 2005. Focused surveys for federally listed species were not conducted; however, the DEIR states that the two site surveys coincided with the blooming season for plant species. We do not believe that the biological surveys cited in the DEIR were appropriate to identify the presence of federally listed species at the project site. The 2001-2002 rain season (measured from July 1-June 30) was the second driest in recorded Los Angeles history and therefore was not conducive to the identification of federally listed plant species (Los Angeles Times 2007). In addition, the Biological Resources Technical Report states that a riparian area was identified onsite, but the entire canyon was not surveyed.

Finally, surveys conducted 5 to 8 years ago are outdated. We recommend that the applicant conduct surveys according to Service protocol within suitable habitat for federally listed species, which have the potential to occur onsite.

We are enclosing a copy of the Service's guidelines for conducting and reporting botanical inventories for federally listed, proposed, and candidate plants. Additionally, we recommend that Mitigation measures Bio-4(a-c) be revised to include protective measures and surveys within suitable habitat for all federally listed plants, which have the potential to occur onsite including the slender-horned spineflower, Nevin's barberry, and the San Fernando Valley spineflower.

Coastal sage scrub and chaparral plant communities provide suitable habitat for breeding, foraging, and dispersal of coastal California gnatcatchers. The proposed project would result in the destruction, modification, and encroachment on suitable habitat. As a result, individuals occurring onsite could be impacted directly or indirectly by the project, which as outlined in the above paragraphs, may trigger the obligation of the applicant to coordinate with the Service to obtain an exemption to the prohibitions against take either through section 7(a)(2) or 10(a)(1)(B) of the Act. We recommend that a permitted biologist(s) conduct surveys according to Service protocol for the coastal California gnatcatcher to determine the status of the species onsite. Our records indicate that the coastal California gnatcatcher is currently expanding within its historical range and surveys conducted over 1 year ago are no longer valid to determine species presence.

Page 170 of the DEIR states that "a single riparian area with an ephemeral (seasonal) water source is present at the bottom of a canyon along the eastern border of the project. The canyon drains the surrounding hill slopes and directs flow into Castaic Creek, a major tributary to the Santa Clara River. The entire canyon was not surveyed, but cottonwood (*Populus fremontii*) and willows (*Salix* spp.) were observed along the margins." We are concerned that arroyo toads and least Bell's vireos may be present within the riparian area and could be impacted either directly or indirectly by the proposed project.

Suitable breeding habitat for arroyo toads consists of slow-moving streams with shallow pools, nearby sandbars, and adjacent stream terraces. Arroyo toads breed and deposit egg strands in shallow, sandy pools that are usually bordered by sand and gravel flood terraces. Outside of the breeding season, arroyo toads are essentially terrestrial and are known to use a variety of riparian and upland habitats including but not limited to: sycamore-cottonwood woodlands, oak woodlands, coastal sage scrub, chaparral, and grassland (Holland 1995, Griffin et al. 1999). Our records indicate that arroyo toads inhabit the region and are known to occur in at least 2 locations within 10 miles of the project site, at Castaic Lake to the northeast and Lake Piru to the west. The DEIR states that the riparian area lacks sufficient hydrology to support the arroyo toad; however, it is not clear to us if a full habitat assessment for the arroyo toad was completed or not. We recommend that the applicant conduct a habitat assessment of the riparian area and determine if conducting surveys for the arroyo toad according to Service protocol is warranted.

The least Bell's vireo forages almost exclusively in riparian woodland habitats. Bell's vireos as a group are highly territorial and almost exclusively insectivorous. Nesting habitat typically consists of well-developed overstories and understories, and low densities of aquatic and herbaceous cover. The understory frequently contains dense subshrub or shrub thickets. These

thickets are often dominated by sandbar willow (*Salix hindsiana*), mulefat (*Baccharis salicifolia*), young individuals of other willow species such as arroyo willow (*S. lasiolepis*) or black willow (*S. gooddingii*), and one or more herbaceous species. Important overstory species include mature arroyo willows and black willows; occasional cottonwoods (*Populus* spp.) and western sycamores (*Platanus racemosa*) also occur in some habitats. Additionally, coast live oaks (*Quercus agrifolia*) can be a locally important overstory component, as can mesquite (*Prosopis* spp.). The DEIR states that the project area lacks suitable habitat to support the least Bell's vireo; however, the entire riparian canyon was not surveyed and there is the potential for the species to occur within the site during the breeding season (March to September). We recommend that the applicant conduct a habitat assessment of the riparian area and determine if conducting surveys for the least Bell's vireo according to Service protocol is warranted.

Mitigation measure Bio-5(a) states that pre-construction surveys would be conducted if vegetation clearing and construction activities would occur during the coastal California gnatcatcher breeding season. The survey would be conducted within 100 feet of the outer extent of the proposed soil disturbance activities. While we acknowledge the intent of the mitigation measure to reduce the impacts of the project on the coastal California gnatcatcher, adverse impacts to the species have the potential to occur even after implementing mitigation measure Bio-5(a). Adverse impacts to the coastal California gnatcatcher would occur if individuals are present onsite during construction and vegetation removal regardless of construction timing because the species is present year-round.

Adverse impacts to coastal California gnatcatchers and least Bell's vireos could occur outside of the proposed 100-foot survey zone during construction. Construction related noise, dust, lighting, trash, and activity could adversely impact the coastal California gnatcatcher or least Bell's vireo, if they are present. For example, lighting of the construction area would adversely impact the suitability of the surrounding habitat by exposing these species to nocturnal predators or precluding the use of certain areas for nesting or nighttime roosting.

In addition, development of the Lake View Estates may cause two problems related to predation. The first is the introduction of non-native predators, specifically cats (*Felis domesticus*). Cats are known to have a great impact on native animals, especially birds. The presence of cats extends the negative effects of the development well into adjacent habitat and could eliminate any nesting attempts by coastal California gnatcatchers or least Bell's vireos in the future. Domestic cats and other pets could be introduced to the project area by workers during construction, or by future residents of the Lake View Estates. Secondly, residential development may result in the control of native predators, such as coyotes (*Canis latrans*). Coyotes are known to suppress the population of smaller predators, such as cats, grey foxes (*Urocyon cinereoargenteus*), and opossums (*Didelphis virginianus*) that prey upon nesting birds. In the absence of coyotes, populations of these smaller predators may increase, and native birds that nest in coastal sage scrub or the riparian corridor, including the coastal California gnatcatcher and least Bell's vireo, may decline or be eliminated.

Housing development introduces a suite of other indirect effects. These include night lighting, noise, introduction of non-native plants, and potential contamination by pesticides used by residents. Suitable habitat in adjacent areas could be accessed by off-road vehicles via the

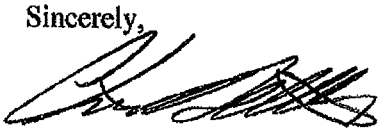
project site during and after project development, or by pedestrians. Off-road vehicle, paintball games, and other recreational activities could physically destroy otherwise suitable habitat by creating new trails through vegetation. The combined impact of these effects would be to reduce the suitability of the habitat for the coastal California gnatcatcher and least Bell's vireo in the surrounding area. All of these impacts have the potential to impact an area greater than the proposed 100 foot survey zone proposed in mitigation measure Bio-5.

Mitigation measure Bio-5(a) states that the applicant would notify us at least 14 days prior to the clearing of any habitat determined to be occupied by coastal California gnatcatchers to allow us to work with the monitoring biologist in connection with bird flushing/capture activities. These activities are a form of take and are therefore prohibited pursuant to the Act unless the applicant has obtained an exemption to the prohibitions against take under section 9 of the Act. Similarly, relocation or trapping of any federally listed species, as proposed under mitigation measures Bio-5(b), (c), and (d) is also a form of take pursuant to the Act. We recommend that surveys according to Service protocol should be conducted within suitable habitat throughout the project site for any federally listed species, which may occur on the project site before construction activities begin.

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 recommend that this information be gathered for evaluation by the applicant and the county of Los Angeles to avoid any impacts to federally listed species. We are 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 Lake View Estates DEIR. If you have any questions regarding our comments, please contact Colleen Mehlberg of our staff at (805) 644-1766, extension 221.

Sincerely,



Chris Dellith
Senior Biologist

Enclosures

cc:
Scott Harris, California Department of Fish and Game

Works Cited

Holland, D.C. 1995. Sensitive Species Hydroecological Evaluation – Santa Margarita River: Arroyo Southwestern Toad (*Bufo microscaphus californicus*) Camp. Camp Pendleton. 14 pp.

Los Angeles Times. 2007. Driest L.A. rain season on record. Accessed June 8, 2010. Available at http://articles.latimes.com/2007/jul/05/local/me-rain30gr.

Griffin, P.C., T.J. Case, and R.N. Fisher. 1999. Radio telemetry study of *Bufo californicus*, arroyo toad movement patterns and habitat preferences. Contract Report to California Department of Transportation Southern Biology Pool.

Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed and Candidate Plants

These guidelines describe protocols for conducting botanical inventories for federally listed, proposed and candidate plants, and describe minimum standards for reporting results. The Service will use, in part, the information outlined below in determining whether the project under consideration may affect any listed, proposed, or candidate plants, and in determining the direct, indirect, and cumulative effects.

Field inventories should be conducted in a manner that will locate listed, proposed, or candidate species (target species) that may be present. The entire project area requires a botanical inventory, except developed agricultural lands. The field investigator(s) should:

1. Conduct inventories at the appropriate times of year when target species are present and identifiable. Inventories will include all potential habitats. Multiple site visits during a field season may be necessary to make observations during the appropriate phenological stage of all target species.

2. If available, use a regional or local reference population to obtain a visual image of the target species and associated habitat(s). If access to reference populations(s) is not available, investigators should study specimens from local herbaria.

3. List every species observed and compile a comprehensive list of vascular plants for the entire project site. Vascular plants need to be identified to a taxonomic level which allows rarity to be determined.

4. Report results of botanical field inventories that include:

    a. a description of the biological setting, including plant community, topography, soils, potential habitat of target species, and an evaluation of environmental conditions, such as timing or quantity of rainfall, which may influence the performance and expression of target species

    b. a map of project location showing scale, orientation, project boundaries, parcel size, and map quadrangle name

    c. survey dates and survey methodology(ies)

    d. if a reference population is available, provide a written narrative describing the target species reference population(s) used, and date(s) when observations were made

    e. a comprehensive list of all vascular plants occurring on the project site for each habitat type

    f. current and historic land uses of the habitat(s) and degree of site alteration

g. presence of target species off-site on adjacent parcels, if known

h. an assessment of the biological significance or ecological quality of the project site in a local and regional context

5. If target species is (are) found, report results that additionally include:

a. a map showing federally listed, proposed and candidate species distribution as they relate to the proposed project

b. if target species is (are) associated with wetlands, a description of the direction and integrity of flow of surface hydrology. If target species is (are) affected by adjacent off-site hydrological influences, describe these factors.

c. the target species phenology and microhabitat, an estimate of the number of individuals of each target species per unit area; identify areas of high, medium and low density of target species over the project site, and provide acres of occupied habitat of target species. Investigators could provide color slides, photos or color copies of photos of target species or representative habitats to support information or descriptions contained in reports.

d. the degree of impact(s), if any, of the proposed project as it relates to the potential unoccupied habitat of target habitat.

6. Document findings of target species by completing California Native Species Field Survey Form(s) and submit form(s) to the Natural Diversity Data Base. Documentation of determinations and/or voucher specimens may be useful in cases of taxonomic ambiguities, habitat or range extensions.

7. Report as an addendum to the original survey, any change in abundance and distribution of target plants in subsequent years. Project sites with inventories older than 3 years from the current date of project proposal submission will likely need an additional survey. Investigators need to assess whether an additional survey(s) is (are) needed.

8. Adverse conditions may prevent investigator(s) from determining presence or identifying some target species in potential habitat(s) of target species. Disease, drought, predation, or herbivory may preclude the presence or identification of target species in any year. An additional botanical inventory(ies) in a subsequent year(s) may be required if adverse conditions occur in a potential habitat(s). Investigator(s) may need to discuss such conditions.

9. Guidance from California Department of Fish and Game (CDFG) regarding plant and plant community surveys can be found in Guidelines for Assessing the Effects of Proposed Developments on Rare and Endangered Plants and Plant Communities, 1984. Please contact the CDFG Regional Office for questions regarding the CDFG guidelines and for assistance in determining any applicable State regulatory requirements.

Castaic Area Town Council
Post Office Box 325, Castaic, California 91310 (661) 295-1156 www.castaic.org

July 20, 2009

Ms. Alejandrina C. Baldwin
Principal Regional Planning Assistant
Department of Regional Planning
Land Divisions Section
320 West Temple Street, Room 1382
Los Angeles, California 90012

via Email: ***acbaldwin@planning.lacounty.gov***

Reference:
County Project No. 03-304
Lake View Estates TTM 53933

Dear Ms. Baldwin:

On July 15, 2009, the above referenced project was presented to the Castaic Area Town Council for endorsement. On a vote of 9-0 (and 1 abstention), the project, as presented to the Town Council that evening with documents referenced to a Vesting Tentative Tact map No. 53933 dated 3/31/09, was approved with the following conditions:

1. The project must follow the current Castaic CSD.
2. Any changes to this project must once again come before the Town Council for approval.

Please contact me if you have any questions.

Sincerely,
Castaic Area Town Council

Steven J. Teeman, President

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

July 29, 2010

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

FROM: Alejandrina C. Baldwin, Principal Regional Planning Assistant
Land Divisions Section

SUBJECT: PROJECT NO. 03-304-(5) "Lakeview Estates"
ZONE CHANGE CASE NO. 03-304
CONDITIONAL USE PERMIT CASE NO. 03-304
OAK TREE PERMIT CASE NO. 03-304
VESTING TENTATIVE TRACT MAP NO. 53933

AUGUST 4, 2010; AGENDA ITEM NO. 6 a, b, c, d, e

*** SUPPLEMENTAL INFORMATION ***

PROJECT BACKGROUND

The Project, known as Lake View Estates, proposes a clustered residential development of 70 single-family residential lots, three commercial lots, four open space lots, one private park lot and one public facility lot on 47.25 gross acres.

The project was originally filed with a zone change request to change zoning from A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) to RPD-5,000-2.5U (Residential Planned Development—5,000 Square Feet Minimum Required Lot Area-2.5 Dwelling Units Per Acre) on approximately 42 acres, and M-1-DP (Light Industrial-Development Program) on approximately 5.2 acres; a conditional use permit 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 Residential Planned Development and Development Program zoning; and an oak tree permit to authorize the removal of 13 oak trees (nonheritage oaks) and encroachment of up to eight oak trees (two heritage oaks).

Since the June 2, 2010 public hearing, the zone change and oak tree permit have been revised as recommended by staff. The zone change was revised to change the residential portion of the project to RPD-5,000-1.9U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-1.9Dwelling Units Per Acre) and the oak tree permit was revised to include the encroachment of up to 20 oak trees (two heritage oaks).

A Final Environmental Impact Report ("EIR") has been prepared, including Findings of Fact and Statement of Overriding Considerations, pursuant to California Environmental Quality Act (CEQA) reporting requirements. Impacts to Air Quality (temporary during construction), Noise (temporary during construction), and Biological Resources (cumulative) 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 June 28, 2010.

SUPPLEMENTAL INFORMATION

The project's zone resolution, findings and conditions of approval have been updated and are attached.

RECOMMENDATION

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

Staff recommends that your Commission close the public hearing and certify the Final EIR and adopt the Findings of Fact and Statement of Overriding Considerations. Staff also recommends your Commission approve the vesting tentative tract map, CUP, and oak tree permit; and recommend to the Board of Supervisors approval of the zone change.

Recommended Motion: "I move that the Regional Planning Commission close the public hearing; and certify the Final EIR and adopt the Findings of Fact and Statement of Overriding Considerations and Mitigation Monitoring Program."

Recommended Motion: "I move that the Regional Planning Commission approve Vesting Tentative Tract Map No. 53933, Conditional Use Permit Case No. 03-304, and Oak Tree Permit Case No. 03-304; and recommend to the Board of Supervisors approval of Zone Change Case No. 03-304."

ACB:acb

7/29/2010

Attachment: Draft Resolution
Draft Findings
Draft Conditions

A DRAFT RESOLUTION OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES RELATING TO ZONE CHANGE CASE NO. 03-304

WHEREAS, the Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing regarding Zone Change Case No. 03-304, Vesting Tentative Tract Map No. 53933, Conditional Use Permit Case No. 03-304, and Oak Tree Permit Case No. 03-304 on June 2, 2010 and August 4, 2010; and

WHEREAS, Commission finds as follows:

1. The applicant, Bahram Safavi and Can Shelter Inc., is proposing to develop a clustered residential development of 70 single-family residential lots, three commercial lots, four open space lots, one private park lot and one public facility lot on 47.25 gross acres. The applicant also proposes to remove 13 oak trees (nonheritage oaks) and encroach within the protected zone of 20 oak trees (including two heritage oaks).

2. Zone Change Case No. 03-304 is a request by the applicant to change the zoning from A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) to RPD-5,000-1.9U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-1.9 Dwelling Units Per Acre) on 42.04 acres and M-1-DP (Light Industrial-Development Program) on 5.21 acres. The Development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new zone change and/or conditional use permit ("CUP") is first obtained.

3. Vesting Tentative Tract Map No. 53933 is a related request to create 79 lots (70 single-family residential lots, three commercial lots, four open space lots, one private park lot and one public facility lot) on 47.25 gross acres.

4. Conditional Use Permit Case No. 03-304 is a related request 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 Residential Planned Development and Development Program zoning pursuant to Sections 22.20.460, 22.40.040, 22.40.070, 22.40.080, 22.56.205, 22.56.210, and 22.56.215.

5. Oak Tree Permit Case No. 03-304 is a related request to authorize removal of 13 oak trees (nonheritage oaks) and encroachment within the protected zone of 20 oak trees (including two heritage oaks) pursuant to Section 22.56.2060.

6. Approval of the vesting tentative tract map, conditional use permit, and oak tree permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board of Supervisors") has adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

7. The subject site is located parallel to and southwest of The Old Road and Golden State Freeway (I-5), south of Parker Road and north of Villa Canyon Road, within the Castaic Canyon Zoned District and Castaic Area Community Standards District ("CSD"), within the unincorporated area of Santa Clarita Valley.

8. The rectangular-shaped property is 47.25 acres in size with ridges, intervening canyons and level terrain. Approximately 20 percent of the subject property has zero to 25 percent slopes, 25 percent has 25 to 50 percent slopes, and 55 percent has slopes greater than 50 percent.

9. The project site is currently zoned A-2-2, which was established by Ordinance No. 7486 on April 3, 1959. The project proposes a zone change from A-2-2 to RPD-5,000-1.9U on 42.04 acres and to M-1-DP on 5.21 acres. Surrounding zoning includes RPD-9,000-6.5U (Residential Planned Development-9,000 Square Feet Minimum Required Lot Area-6.5 Dwelling Units Per Acre), R-3-13U-DP (Limited Multiple Residence-13 Dwelling Units Per Acre-Development Program) and CPD (Commercial Planned Development) to the north; A-2-2 and M-1-DP to the east; A-2-2 to the south; and A-2-2 to the west.

10. The subject property consists of four vacant lots. Surrounding uses include a mobile home park, multi-family and truck dealership to the north; building materials yard and I-5 Freeway to the east; vacant to the south; and vacant to the west.

11. Access to the proposed development is provided by The Old Road, a varying 80 to 84-foot wide secondary highway, onto a varying 60 to 66-foot new commercial "A" Street which will turn into a collector street within the project. Three 58-foot-wide cul-de-sac streets will connect to the collector street.

12. The approved vesting tentative tract map and Exhibit "A", dated March 31, 2009, depicts 70 single-family lots clustered over approximately 42.04 acres in the middle portion of the project site. The single-family lots range in size from 5,003 to 16,927 net square feet and are designed along one main collector street (varying 60 to 64 feet in width) and four connecting (58 feet wide) cul-de-sac streets in a clustered design within the interior of the project. The residential lots are designed with frontage ranging from 40 to 90 feet in width and average 6,000 square feet.

Three commercial lots are designed at the entrance of the development with frontage on the interior 66-foot wide commercial Street "A". A commercial building for retail

and/or professional office use is depicted on each commercial lot. The three commercial buildings will total 69,250 square feet. A total of 277 parking spaces are depicted within the three commercial lots which will provide required parking to a combination of office and retail uses. No eating establishments are depicted or proposed.

A total of 640,000 cubic yards each of cut and fill earthwork (total of 1.28 million cubic yards) is shown to be balanced on-site. The grading will consist of on-site improvements including development of single-family residential lots, and on-site and off-site improvements along The Old Road.

The Oak Tree Exhibit, dated May 21, 2008, depicts a total of 33 oak trees (two heritage oaks). A total of 24 oak trees (nonheritage oaks) are within the project site and nine oak trees (two heritage oaks) are outside of the project site adjacent to the southern and western project boundaries. All 13 oak trees (nonheritage) depicted to be removed are within the project boundary and located within proposed commercial lots (three oak trees) and graded slopes (10 oak trees). Up to 20 oak trees (two heritage oaks) are depicted to be encroached upon by proposed grading of manufactured slopes; 11 of the encroachments are within the project boundary and nine are outside of the western project boundary.

A 4.1-gross (3.7 net) acre private park is depicted on the west side of the project site, at the end of the proposed Street "A". The private park is designed with a picnic area, basketball court, tot lot and five-foot wide trail designed only within the private park lot without connection to other trails.

13. The property is depicted in the HM (Hillside Management-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 M (Industry) land use categories of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Residential development is permitted within the N2 and HM land use categories.

14. The single-family residential portion of the project is consistent with the existing zoning classifications. Single-family residential development is permitted in the A-2 and proposed zone pursuant to Section 22.24.120 of the Los Angeles County Code ("County Code") and the proposed RPD-5,000-1.9U zone per Section 22.20.460 of the County Code. The applicant has requested a CUP to authorize a clustered design within the middle area as a density-controlled development pursuant to Section 22.24.150 and 22.56.205 of the County Code, which allows for a reduction ~~in~~reduces the lot sizes to less than the 22,926 square feet that would be required by

the proposed zone. The project proposes ~~with~~ a minimum of 5,000 square feet for each lot, with the allowable density averaged over the project site.

15. The proposed retail and office uses within the commercial lots are consistent with the proposed M-1-DP proposed zoning classification. A CUP has been requested for the proposed DP zone to ensure that the development will comply with the proposed designs and exhibits as submitted to the Commission.

16. Future ~~D~~development on the proposed parcels must comply with the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.

17. The proposed project is exempt from the Castaic Area CSD. The Castaic Area CSD was adopted by the Los Angeles County Board of Supervisors on November 30, 2004, and effective on December 30, 2004. The proposed project was filed on October 1, 2003 and deemed a complete application before the effective date of the Castaic Area CSD.

18. Letters received and submitted to the Commission include State of California Governor's Office of Planning and Research, California Natural Resources Agency Department of Fish and Game, City of Santa Clarita, and Air Quality Management District South Coast Air Quality Management District.

19. The project was advertised for the June 2, 2010 public hearing within the Signal Newspaper and La Opinion on May 3, 2010.

20. During the June 2, 2010 public hearing, the Commission heard a presentation from staff. After opening the public hearing, the Commission also heard testimony from the applicant.

21. During the June 2, 2010 public hearing, staff presented the proposed subdivision with the associated zone change, CUP, and oak tree permit and recommended a continuance to date certain to allow additional time for the remaining holds to be cleared. Remaining holds included clarification of the oak tree permit and proposed encroachments, updated slope density analysis map, clarification of the proposed residential zone change, and final project documents.

22. During the June 2, 2010 public hearing, the Commission heard a presentation from the representative, Ron Druschen, which stated that this development will construct the most difficult portion of The Old Road capital improvement project, and that they are willing to offer the private trail and trailhead to the Los Angeles County Department of Parks and Recreation to connect to future County trails. The private

trail is solely designed within Private Park Lot No. 74 without connection to a separate trail or lot.

23. During the June 2, 2010 public hearing, the Commission commented on the project, they noting that photovoltaic structures on the roof of the single-family structures may improve the project; that the commercial buildings are well located in relation to the visual impact of the project, the project's access is taken by the natural opening to the property from The Old Road, and that two of the three significant impacts identified in the DEIR would be temporary impacts during construction of the project.

24. At the end of the June 2, 2010 public hearing, the Commission voted to continue the hearing to August 4, 2010, to allow the applicant to work with staff in to resolve the remaining outstanding holds and for the final documents to be prepared.

25. Subsequent to the June 2, 2010 public hearing, the applicant modified the oak tree permit application to request the encroachment of up to 20 trees instead of up to eight trees as originally proposed. Due to the change in the requested permit by the applicant this project was re-noticed. A new notice was posted on the property, mailed to all property owners within 1,000 feet of the project property boundary, and sent to the Signal and La Opinion newspapers.

26. Add description of August 4, 2010 proceedings.

~~25.~~

~~Add description of August 4, 2010 proceedings~~

~~26.~~27. The proposed project is required to comply with the development standards of the RPD-5,000-1.9U zone pursuant to Section 22.20.460 and M-1-DP zone pursuant to Section 22.32.040 and 22.40.040 of the County Code.

~~27.~~28. The zone change is consistent with the goals and policies of the General Plan and the Plan, a component of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development. The proposed non-industrial use, individually or in combination with adjacent uses, will not adversely impact the viability of surrounding areas for the maintenance or expansion of industrial activities and the compatibility of the proposed non-industrial use with current and future industrial activities in the area is ensured through specific site plan review and approval.

~~28.~~29. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Forester and Fire Warden, Parks and Recreation, Public Health and Regional Planning.

~~29.~~30. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures, as shown on the site plan and Vesting Tentative Tract Map No. 53933 dated March 31, 2009.

~~30.~~31. Compatibility with surrounding land uses will be ensured through the related subdivision, conditional use permit, and oak tree permit conditions.

~~31.~~32. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.

~~32.~~33. The subject property is a proper location for the recommended zoning classification in that the recommended zoning classification for the subject property is compatible with adjacent and/or nearby zoning classifications and/or land uses. There is existing RPD and M-1-DP zoning in the areas adjacent to the proposed zone change area.

~~33.~~34. The adoption of the proposed zoning classification will be in the interest of public health, safety and general welfare, and in conformity with good planning practices in that the proposed zoning classification implement a project designed consistently with adjacent residential developments.

~~34.~~35. Adoption of the proposed zone change will enable the development of the subject property as proposed.

~~35.~~36. The applicant in this case has satisfied the "Burden of Proof" for the requested Zone Change which is needed and appropriate.

~~36. A Final Environmental Impact Report ("EIR") has been prepared i~~In accordance with the California Environmental Quality Act Public Resources Code Section 21000 et. Seq. ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles, the County prepared an Initial Study for the originally proposed project and distributed it along with a Notice of Preparation ("NOP") to responsible and interested agencies, departments, and key interest groups on May 2, 2005, to solicit comments on the proposed project for the Draft Environmental Impact Report ("DEIR"). The Initial Study identified potentially significant effects of the project on geotechnical hazards, flood hazard, fire hazard, noise hazard, water quality, air quality, biota archaeological/historical, visual qualities, traffic and access, waste disposal, education services, public services, water services, and land use. All NOP comments relating to the DEIR and comments on the Initial Study were reviewed, and the issues raised in those comments were addressed, to the extent feasible, in the DEIR. The DEIR was prepared and submitted to the State Clearinghouse for public review. Based on the Initial Study and project revisions, a Final Environmental Impact Report

("EIR") has been prepared for this project. ~~The Final EIR consists of the Draft EIR dated May 2010, the Technical Appendices to the Draft EIR dated May 2010, the Final EIR including Responses to Comments dated July 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.~~

37. The County prepared a Final EIR ("FEIR") for the project, which included responses to all of the comments that the County received regarding the DEIR during the public comment period. The Planning Commission finds that the FEIR for the project has been prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The FEIR consists of the following documents: (1) the March 2009 DEIR, (2) March 2009 Technical Appendices to the DEIR, (3) May 2010 DEIR, (4) July 2010 FEIR, and (5) July 2010 Technical Appendices to the FEIR. The Finding of Fact and Statement of Overriding Considerations ("Findings of SOC") are incorporated herein by this reference, as it set forth in full.

~~37.~~38. The Commission reviewed and considered the Final EIR and found that it reflects the independent judgment of the County. As stated in the Final EIR and Findings of Fact and SOC, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse impacts upon air quality (temporary during construction), noise (temporary during construction), and biological resources (cumulative), identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions for this project.

~~38.~~39. With respect to the adverse effects upon air quality (temporary during construction), noise (temporary during construction), and biological resources (cumulative), the Commission determined that the substantial benefits resulting from the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings and SOC.

~~39.~~40. A Mitigation Reporting and Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Final EIR was prepared, and its requirements are incorporated into the conditions of approval for this project.

~~40.~~41. The MMP in conjunction with the Final EIR identified in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment are ensured.

~~41.~~42. ~~This project has an impact on fish and wildlife resources. Therefore, t~~The project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

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

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

1. Hold a public hearing to consider the above recommended zone change; and

2. Certify that the Final EIR has been completed in compliance with the California Environmental Quality Act, and the State and County Guidelines related thereto; certify that it independently reviewed and considered the information contained in the FEIR, and that the FEIR and reflects the independent judgment of the Board of Supervisors; as to the environmental consequences of the project, certified in the FEIR prior to approving the project; and adopt the Environmental Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring Program ("MMP"), finding that, pursuant to Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; found that the unavoidable significant effects of the project after adopted of said mitigation measures are as described in those findings, and determined that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the project as stated in the Statement of Overriding Considerations; and

3. Approve the Final EIR prepared for the project and certify that it has reviewed and considered the information contained therein; and

4. ~~Find that the significant adverse effects of the project have been reduced to an acceptable level as outlined in the attached Environmental Findings of Fact and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached; and~~

4. ~~Approve and adopt the~~ Adopt the Environmental Findings of Fact, Statement of Overriding Considerations and Mitigation Monitoring Program ("MMP") for the proposed project, ~~incorporated in the Final EIR,~~ and find that pursuant to Section 21081.6 of the Public Resources Code, ~~find that the Mitigation Monitoring Program~~the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; and

5. Find that the unavoidable significant effects of the project after adoption of said mitigation measures are as described in those findings and determine that the remaining unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific healthy and safety, economic, social, and/or environmental benefits of the project as stated in the Statement of Overriding Considerations; and

6. Find that the proposed change of zone are consistent with the goals, policies and programs of the Santa Clarita Valley Area Plan, a component of the Los Angeles Countywide General Plan; and

7. Approve Zone Change Case No. 03-304 and adopt an ordinance changing the zoning classification on the property as depicted on the attached Exhibit and described hereinabove.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on August 4, 2010.

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

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DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR PROJECT NO. 03-304-(5)
CONDITIONAL USE PERMIT CASE NO. 03-304
OAK TREE PERMIT CASE NO. 03-304

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing on June 2, 2010 and August 4, 2010, in the matter of Vesting Tentative Tract Map No. 53933 ("Vesting Map"), Conditional Use Permit Case No. 03-304 ("Conditional Use Permit"), Oak Tree Permit Case No. 03-304 ("Oak Tree Permit"), and Zone Change Case No. 03-304 ("Zone Change"), collectively the Project.

2. The applicant, Bahram Safavi and Can Shelter Inc., propose to create a clustered hillside residential development of 70 single-family residential lots, three commercial lots, four open space lots, one private park lot and one public facility lot on 47.25 gross acres. The applicant also proposes to remove 13 oak trees (nonheritage oaks) and encroach within the protected zone of 20 oak trees (including two heritage oaks).

3. A CUP is required to ensure compliance with the requirements of the Los Angeles County Code ("County Code") pertaining to urban and nonurban hillside management, density-controlled development, onsite project grading exceeding 100,000 cubic yards, and Residential Planned Development ("RPD") and Development Program ("DP") zoning pursuant to Ssection 22.20.20.460, 22.40.040, 22.40.070. 22.40.080. 22.56.205. 22.56.210 and 22.56.215.

~~3.~~4. An Oak Tree Permit is required to allow the removal of 13 oak trees (nonheritage oaks) and encroachment within the protected zone of 20 oak trees (including two heritage oaks) pursuant to Section 22.56.2060.

~~4.~~5. The Project site is located parallel to and southwest of The Old Road and Golden State Freeway (I-5), south of Parker Road and north of Villa Canyon Road, within the Castaic Canyon Zoned District and Castaic Area Community Standards District ("CSD"), within the unincorporated area of Santa Clarita Valley.

~~5.~~6. The Project's rectangular-shaped property is 47.25 gross acres in size with ridges, intervening canyons and level terrain. Approximately 20 percent of the subject property has zero to 25 percent slopes, 25 percent has 25 to 50 percent slopes, and 55 percent has slopes greater than 50 percent.

~~6.~~7. Access to the proposed Project site is provided by The Old Road, a varying 80 to 84-foot wide secondary highway, onto a varying 60 to 66-foot new commercial "A"

Street, which will turn into a collector street within the project. Three 58-foot-wide cul-de-sac streets will connect to the collector street.

~~7.~~8. The Project site is currently zoned A-2-2, which was established by Ordinance No. 7486 on April 3, 1959. The project proposes a zone change from A-2-2 to RPD-5,000-1.9U on 42.04 acres and to M-1-DP on 5.21 acres.

~~8.~~9. Surrounding zoning includes RPD-9,000-6.5U (Residential Planned Development-9,000 Square Feet Minimum Required Lot Area-6.5 Dwelling Units Per Acre), R-3-13U-DP (Limited Multiple Residence-13 Dwelling Units Per Acre-Development Program) and CPD (Commercial Planned Development) to the north; A-2-2 and M-1-DP to the east; A-2-2 to the south; and A-2-2 to the west.

~~9.~~10. The Project site consists of four vacant lots. Surrounding uses include a mobile home park, multi-family and truck dealership to the north; building materials yard and I-5 Freeway to the east; vacant to the south; and vacant to the west.

~~10.~~11. Zone Change Case No. 03-304 is a related request by the applicant to change the zoning from A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) to RPD-5,000-1.9U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-1.9 Dwelling Units Per Acre) on 42.04 acres and M-1-DP (Light Industrial-Development Program) on 5.21 acres. The development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new zone change and/or conditional use permit ("CUP") is first obtained.

~~11.~~12. Vesting Tentative Map is a related request to create 79 lots (70 single-family residential lots, three commercial lots, four open space lots, one private park lot and one public facility lot) on 47.25 gross acres.

~~12. Oak Tree Permit is a request to authorize removal of 13 oak trees (nonheritage oaks) and encroachment within the protected zone of 20 oak trees (including two heritage oaks).~~

13. The permittee submitted an Oak Tree Report as prepared and amended by Trees, etc.(arborist Richard Ibarra), a division of RDI & Associates, Inc., dated June 18, 2008, that identifies and evaluates 33 oak trees on the subject property.

~~14.~~ The proposed removal of 13 oak trees and encroachments into the protected zone of 20 oak trees are required to allow for construction of the project as proposed in order to develop the site at the proposed density with the required infrastructure, grading, and improvements. ~~due to potential impacts from construction and development for the Project including commercial pads, roads improvements, and grading.~~

~~15.~~14. The Los Angeles County Forester and Fire Warden ("Forester") reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition, and species of the oak trees on the site. The Forester recommended approval of the requested oak tree removals and encroachments, subject to recommended conditions of approval, including replacement of oak tree removals at a rate of 2:1 for a total of 26 mitigation oak trees.

~~16.~~15. The Exhibit "A" dated March 31, 2009, depicts 70 single-family lots clustered over approximately 42.04 acres in the middle portion of the project site. The single-family lots range in size from 5,003 to 16,927 net square feet and are designed along one main collector street (varying 60 to 64 feet in width) and four connecting (58 feet wide) cul-de-sac streets in a clustered design within the interior of the project. The residential lots are designed with frontage ranging from 40 to 90 feet in width and average 6,000 square feet. ~~Pads will be graded coinciding with lot boundaries, except for 21 lots where lots will include manufactured slopes and five lots which include restricted use open space areas.~~

Three commercial lots are designed at the entrance of the development with frontage on the interior 66-foot wide commercial Street "A". A commercial building for retail and/or professional office use is depicted on each commercial lot. The three commercial buildings will total 69,250 square feet. A total of 277 parking spaces are depicted within the three commercial lots, which will provide required parking to a combination of office and retail uses. No eating establishments are depicted or proposed.

A total of 640,000 cubic yards each of cut and fill of earthwork (total of 1.28 million cubic yards) is shown to be balanced on-site. The grading will consist of on-site improvements including development of single-family residential lots, and on-site and off-site improvements along The Old Road.

The Oak Tree Exhibit, dated May 21, 2008, depicts a total of 33 oak trees (two heritage oaks). A total of 24 oak trees (nonheritage oaks) are within the project site and nine oak trees (two heritage oaks) are outside of the project site adjacent to the southern and western project boundaries. All 13 oak trees (nonheritage)

depicted to be removed are within the project boundary and located within proposed commercial lots (three oak trees) and graded slopes (10 oak trees). Up to 20 oak trees (two heritage oaks) are depicted to be encroached upon by proposed grading of manufactured slopes; 11 of the encroachments are within the project boundary and nine are outside of the western project boundary.

A 4.1-gross (3.7 net) acre private park is depicted on the west side of the project site, at the end of the proposed Street "A". The private park is designed with a picnic area, basketball court, tot lot and five-foot wide trail designed only within the private park lot without connection to other trails.

~~17.~~16. The property is depicted in the HM (Hillside Management-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 M (Industry) land use categories of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Residential development is permitted within the N2 and HM land use categories.

~~18.~~17. The single-family residential portion of the project is consistent with the existing and proposed zoning classifications. Single-family residential development is permitted in the A-2 zone pursuant to Section 22.24.120 of the Los Angeles County Code ("County Code") and the proposed RPD-5,000-1.9U zone per Section 22.20.460 of the County Code. The applicant has requested a CUP to authorize a clustered design within the middle area as a density-controlled development pursuant to Section 22.24.150 and 22.56.205 of the County Code, which ~~reduces~~ allows for a reduction in the lot sizes to less than the 22,926 square feet that would be required by the proposed zone. The project proposes ~~with~~ a minimum of 5,000 square feet for each lot, with the allowable density averaged over the project site.

~~19.~~18. The proposed retail and office uses within the commercial lots are consistent with the proposed M-1-DP proposed zoning classification. A CUP has been requested for the proposed DP zone to ensure that the development will comply with the proposed designs and exhibits as submitted to the Commission.

~~20. The proposed retail and office uses within the commercial lots are consistent with the proposed M-1-DP proposed zoning classification. A CUP has been requested to comply with the proposed DP zone to ensure that the development will comply with the proposed designs and exhibits as submitted to the Commission.~~

~~21.~~19. ~~Future d~~Development on the proposed parcels must comply with the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.

~~22.~~20. The proposed project is exempt from the Castaic Area CSD. The Castaic Area CSD was adopted by the Los Angeles County Board of Supervisors on November 30, 2004, and effective on December 30, 2004. The proposed project was filed on October 1, 2003 and deemed a complete application before the effective date of the Castaic Area CSD.

~~23.~~21. Letters received and submitted to the Commission include State of California Governor's Office of Planning and Research, California Natural Resources Agency Department of Fish and Game, City of Santa Clarita, and South Coast Air Quality Management District.

~~24.~~22. The project was advertised for the June 2, 2010 public hearing within The Signal Newspaper and La Opinion on May 3, 2010.

~~25.~~23. During the June 2, 2010 public hearing, the Commission heard a presentation from staff. After opening the public hearing, the Commission also heard testimony from the applicant.

~~26.~~24. During the June 2, 2010 public hearing, staff presented the proposed subdivision with the associated zone change, CUP, and oak tree permit and recommended a continuance to date certain to allow additional time for the remaining holds to be cleared. Remaining holds included clarification of the oak tree permit and proposed encroachments, updated slope density analysis map, ~~appropriateness~~ clarification of the proposed residential zone change, and final project documents.

~~27.~~25. During the June 2, 2010 public hearing, the Commission heard a presentation from the representative, Ron Druschen, which stated that this development will construct the most difficult portion of The Old Road capital improvement project; and are willing to offer the private trail and trailhead to the Los Angeles County Department of Parks & Recreation to connect to future County trails.

~~28.~~26. During the June 2, 2010 public hearing, the Commission commented on the project, they noting that photovoltaic structures on the roof of the single-family structures may improve the project; that the commercial buildings are well located in relation to the visual impact of the project, the project's access is taken by the natural opening to the property from The Old Road, and that two of the three

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significant impacts identified in the DEIR wouldwill be temporary impacts during construction of the project.

~~29.~~27. At the end of the June 2, 2010 public hearing, the Commission voted to continued the hearing to August 4, 2010, ~~for~~ to allow the applicant to work with staff in ~~resolving~~ to resolve the remaining outstanding holds and for the final documents to be ~~created~~ prepared.

~~30.~~28. Subsequent to the June 2, 2010 public hearing, the applicant modified the oak tree permit application to request the encroachment of up to 20 trees instead of up to eight trees as originally proposed. Due to the change in the requested permit by the applicant this project was re-noticed. A new notice was posted on the property, mailed to all property owners within 1,000 feet of the project property boundary, and sent to the Signal and La Opinion newspapers.

~~31.~~29. Add description of August 4, 2010 proceedings. ~~public hearing findings.~~

30. ~~An Initial Study was prepared for this project in compliance with the~~ In accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq. ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles, the County prepared an Initial Study for the originally proposed project and distributed it along with a Notice of Preparation ("NOP") to responsible and interested agencies, departments, and key interest groups on May 2, 2005, to solicit comments on the proposed project for the Draft Environmental Imapct Report ("DEIR"). The Initial Study identified potentially significant effects of the project on geotechnical hazards, flood hazard, fire hazard, noise hazard, water quality, air quality, biota archaeological/historical, visual qualities, traffic and access, waste disposal, education services, public services, water services, and land use. All NOP comments relating to the DEIR and comments on the Initial Study were reviewed, and the issues raised in those comments were addressed, to the extent feasible, in the DEIR. The DEIR was prepared and submitted to the State Clearinghouse for public review. ~~Based on the Initial Study and project revisions, a Final Environmental Impact Report ("EIR") has been prepared for this project. The Final EIR consists of the Draft EIR dated May 2010 and the Responses to Comments and identifies mitigation measures to be implemented as part of the project.~~

~~32.~~31. The County prepared a Final EIR ("FEIR") for the project, which included responses to all of the comments that the County received regarding the DEIR during the public comment period. The Planning Commission finds that the FEIR for the project has been prepared in accordance with CEQA, the State CEQA

Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The FEIR consists of the following documents: (1) the March 2009 DEIR, (2) March 2009 Technical Appendices to the DEIR, (3) May 2010 DEIR, (4) July 2010 FEIR, and (5) July 2010 Technical Appendices to the FEIR. The Findings of Fact and Statement of Overriding Considerations ("Findings and SOC") are incorporated herein by this reference, as if set forth in full.

~~33.~~32. The Commission reviewed and considered the Final EIR and found that it reflects the independent judgment of the County. As stated in the Final EIR and Findings of Fact and SOC, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse impacts upon air quality (temporary during construction), noise (temporary during construction), and biological resources (cumulative), identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions for this project.

~~34.~~33. With respect to the adverse effects upon air quality (temporary during construction), noise (temporary during construction), and biological resources (cumulative), the Commission determined that the substantial benefits resulting from the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings and SOC.

~~35.~~34. A Mitigation Reporting and Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Final EIR was prepared, and its requirements are incorporated into the conditions of approval for this project.

~~36.~~35. The MMP in conjunction with the Final EIR identified in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment are ensured.

~~37.~~36. ~~This project has an impact on fish and wildlife resources. Therefore, t~~The project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

~~38.~~37. Approval of this CUP and Oak Tree Permit is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for the related Vesting Map and the MMP.

~~39.~~38. The permittee has demonstrated the suitability of the subject property for the

proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.

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

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

(REGARDING THE CUP)

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

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

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

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

5. 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;

6. That the proposed Project is compatible with the natural, biotic, cultural, scenic

and open space resources of the area;

7. That the proposed Project is conveniently served by 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;

8. 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;

9. That the proposed development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas;

10. That the proposed development is designed to maintain water bodies, watercourses, and their tributaries in a natural state;

11. That the proposed development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state;

12. That the proposed development retains sufficient natural vegetative cover and/or open spaces to buffer critical resources from said requested development;

13. That were necessary, fences or walls are provided to buffer important habitat areas from development;

14. That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas, or migratory paths;

15. That the development program provides necessary safeguards to ensure completion of the proposed development by the permittee forestalling substitution of a lesser type of development contrary to the public convenience, welfare, or development needs of the area;

(REGARDING THE OAK TREE PERMIT)

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

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

18. That in addition to the above facts, that the removal of up to 13 oak trees and the encroachment into the protected zone of up to 20 oak trees is necessary for development reasons as continued existence of the trees at the present location frustrates the planned improvements and proposed use of the subject property to such an extent that: a) alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive; or b) placement of such tree precludes the reasonable and efficient use of such property for a use otherwise authorized; and

19. That the proposed removal of the oak tree will not be contrary to or in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Final EIR has been completed in compliance with the CEQA and the State and County guidelines related thereto; certifies that it independently reviewed and considered the information contained in the FEIR, and that the FEIR and reflects the independent judgment and analysis of the ~~County~~Commission; as to the environmental consequences of the project, certified ~~finds that the Commission has reviewed and considered the information contained in~~ the Final EIR prior to approving the project; and adopted the Environmental Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring Program ~~adopts the~~ ("MMP"), ~~incorporated in the Final EIR,~~ finding that, pursuant to Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; found that the unavoidable significant effects of the project after adopted of said mitigation measures area as described in those findings, and determined that the remaining, unavoidable environmental ~~and determines that the significant adverse~~ effects of the project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the project as stated in the ~~as outlined in the attached Environmental Findings of Fact~~ and Statement of Overriding Considerations, ~~which findings are incorporated herein by reference and attached.~~

2. Approves Conditional Use Permit Case No. 03-304 and Oak Tree Permit Case No. 03-304 subject to the attached conditions.

DEPARTMENT OF REGIONAL PLANNING **Exhibit "A" Map Date: 3-31-2009**
PROJECT NO. 03-304-(5)
CONDITIONAL USE PERMIT CASE NO. 03-304
OAK TREE PERMIT CASE NO. 03-304

DRAFT CONDITIONS:

1. This grant authorizes the use of the 47.25-acre subject property for a clustered hillside residential development within urban and non-urban Hillside Management areas, consisting of a maximum of 70 single-family units, as depicted in the approved Exhibit "A" dated March 31, 2009, onsite project grading exceeding 100,000 cubic yards, Residential Planned Development and Development Program zoning, and the removal of 13 trees of the Oak Genus and encroachment within the protected zone of 20 trees of the Oak Genus identified in the permittee's site plan and Oak Tree Report, subject to all of the following conditions of approval.

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

3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property, if other than the permittee, have filed at the office of the Los Angeles County ("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 Nos. 6, and until all required monies have been paid pursuant to Condition Nos. 9, 18, and 58. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 9, 10, ~~and~~ 11, and 12 shall be effective immediately upon final approval of this grant by the County.

4. If any provision of this grant is held or declared to be invalid by a court of competent jurisdiction, 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 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. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.

7. The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

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 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 $200.00 per inspection).

9. Within three days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. 03-304-(5), which includes Zone Change Case No. 03-304 ("Zone Change"), Vesting Tentative Tract Map No. 53933 ("Vesting Map"), Conditional Use Permit Case No. 03-304 ("CUP"), and Oak Tree Permit Case No. 03-304 ("Oak Tree Permit"). ~~The project impacts fish and wildlife and~~ In order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **$2,867.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.

10. The permittee shall 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.

11. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of $5,000 from which actual costs shall be billed and

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

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

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

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

12. This grant shall expire unless used within two years after the recordation of a final map for the Vesting Map. In the event that Vesting Map 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.

13. The subject property shall be graded, developed and maintained in substantial compliance with the approved Vesting Map and shall comply with all of the Vesting Map's requirements and conditions. An amended tentative tract map approved for the Vesting Map may, at the discretion of the Director, constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.

14. The permittee 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.

15. 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.

16. The permittee shall submit a copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") and maintenance agreements and covenants to Regional Planning for review and approval. The permittee shall submit separate CC&Rs for the single-family homes portion of the project ("Single-family CC&Rs") and the commercial portion of the project ("Commercial CC&Rs"). The CC&Rs shall include all of the project conditions and include language that ~~those~~ such conditions required to be in the CC&Rs by these conditions of approval may not be amended or eliminated by the homeowners association without prior approval from the Director.

17. The environmental mitigation measures set forth in the Mitigation Monitoring Program ("MMP"), on file at Regional Planning are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director for approvals, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by the Director.

18. Within 30 days of approval of this grant, the permittee shall deposit the sum of $6,000 with Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the MMP. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director, to ensure that all applicable mitigation measures are implemented and reported in the required MMP.

19. The permittee shall record a covenant with the County agreeing to comply with the required environmental mitigation measures imposed in the Final Environmental Impact Report ("EIR") and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the permittee shall submit a copy of the draft covenant to the Director for review and approval.

20. The development of the subject property shall comply with all requirements and conditions approved for Vesting Map.

CUP CONDITIONS

21. The permittee shall provide a minimum of 27.59 acres or approximately 58 percent of the project site of open space, which includes natural, undisturbed areas; manufactured slopes; private park; and unpaved debris basin area.

22. The permittee shall dedicate open space Lot Nos. 71 through 73 and 78 to a 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.

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23. The permittee shall provide for the ownership and maintenance of Private Park Lot No. 74 and open space lots Lot Nos. 71, 72, 73 and 78 by the homeowners' association to the satisfaction of Regional Planning within the Single-family CC&Rs.

24. This project is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the RPD-5,000-1.9U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area) zone classification in accordance with section 22.020.460 of the County Code. The project area within the density-controlled development consists of approximately 42 acres encompassing the entire project site except for commercial Lot Nos. 75, 76, and 77.

25. All commonly-owned areas within density-controlled development, within both the RPD-5,000-1.9U and M-1-DP zoned areas shall be permanently reserved as open space. Such reservation shall be by establishment of a homeowner's association, maintenance district, or other appropriate means or methods to ensure the permanent reservation and continued perpetual maintenance of required commonly-owned areas.

26. As a means to further ensure the permanent reservation of commonly-owned areas, no dwelling unit shall be sold, conveyed, or otherwise alienated or encumbered separately from an undivided interest in any commonly-owned areas comprising a part of ~~such~~ the Density Controlled ~~d~~Development. Such undivided interest shall include either an undivided interest in the commonly-owned areas or a share in the corporation or other business entity or voting membership in an association owning the commonly-owned areas.

27. All dwelling units within the density-controlled development (entire property except commercial Lot Nos. 75, 76, 77) shall be single-family residences.

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 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 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, including all commercial buildings within commercial Lot Nos. 75, 76, and 77. 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, as a revised Exhibit "A", to ensure compliance.

30. Commercial Lot Nos. 75, 76, and 77 shall be developed in accordance with the Castaic Area Community Standards District commercial and industrial zone development standards within Section 22.44.137 of the County Code.

31. 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 vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. Continual availability and maintenance of required parking spaces shall be provided for in the Single-Family CC&Rs.

32. A minimum of one parking space for every 250 square feet of retail and one for every 400 square feet of office space, as depicted on the approved Exhibit "A" (dated March 31, 2009) or on an approved revised Exhibit "A", shall be provided and continuously maintained on commercial Lots No. 75, 76, 77 developed to the specifications listed in Section 22.52.1060 of the County Code. Each commercial lot must provide sufficient parking for all commercial buildings within the lot. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. Continual availability and maintenance of required parking spaces shall be provided for in the Commercial CC&Rs.

33. All utilities shall be placed underground. Prior to 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.

34. 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").

35. 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 the Vesting Map.

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

37. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted on Monday through Friday 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.

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

39. 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.

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

41. No construction equipment or vehicles, including construction crew's personal vehicles, shall be parked or stored on any existing public or private streets.

42. 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.

43. 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.

44. All slope improvements, including terrace drains, shall use colored concrete to blend with surrounding vegetation. Prior to any grading permit issuance, the permittee shall submit sample materials, including color palette, with landscape plan, as a revised Exhibit "A." Prior to building permit issuance, the permittee shall submit evidence of colored concrete installation.

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45. All structures, walls, and fences open to public views 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 premise. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

47. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes, and any other applicable County ordinance.

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

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

50. Prior to the issuance of any grading permit, the permittee shall demonstrate compliance with state seismic hazard safety laws to the satisfaction of Public Works.

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

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

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

54. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or

materials which requires the use of oversized transport vehicles on state highways.

55. All graded slopes (cut and fill) shall be re-vegetated in compliance with the Grading Ordinance and Drought-Tolerant Landscape Ordinance. Prior to the issuance of any grading or building permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted to and approved by the Director. 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 if available. The irrigation system shall, to the satisfaction of the Director of Public Works and Director, include dual piping to allow for future connection and use of reclaimed water within landscaped slopes.

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

    The landscaping plan must show that landscaped areas shall contain minimum 75 percent locally indigenous species, including trees, shrubs and ground covering. However, if the permittee demonstrates to the satisfaction of the Director that compliance with this requirement is not possible due to County fire safety requirements, then the Director may determine that a lower percentage of such planting shall be required. In those areas where the Director of Planning approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 50 percent. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by the Director and the Forester. Fire retardant plants shall be given first consideration.

    Timing of Planting. Prior to the issuance of grading or building permits for any development, the permittee shall submit a landscaping phasing plan for the landscaping associated with the construction to be approved by the Director.

    This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

56. Except as otherwise modified herein, the permittee shall comply with all of the following permit conditions for Development Program zoning:

a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the program shall be built, erected, or moved onto any part of the project;

b. No existing building or structure which, under the program, is to be demolished shall be used;

c. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered;

d. All improvements shall be completed prior to the occupancy of any structures; and

e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

OAK TREE PERMIT CONDITIONS

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

58. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Los Angeles County Fire Department ("Fire Department") a sum of $600. Such fee shall be used to compensate the Forester $100 per inspection to cover expenses incurred while inspecting the project to determined the permittee's compliance with the conditions of approval related of oak tree removal, encroachment and mitigation.

59. The above fees provide for one initial inspection of temporary fencing (required to secure the protected zone of the remaining oak trees), prior to the commencement of construction and five subsequent annual inspections until the conditions of approval have been met. The Director and the Forester shall retain the right to make regular and unannounced site inspections.

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

for such inspection shall be the amount equal to the recovery cost at the time of payment (currently $200.00 per inspection).

61. The term "Oak Tree Report" refers to the report on file at Regional Planning by Trees Inc., the consulting arborists, dated June 18, 2008.

62. The permittee shall retain a consulting arborist to perform or supervise the work allowed pursuant to this grant relating to the removal of or encroachment on oak trees. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director and the Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that her or she agrees to report to the Director and Forester any failure to fully comply with the conditions of this grant. The arborist shall prepare a schedule of construction activities wherein the arborist will be present on the project site to ensure compliance with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

63. All individuals associated with the project as it relates to the oak resources shall be familiar with the Oak Tree Report, Oak Tree Exhibit, Mitigation Planting Plan, and Conditions of Approval. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining oak trees on the subject property that are within the zone of impacts as determined by the Forester for the life of this grant or Vesting Map.

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

65. The permittee shall keep copies of the oak tree report, oak tree map, mitigation planting plan, and conditions of approval on the project site, and available for review. If the conditions of approval are not present on-site during a monitoring inspection of an active project, the Forester will give an immediate "Stop Work Order." This will be administered both verbally and in writing. The "Stop Work Order" will be rescinded after the conditions of approval are present on the site and all employees associated with the project are fully aware of these conditions.

66. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected oak tree or to improve its appearance or structure may be performed. Such pruning shall include the

removal of deadwood and stubs and medium pruning of branches two inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the Forestry Division of the Fire Department. In no case shall more than 20 percent of the tree canopy of anyone tree be removed.

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

68. The permittee shall provide mitigation trees of the Oak Genus at a rate of two to one (2:1) trees for 13 (non Heritage) trees for a total of 26 15-gallon trees. In addition, the permittee shall provide mitigation trees of the Oak Genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachment.

~~69.~~ Each non-Heritage oak mitigation tree shall be at least a 15-gallon specimen in size and measure one inch or more in diameter one foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of one inch in diameter one foot above the base.

Each Heritage Oak mitigation tree shall be at least a 24-inch box specimen in size and measure two inches or more in diameter one foot above the base unless otherwise specified by the Forester. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of two inches in diameter one foot above the base or as deemed appropriate by the Forester.

~~70.~~69. This total of 26 mitigation trees shall consist of indigenous varieties of *Quercus agrifolia or Quercus lobata* depending on which species of tree was removed or lsot due to its permitted encroachment. The seed shall be grown from a local seed source and be of high quality.

~~71.~~70. The permittee shall plant on acorn of the *Quercus agrifolia* variety for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.

~~72.~~71. All required mitigation trees shall be planted within one year of the permitted oak tree removals. Additional mitigation trees shall be planted within one year of the death of any tree which results from permitted encroachment. Mitigation trees shall be planted on-site in locations approved by the project arborist in consultation with the Forester. In circumstances where on-site planting

is shown to be infeasible, the mitigation trees may be planted at an off-site location approved by the Forester, or a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the oak resources loss. The contribution shall be calculated by the consulting arborist and approved by the Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

~~73.~~72. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The five-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director and the Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

~~74.~~73. The project arborist shall inspect all mitigation trees on a quarterly basis for two years after completion of construction. The arborist's observations shall be reported to the Forester, including any loss of trees.

~~75.~~74. All mitigation oak trees planted as a condition of this permit shall be protected and covered in perpetuity by the County Oak Tree Ordinance, once the trees have survived the required maintenance period.

~~76.~~75. Prior to the planting of the trees, the biologist/arborist for the permittee shall determine planting sites, prepare planting plans and specifications, and a monitoring program, all of which shall be approved by the Forester and Director.

~~77.~~76. All work on or within the protected zone of an oak tree shall be performed by or under the supervision of the consulting arborist.

~~78.~~77. Trenching, excavation, or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

~~79.~~78. For those trees upon which the permittee is allowed to encroach, any fencing installation ~~of fencing~~ around the perimeter of the properties shall be of wrought iron or wood post type construction wherever the fencing passes within 10 feet of any oak trunk. No block walls or other type of fence or wall construction which requires substantial trenching for foundations shall be located within 10 feet of any oak tree in order to limit damage caused by such types of construction.

~~80.~~79. Removal of or Eencroachment within the protected zone of any additional tree of the Oak Genus on the project site is prohibited. If the permittee encroaches or removes an oak tree not specified in the Oak Tree Report, the permittee shall be required to stop all work ~~must stop~~ immediately. The permittee shall be required to submitA a new Oak Tree Report ~~which~~that accurately identifies the project conditions ~~must be submitted~~ and shall diligently pursue such new permit ~~for approval~~ through the permitting process. The permittee ~~will~~shall be ~~responsible for approval through the permitting process. The permittee will~~ be responsible ~~to~~for paying all associated fees for the new Oak Tree Permit.

~~81.~~80. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.

~~82.~~81. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.

~~83.~~82. Equipment, materials, and vehicles shall not be stored, parked, or operated within the protected zone of any oak tree. No temporary structures shall be placed within the protected zone of any oak.

~~84.~~83. Any violation of the oak tree conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the Notice of Correction.

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DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR PROJECT NO. 03-304-(5)
VESTING TENTATIVE TRACT MAP NO. 53933

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing on June 2, 2010 and August 4, 2010, in the matter of Vesting Tentative Tract Map No. 53933 ("Vesting Map"), Conditional Use Permit Case No. 03-304 ("Conditional Use Permit"), Oak Tree Permit Case No. 03-304 ("Oak Tree Permit"), and Zone Change Case No. 03-304 ("Zone Change"), collectively the Project.

2. The applicant, Bahram Safavi and Can Shelter Inc., is proposing to develop a clustered hillside residential development of 70 single-family residential lots, three commercial lots, four open space lots, one private park lot and one public facility lot on 47.25 gross acres. The applicant also proposes to remove 13 oak trees (nonheritage oaks) and encroach within the protected zone of 20 oak trees (including two heritage oaks).

3. The Vesting Map ~~proposes~~ is request to create 79 lots, which include a residential development of 70 single-family lots, three commercial lots, four open space lots, one private park lot and one public facility lot on 47.25 gross acres.

4. The subject site is located parallel to and southwest of The Old Road and Golden State Freeway (I-5), south of Parker Road and north of Villa Canyon Road, within the Castaic Canyon Zoned District and Castaic Area Community Standards District ("CSD"), within the unincorporated area of Santa Clarita Valley.

5. The Project's rectangular-shaped property is 47.25 acres in size with ridges, intervening canyons and level terrain. Approximately 20 percent of the subject property has zero to 25 percent slopes, 25 percent has 25 to 50 percent slopes, and 55 percent has slopes greater than 50 percent.

6. Access to the proposed Project site is provided by The Old Road, a varying 80 to 84-foot wide secondary highway, onto a varying 60 to 66-foot new commercial "a" Street which will turn into a collector street within the project. Three 58-foot-wide cul-de-sac streets will connect to the collector street.

7. The Project site is currently zoned A-2-2, which was established by Ordinance No. 7486 on April 3, 1959. The project proposes a zone change from A-2-2 to RPD-5,000-1.9U on 42.04 acres and to M-1-DP on 5.21 acres.

8. Surrounding zoning includes RPD-9,000-6.5U (Residential Planned Development-9,000 Square Feet Minimum Required Lot Area-6.5 Dwelling Units Per Acre), R-3-

13U-DP (Limited Multiple Residence-13 Dwelling Units Per Acre-Development Program) and CPD (Commercial Planned Development) to the north; A-2-2 and M-1-DP to the east; A-2-2 to the south; and A-2-2 to the west.

9. The Project site consists of four vacant lots. Surrounding uses include a mobile home park, multi-family and truck dealership to the north; building materials yard and I-5 Freeway to the east; vacant to the south; and vacant to the west.

10. Access to the proposed Project site is provided by The Old Road, a varying 80 to 84-foot wide secondary highway, onto a varying 60 to 66-foot new commercial "A" Street, which will turn into a collector street within the project. Three 58-foot-wide cul-de-sac streets will connect to the collector street.

~~10.~~11. ~~The related~~ Zone Change Case No. 03-304 is a related request~~proposes~~ to change the zoning from A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) to RPD-5,000-1.9U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-1.9 Dwelling Units Per Acre) on 42.04 acres and M-1-DP (Light Industrial-Development Program) on 5.21 acres. The dDevelopment Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new zone change and/or Conditional Use Permit ("CUP") is first obtained.

~~11.~~12. The CUP is a related request to ensure compliance with requirements of the Los Angeles County Code ("County Code") pertaining to urban and non-urban hillside management areas, density-controlled development, onsite project grading exceeding 100,000 cubic yards, Residential Planned Development and the DP overlay zone pursuant to Sections 22.20.460, 22.40.040, 22.40.070, 22.40.080, 22.56.205, 22.56.210, and 22.56.215.

~~12.~~13. The Oak Tree Permit is a related request to authorize removal of 13 oak trees (nonheritage oaks) and encroachment within the project zone of 20 oak trees (including two heritage oaks) pursuant to Section 22.56.2060.

~~13.~~14. The Vesting Map and Exhibit "A", dated March 31, 2009, depicts 70 single-family lots clustered over approximately 42.04 acres in the middle portion of the project site. The single-family lots range in size from 5,003 to 16,927 net square feet and are designed along one main collector street (varying 60 to 64 feet in width) and four connecting (58 feet wide) cul-de-sac streets in a clustered design within the

interior of the project. The residential lots are designed with frontage ranging from 40 to 90 feet in width and average 6,000 square feet.

Three commercial lots are designed at the entrance of the development with frontage on the interior 66-foot wide commercial Street "A". A commercial building for retail and/or professional office use is depicted on each commercial lot. The three commercial buildings will total 69,250 square feet. A total of 277 parking spaces are depicted within the three commercial lots which will provide required parking to a combination of office and retail uses. No eating establishments are depicted or proposed.

A total of 640,000 cubic yards each of cut and fill of earthwork (total of 1.28 million cubic yards) is shown to be balanced on-site. The grading will consist of on-site improvements including development of single-family residential lots, and on-site and off-site improvements along The Old Road.

The Oak Tree Exhibit, dated May 21, 2008, depicts a total of 33 oak trees (two heritage oaks). A total of 24 oak trees (nonheritage oaks) are within the project site and nine oak trees (two heritage oaks) are outside of the project site adjacent to the southern and western project boundaries. All 13 oak trees (nonheritage) depicted to be removed are within the project boundary and located within proposed commercial lots (three oak trees) and graded slopes (10 oak trees). Up to 20 oak trees (two heritage oaks) are depicted to be encroached upon by proposed grading of manufactured slopes; 11 of the encroachments are within the project boundary and nine are outside of the western project boundary.

A 4.1-gross (3.7 net) acre private park is depicted on the west side of the project site, at the end of the proposed Street "A". The private park is designed with a picnic area, basketball court, tot lot and five-foot wide trail designed only within the private park lot without connection to other trails.

~~14.~~15. The property is depicted in the HM (Hillside Management-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 M (Industry) land use categories of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Residential development is permitted within the N2 and HM land use categories.

~~15.~~16. The single-family residential portion of the project is consistent with the existing and proposed zoning classifications. Single-family residential development is permitted in the A-2 zone pursuant to Section 22.24.120 of the Los Angeles

County Code ("County Code") and the proposed RPD-5,000-1.9U zone per Section 22.20.460 of the County Code. The applicant has requested a CUP to authorize a clustered design within the middle area as a density-controlled development pursuant to Section 22.24.150 and 22.56.205 of the County Code, which allows for a reduction in the lot sizes to less than the 22,926 square feet that would be required by the proposed zone. The project proposes a minimum of 5,000 square feet for each lot, with the allowable density averaged over the project site.

~~16.~~17. The proposed retail and office uses within the commercial lots are consistent with the proposed M-1-DP proposed zoning classification. A CUP has been requested to comply with the proposed DP zone to ensure that the development will comply with the proposed designs and exhibits as submitted to the Commission.

~~17. The proposed retail and office uses within the commercial lots are consistent with the proposed M-1-DP proposed zoning classification. A CUP has been requested to comply with the proposed DP zone to ensure that the development will comply with the proposed designs and exhibits as submitted to the Commission.~~

18. Development on the proposed parcels must comply with the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.

19. The proposed project is exempt from the Castaic Area CSD. The Castaic Area CSD was adopted by the Los Angeles County Board of Supervisors on November 30, 2004, and effective on December 30, 2004. The proposed project was filed on October 1, 2003 and deemed a complete application before the effective date of the Castaic Area CSD.

20. Letters received and submitted to the Commission include State of California Governor's Office of Planning and Research, California Natural Resources Agency Department of Fish and Game, City of Santa Clarita, and South Coast Air Quality Management District.

21. The project was advertised for the June 2, 2010 public hearing within The Signal Newspaper and La Opinion on May 3, 2010.

22. During the June 2, 2010 public hearing, the Commission heard a presentation from staff. After opening the public hearing, the Commission also heard testimony from the applicant.

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23. During the June 2, 2010 public hearing, staff presented the proposed subdivision with the associated zone change, CUP, and oak tree permit and recommended a continuance to date certain to allow additional time for the remaining holds to be cleared. Remaining holds included clarification of the oak tree permit and proposed encroachments, updated slope density analysis map, clarification of the proposed residential zone change, and final project documents.

24. During the June 2, 2010 public hearing, the Commission heard a presentation from the representative, Ron Druschen, which stated that this development will construct the most difficult portion of The Old Road capital improvement project, and that they are willing to offer the private trail and trailhead to the Los Angeles County Department of Parks and Recreation to connect to future County trails. The private trail is solely designed within Private Park Lot No. 74 without connection to a separate trail or lot.

25. During the June 2, 2010 public hearing, the Commission commented on the project, they noting that photovoltaic structures on the roof of the single-family structures may improve the project; that the commercial buildings are well located in relation to the visual impact of the project, the project's access is taken by the natural opening to the property from The Old Road, and that two of the three significant impacts identified in the DEIR would be temporary impacts during construction of the project.

26. At the end of the June 2, 2010 public hearing, the Commission voted to continue the hearing to August 4, 2010, to allow the applicant to work with staff in to resolve the remaining outstanding holds and for the final documents to be prepared.

27. Subsequent to the June 2, 2010 public hearing, the applicant modified the oak tree permit application to request the encroachment of up to 20 trees instead of up to eight trees as originally proposed. Due to the change in the requested permit by the applicant this project was re-noticed. A new notice was posted on the property, mailed to all property owners within 1,000 feet of the project property boundary, and sent to the Signal and La Opinion newspapers.

~~Add description of August 4, 2010 proceedings~~
28. Add description of August 4, 2010 proceedings.

~~28.~~29. The proposed project shall comply with the development standards of the RPD-5,000-1.9U zone pursuant to Section 22.20.460 and M-1-DP zone pursuant to Section 22.32.040 and 22.40.040 of the County Code.

~~29.~~30. The proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the Plan, a component of the General

Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of development while minimizing development in hillside and natural resource areas.

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

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

32.33. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located within an adopted SEA and will not affect any stream courses or high value riparian habitat.

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

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

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

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

37.38. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and

environmental resources when the project was determined to be consistent with the General Plan.

~~38.~~39. This tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.

40. ~~An Initial Study was prepared for this project in compliance with the~~ In accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq. ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles, the County prepared an Initial Study for the originally proposed project and distributed it along with a Notice of Preparation ("NOP") to responsible and interested agencies, departments, and key interest groups on May 2, 2005, to solicit comments on the proposed project for the Draft Environmental Impact Report (DEIR"). The Initial Study identified potentially significant effects of the project on geotechnical hazards, flood hazard, fire hazard, noise hazard, water quality, air quality, biota archaeological/historical, visual qualities, traffic and access, waste disposal, education services, public services, water services, and land use. All NOP comments relating to the DEIR and comments on the Initial Study were reviewed, and the issues reaised in those comments were addressed, to the extent feasible, in the DEIR. The DEIR was prepared and submitted to the State Clearinghouse for public review. ~~Based on the Initial Study and project revisions, a Final Environmental Impact Report ("EIR") has been prepared for this project. The Final EIR consists of the Draft EIR dated May 2010 and the Responses to Comments and identifies mitigation measures to be implemented as part of the project.~~

39.41. The County prepared a Final EIR ("EIR") for the project, which included responses to all of the comments that the County received regarding the DEIR during the public comment period. The Planning Commission finds that the FEIR for the project has been prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The FEIR consists of the following documents: (1) the March 2009 DEIR, (2) March 2009 Technical Appendices to the DEIR, (3) May 2010 DEIR, (4) July 2010 FEIR, and (5) July 2010 Technical Appendices to the FEIR. The Findings of Fact and Statement of Overriding Considerations ("Findings and SOC") are incorporated herein by this reference, as if set forth in full.

~~40.~~42. The Commission reviewed and considered the Final EIR and found that it reflects the independent judgment of the County. As stated in the Final EIR and Findings of Fact and SOC, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse impacts upon air

quality (temporary during construction), noise (temporary during construction), and biological resources (cumulative), identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions for this project.

41.43. With respect to the adverse effects upon air quality (temporary during construction), noise (temporary during construction), and biological resources (cumulative), the Commission determined that the substantial benefits resulting from the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings and SOC.

42.44. A Mitigation Reporting and Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Final EIR was prepared, and its requirements are incorporated into the conditions of approval for this project.

43.45. The MMP in conjunction with the Final EIR identified in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment are ensured.

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

45.47. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for the related CUP, Oak Tree Permit, and the MMP.

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

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. ~~1.~~ Certifies that the Final EIR has been completed in compliance with the CEQA and the State and County guidelines related thereto; certifies that it independently reviewed and considered the information contained in the FEIR, and that the FEIR reflects the independent judgment and analysis of the Commission; as to the environmental consequences of the project, certified the

Final EIR prior to approving the project; and adopted the Environmental Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring Program ("MMP"), finding that, pursuant to Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; found that the unavoidable significant effects of the project after adopted of said mitigation measures area as described in those findings, and determined that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the project as stated in the Statement of Overriding Considerations.

~~2.~~

2. Approves Vesting Tentative Tract Map No. 53933 subject to the attached conditions and recommendations of the Subdivision Committee.

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DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 03-304-(5)
VESTING TENTATIVE TRACT MAP NO. 53933

Map Date: 3-31-2009

DRAFT CONDITIONS:

1. This grant authorizes the use of the 47.25-acre subject property for a clustered hillside residential development within urban and non-urban Hillside Management areas, consisting of a maximum of 70 single-family units, as depicted in the approved tentative tract map dated March 31, 2009, onsite project grading exceeding 100,000 cubic yards, Residential Planned Development and Development Program zoning, and the removal of 13 trees of the Oak Genus and encroachment within the protected zone of 20 trees of the Oak Genus identified in the permittee'

~~1.~~2. The subdivider or any successor in interest of the subdivider (herein after collectively "subdivider") shall conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). The subdivider shall also conform to the requirements of Conditional Use Permit No. 03-304 ("CUP"), Oak Tree Permit Case No. 03-304 ("Oak Tree Permit"), and the Mitigation Monitoring Program ("MMP") approved by the Los Angeles County ("County") Regional Planning Commission ("Commission") in connection with this approval of Vesting Tract Map No. 53933 ("Vesting Map").

~~2.~~3. Except as otherwise specified in Condition No. 3 below, the subdivider shall conform to the applicable requirements of the RPD-5,000-1.9U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area-1.9 Dwelling Units) and M-1-DP (Light Industrial-Development Program) zones.

~~3.~~4. In accordance with the related CUP, this land division is approved as a density-controlled development in an urban and non-urban hillside management area, in which areas of the proposed lots may be averaged to collectively conform to the ~~minimum lot areas of the proposed lots may be averaged to collectively conform to~~ the minimum lot area requirements of the RPD-5,000-1.9U zone.

~~4.~~5. Recordation of the final map is contingent upon the adoption of an ordinance by the Board changing the zoning from A-2-2 to RPD-5,000-1.9U on 42.04 acres and to M-1-DP on 5.21 acres, and such ordinance becoming effective.

~~5.~~6. Within 30 days of tentative map approval, the subdivider shall submit a draft copy of the project's Covenants, Conditions, 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 subdivider shall submit separate CC&Rs for the single-family homes portion of the project ("Single-family CC&Rs"). Required provisions in the CC&Rs are set forth in Condition Nos. 13~~2~~ and 21~~0~~.

6.7. The subdivider shall submit evidence that the conditions of the associated CUP and Oak Tree Permit have been recorded prior to final map approval.

7.8. Within 30 days of tentative map approval, the subdivider shall record a covenant with attached map with the County agreeing to comply with the required environmental mitigation measures. Prior to recordation of the covenant, the subdivider shall submit a draft copy of said covenant to the Director of Regional Planning ("Director") for review and approval.

8.9. Permission is granted to adjust lot lines subject to the review and approval of Regional Planning.

9.10. The subdivision shall provide at least 40 feet of street frontage of the property line for each lot. For lots with radial lot lines, the subdivider shall also provide a chart setting forth the street frontage lengths.

10.11. The subdivider shall show The Old Road, "A" Street, "B" Court, "C" Court, "D" Court and "E" Court as dedicated streets on the final map.

11.12. The subdivider shall dedicate to the County on the final map, the right to prohibit the construction of any structures on the open space areas as depicted on the open space exhibit as Lot Nos. 71 through 73 and 78, and the rear of single-family lots and shall record "Open Space-Building Restriction Area" over those open space areas on the final map.

12.13. The subdivider shall provide for the ownership and maintenance within the private park lot No. 74 and open space Lot Nos. 71, 72, 73, and 78 by the homeowners' association Single-family CC&Rs to the satisfaction of Regional Planning.

13.14. The subdivider 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.

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

15.16. Permission is granted to record multiple final maps. 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 CUP.

16.17. Prior to approval of each final unit map, the subdivider shall submit, to the satisfaction of Subdivision Committee ("Subdivision Committee"), an updated phasing map depicting access to all phases of the project and the open space

acreage within each phase. The phasing map must indicate 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 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.

~~17.~~18. Permission is granted to phase grading to the satisfaction of Public Works and Regional Planning.

~~18.~~19. All future development ~~must~~ shall comply with the Los Angeles County Green Building, Low Impact Development, and Drought-Tolerant Landscaping Ordinances prior to building permit issuance.

~~19.~~20. No grading permit shall be issued prior to the recordation of a final map, unless the Director determines that the proposed grading conforms to the conditions of this grant and conditions of the CUP and Oak Tree Permit.

~~20.~~21. 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 Single-family and Commercial CC&Rs ~~which~~that 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.

~~21.~~22. The irrigation system for manufactured slopes shall, to the satisfaction of the Director and Director of Public Works, include dual piping to allow for future connection and use of reclaimed water within landscaped slopes.

~~22.~~23. As required by Section 21.32.195 of the County Code, the subdivider 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 the site plan or landscape plan. Prior to recordation of the final map, the site/landscaping plan must be approved by the Director, and the subdivider shall post a bond with Los Angeles County Department of Public Works ("Public Works") or submit other verification to the satisfaction of Regional Planning, to ensure planting of the required trees.

~~23.~~24. If bonds are posted for any improvements required by these conditions, the subdivider or successor in interest shall be financially responsible and shall reimburse Regional Planning for all inspections. ~~Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file.~~ The amount

charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently $200.00 per inspection).

~~24.~~25. Within three days of the approval date of this grant, the subdivider shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. 03-304-(5), which includes Zone Change Case No. 03-304 ("Zone Change"), Vesting Tentative Tract Map No. 53933 ("Vesting Map"), Conditional Use Permit Case No. 03-304 ("CUP"), and Oak Tree Permit Case No. 03-304 ("Oak Tree Permit"). ~~The project impacts fish and wildlife and i~~In order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **$2,867.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.

~~25.~~26. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final Environmental Impact Report ("Final EIR") for the project are incorporated by this reference and attached and made conditions of the Vesting Map. The subdivider 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 shall submit mitigation monitoring reports to Regional Planning as frequently as may be required by Regional Planning. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.

~~26.~~27. Within 30 days of Vesting Map approval, the subdivider shall deposit the sum of **$36,000.00** with Regional Planning to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP. The subdivider shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director, to ensure that all applicable mitigation measures are implemented and reported in the required MMP.

~~27.~~28. 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, its agents, officers, and employees to attack, set aside, void, or annul this tract map approval, or the related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable limitation period of Government Code Section 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider or successor in interest of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.

~~28.~~29. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing, pay Regional Planning an initial deposit of $5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider, or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional 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, 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 the Conditional Use Permit Case No. 03-304 and Oak Tree Permit Case No. 03-304; 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.

Attachments:
Subdivision Committee Reports
Mitigation and Monitoring Plan

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TR 53933

TREES, etc.

OAK TREE REPORT

Vesting Tentative Tract 53933

The Old Road, Castaic
Los Angeles County, Ca 91384

for

Bahram Safavi
P.O. Box 34898
Los Angeles, Ca 90034

by

TREES, etc.
[a division of RDI & Associates, Inc.]
P.O. Box 4583
Thousand Oaks, Ca 91359
E-Mail: treesetc.richard@verizon.net
Phone: 805-558-TREE (8733)
Fax: 805-493-8332

RDI Project No. 526-1-04
Original Date: February 17, 2004
1st Revision Date: June 18, 2008

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Revised OAK TREE REPORT

VTT 53933, Castaic, Ca

RDI Project No. 526-1-04

The following are our field observations (of January 19 &21, 2004 and May 26, 2008) & recommendations pertinent to the 24 Oak trees at (on-property) & 9 Oak adjacent (off-property) to the above-mentioned site. This proposed residential & commercial project is bordered on the easterly side by The Old Road, south of Parker Road, in the Castaic area of Los Angeles County, Ca ["The Thomas Guide 2008 – Los Angeles & Ventura Counties street guide" page 4369 // section H-7].

This report is prepared in accordance with Section 22.56.2050 of the Los Angeles County "Oak Tree Permit Regulations (adopted September 13, 1988)" relating to the "Oak Tree Preservation Guidelines". It shall be the policy of Los Angeles County to require the preservation of all Oak trees unless compelling reasons justify the removal of such trees. The policy shall apply to the removal, pruning, cutting and/or the encroachment into the Protected Zone of Oak trees. The Los Angeles County Fire Department – Forestry Division (LACoFD-FD) shall have the primary & overall responsibility to administer, evaluate and monitor this policy. No person, partnership, firm, corporation, government agency, or other legal entity shall cut, prune, relocate, endanger or damage any tree protected by ordinance on any public or private land within the unincorporated areas of Los Angeles County except in accordance with the conditions of a valid Oak Tree Permit issued by Los Angeles County pursuant to the provisions of Section 22.56.2050.

Included within this report are the following: three (3) **OAK TREE PHOTOGRAPHS (on-property proposed removals only)** sheets [printed on both sides], three (3) **TREE EVALUATIONS (on-property Oaks only)** sheets, three (3) **TREE CANOPY MEASUREMENTS (on-property Oaks)** sheets, one (1) **TREE EVALUATIONS (off-property Oaks)** sheet, one (1) **TREE CANOPY MEASUREMENTS (off-property Oaks)** sheet, two (2) **COMPATIBLE NATIVE PLANTS W/IN OR AROUND OAK TREE DRIPLINES (CNPS)** sheets, and one (1) **TREE LOCATION MAP** (derived from the '80 scale' "Vesting Tentative Map", as produced by SR Consultants West, Inc., dated May 21, 2008). It should be noted, that the trees on the enclosed **TREE LOCATION MAP** are only approximated as to their field locations.

Plan Review

1. On the date of our 'most current' field review we found 24 "of-size" Coast Live Oak (*Quercus agrifolia*) trees on site & 9 Coast Live Oaks around (within 200') the site.

2. Pursuant to the enclosed **TREE LOCATION MAP**, the following is proposed:

Tree No(s).	Disposition//Requested Encroachment
1 to 5	**SAVES** = these 5 Coast Live Oaks, located within 'Open Space Lot 72' shall be saved. Depending on the exact location of Oak #5, it may be encroached upon from adjacent project grading.
6 & 7	Removals = these 2 Coast Live Oaks, located in the "graded slope" above Lot 36 shall be removed for project construction. See the photos of these trees within this report.
8	Remove = this Coast Live Oak, located in the "graded slope" below Lot 44 shall be removed for project construction. See the photo of this tree within this report.

Tree No(s).	Disposition//Requested Encroachment
9 to 11	Removals = these 3 Coast Live Oaks, located in the "graded slope" below Lot 6 shall be removed for project construction. See the photos of these trees within this report.
12 to 15	Removals = these 4 Coast Live Oaks, located in the 'Commercial Lot 75' shall be removed for project construction. See the photos of these trees within this report.
16	Remove = this Coast Live Oak, located in the "graded slope" below Lot 2 shall be removed for project construction. See the photo of this tree within this report.
17 to 19	**SAVES** = these 3 Coast Live Oaks, located within 'Open Space Lot 73' shall be saved. Depending on the exact location of these Oaks, they may be encroached upon from adjacent project grading.
20 & 21	Removals = these 2 Coast Live Oaks, located in the "graded slope" between the 'Commercial Lot 75' & 'The Old Road' shall be removed for project construction. See the photos of these trees within this report.
22 to 24	**SAVES** = these 3 Coast Live Oaks, located within 'Open Space Lot 73' shall be saved. Depending on the exact location of these Oaks, they may be encroached upon from adjacent project grading.
OP-1 to OP-9	**SAVES** = these 9 'off-property' Coast Live Oaks, located to the south & west of this parcel shall be saved. Depending on the exact location of Oak #OP-9, it may be encroached upon from adjacent project grading. Oaks #Op-1 & #OP-5 are Heritage Oaks.

In summary, the following is proposed:

Total quantity of Oaks that were inventoried =	33 (including 9 off-property Oaks)
SAVES =	20 (numbered: 1-5, 17-19, 22-24 & OP1-OP9)
Removals =	13 (numbered: 6-16, 20 & 21)

Field Observations

1. In our first Oak Tree Report (dated February 17, 2004) for this project, we covered 28 Oaks (26 Coast Live Oaks & 2 Scrub Oaks [*Quercus* sp.]). Since that time this project, as well as this area, have experience a few major fires. This explains why the difference in overall tree locations & types.

2. The trees are inventoried as to their specie, health & aesthetic considerations. This inventory was reviewed in accordance with presently accepted industry procedures, which are of macro-visual observations only. No extensive microbiological, soil-root excavations, upper crown examination, nor internal tree investigations were conducted.

3. This project's on-property trees were tagged with rectangular (¾"x3") metal tags with numbers written in black on them. The report's inventoried off-property trees were not tagged, but are only map numbered & approximately located.

4. Definitions:

   A. This inventory includes the measuring of trunk diameters of 8" & larger for a single trunk and 12" in diameter & larger for a multiple trunk (when the two largest trunks are added together) at 4½' above existing grade. It should be noted that these dimensions might change in the next growing season(s) following our initial field measurements.

   B. The "dripline" or "canopy spread" is defined as the outermost edge of the tree's canopy when viewed from above. These measurements were taken at a minimum of four compass directions (north, south, east & west). The dripline is measured in feet. If one or more sides is measured as "0" feet, this means that there is no canopy at that/those location(s). It should be noted that these dimensions might change in the next growing season(s) following our initial field measurements.

   C. The "Protected Zone" is defined as the area at least 5' beyond the dripline or 15' from the trunk, whichever distance is greater, when viewed from above.

   D. A "Heritage Oak" in Los Angeles County is any Oak tree that has at least one trunk that is at least 36" in diameter. It is also any Oak tree having a significant historical or have cultural importance to the community, not withstanding that the tree diameter is less than 36" (as identified officially by the local Los Angeles County Resource Conservation District).

Tree Replacement Program

1. This project shall plant 15-gallon specimen "natural growing" trees as mitigation "replacements" for each approved removal on a 2:1 ratio. Therefore, this project shall plant a minimum of twenty-six (26) 15-gallon specimen "natural growing" trees as mitigation "replacements".

2. The above noted trees shall be planted in the "open space" areas of this project. See the enclosed **TREE LOCATION MAP** for the approximate locations of these mitigation trees (labeled as "Oak Tree Planting Mitigation Area").

Tree Care & Maintenance

1. No "new" landscape, irrigation lines, utility lines and/or grade changes shall be designed and/or installed within the dripline and/or Protected Zones of any on-site native Oak trees, unless approved by the Los Angeles County Fire Department – Forestry Division (LACoFD-FD). If planting is necessary or the leaf litter is removed, the following is recommended:

   A. Plant Material – only drought tolerant plantings should be used. All plantings should be compatible with the on-site native Oak trees. See the enclosed list "Native Plants Compatible within or around the Oak tree driplines" for some of these plants.

      If additional plants are desired around the Oak trees, then use "acceptable" natives & follow these guidelines:

1. Plant no closer than 10' from any tree trunk.
2. Plant 1-gallon specimens or smaller, as these plants will establish faster than larger containers.
3. Use only native backfill with no amendments.
4. Mulch with an insect/disease free material as needed (minimum) 2" thick, to cover the soil for better water retention, to assist in lessening compaction, and for supplying organic material.
5. Water only once per week (or when necessary) by using a drip, or similar, irrigation system to a 3' depth. Place the emitters (min. 3/plant) at the edge of the rootball. After the 1st year move the emitters 12" away from their original locations. After the 3rd year move them another 12" out. By the 4th year, the system may be removed or shut-off.

B. Irrigation – spray-type irrigation systems should not be used within the driplines and/or Protected Zones. The irrigation systems should not spray onto the tree trunks and/or within 5' of the tree trunks or exposed roots. A continuously wet condition in this area favors unfavorable disease organisms to form, such as Avocado Root Rot (*Phytophora cinnamomi*) and/or Oak Root Fungus (*Armillaria mellea*).

C. Resistant Plant Varieties – avoid plants that are susceptible to either Avocado Root Rot or Oak Root Fungus.

2. Natural rainfall should be sufficient to provide enough water for the Oak trees. Oaks in landscape areas will usually receive enough water from the adjacent & nearby plantings.

A. Watering – if it is needed in addition to the natural rainfall, a water probe should first be used to help determine the need. Watering may be accomplished by using a "Ross Root Feeder", a low volume soaker hose, drip systems, etc. The water should percolate through the entire root area & the surrounding soil to a 5' depth. Water as necessary, but generally not in the summer time.

B. Fertilization – can generally be applied when the tree is being watered. A total of 0.75 lbs. of actual nitrogen (N) per inch of trunk diameter per year (basic "rule of thumb") is adequate. All fertilizer applications should be based on the most current soil analysis for correct rates. Fertilizing should only be done in the late spring. Fertilizer may be broadcast or applied through a deep-root watering system, depending on the specific tree & site conditions.

3. The "bare" areas within the driplines and/or Protected Zones of this on-site or "over-hanging" or within 50' of approved grading/construction of the site's (native Oak) trees should be covered with an insect & disease free organic mulch. This is done to help alleviate compaction. Compaction is the compression of the soil from walking or equipment uses. When it occurs under or around the tree the roots may be adversely affected. The tree growth may be stunted. All compaction created shall be remedied as soon as possible. The following should alleviate compaction from occurring:

A. Mulching – place a 2"-4" layer of a light fluffy (insect/disease free) mulch around the tree beginning 6" from the trunk & extending to about 10' outside of the dripline. Mulch can consist of walnut shells, shredded bark or leaf litter. The mulch size shall be at least 1"-2" in size.

B. Grade changes – of as little of 6", within the dripline, can have a negative affect to the trees. It is important that the natural drainage patterns be maintained to help prevent water from "ponding" at the base of the tree trunk. The natural trunk flare should always be visible.

C. Aeration – is the ventilation of the root system, which can be very beneficial in compacted areas. To alleviate a compaction problem, hand-dug holes of 6" dia. by 24" deep by 24" on-center to about 10' outside of the dripline. Fill the holes with natural organic matter (leaf litter). This material will decompose & will produce a year-around source of fertilizer for the tree.

4. Most Oak trees require little or no live wood pruning within their canopies. No major structural pruning shall be allowed. A qualified arborist under the review of ***RDI & Associates, Inc.*** (dba ***TREES, etc.)*** shall complete all dead wood removal and/or pruning.

A. Dead wood pruning removal – is the removal of dead tissue, no matter the size, is an acceptable practice. All pruning should follow the standards as set forth by the International Society of Arboriculture (ISA).

B. Live wood pruning removal – live branches that are considered to be unsafe due to decay; branches with cavities, cracks, fire damaged, diseased or infested with insects; branches that are physically imbalanced; especially branches with the above noted problems that are over 2" in diameter should be considered for removal. All pruning should follow the standards as set forth by the ISA.

C. Cavities & hollows – should be kept free of loose debris, soil & plants. Some contain decayed wood, which should be treated by a qualified arborist only. Concrete or other similar materials should not be used to seal or fill in cavities or hollows. Cavities or hollows may be covered with screening to prevent debris build-up.

D. Wound Sealants – pruning wounds should not be sealed with any type of "pruning wound sealing compounds". Over time, these materials crack & can create entry points for diseases and/or insects. Wounds will heal properly if pruned correctly.

Specific & Overall Recommendations

1. The 'saved' native Oak trees within 50' from proposed construction shall be fenced with a temporary chainlink (or similar) protective fence at their driplines or Protected Zones (or at the location of approved encroachment) prior to the start of any on-site grading. This fencing shall remain intact until this Consulting Arborist and/or LACoFD-FD allows it to be removed or relocated.

2. If necessary, all footing excavations within the driplines and/or Protected Zones shall be dug by hand work only, to a maximum depth of 5' (or to a depth that CAL-OSHA, OSHA or local codes allow). If any roots are encountered, they shall be cleanly excised (& not sealed). Any excavation below the "approved" depth may be done with acceptable machinery.

3. It is anticipated that no other on-site (native Oak) trees shall be encroached upon within their driplines and/or Protected Zones, other than what is being requested. But, depending on the exact locations of Oaks numbered: 5, 17-19, 22-24 & OP-9, they may be encroached upon from adjacent project grading.

4. No 'over-excavation' outside of any cut and/or fill slopes ("tops" or "toes") for the proposed construction shall occur within the dripline and/or Protected Zone of any on-site native Oak trees, unless required by the project's structural engineer, and approved by Los Angeles County.

5. All work, to this project's native Oak trees, shall be in accordance with LACo '**Oak Tree Ordinance**' and tree policies.

6. Prior to the completion of this project, ***RDI & Associates, Inc.*** (dba ***TREES, etc.***) shall certify in a 'letter of compliance', that the '**Oak Tree Ordinance**' and all concerned tree policies have been adhered to.

7. Copies of this report and the '**Oak Tree Ordinance**' shall be maintained on site during all project construction.

NOTICE of DISCLAIMER = Opinions given in this report are those of ***RDI & Associates, Inc.*** (dba ***TREES, etc.***), and are derived from current professional standards based on visual recordings at the time of inspection. This visual record does not include aerial or subterranean inspections, and therefore may not reveal existing hidden hazards. Records may not remain accurate after inspection due to changeable deterioration of the inventoried plant material. ***RDI & Associates, Inc.*** (dba ***TREES, etc.***), provides no warranty regarding errors of omission resulting from the lack of communication of facts available only to the requester of this report which are expressed or implied as to the fitness of the urban forests for safe uses. ***RDI & Associates, Inc.*** (dba ***TREES, etc.***) has no past, present or future interest in this property or the subject trees. This report may not be reproduced without the expressed written permission of ***RDI & Associates, Inc.*** (dba ***TREES, etc.***). Any change or alteration to this report invalidates the entire report.

If you have any further questions, please do not hesitate to call ***RDI & Associates, Inc.*** (dba ***TREES, etc.***).

Sincerely,
RDI & Associates, Inc.
dba ***TREES, etc.***

Richard Ibarra, President
CONSULTING ARBORIST
(OAK TREE CONSULTANT)

OAK TREE PHOTOGRAPHS

[on-property proposed removals only]
[printed on both sides of sheets]

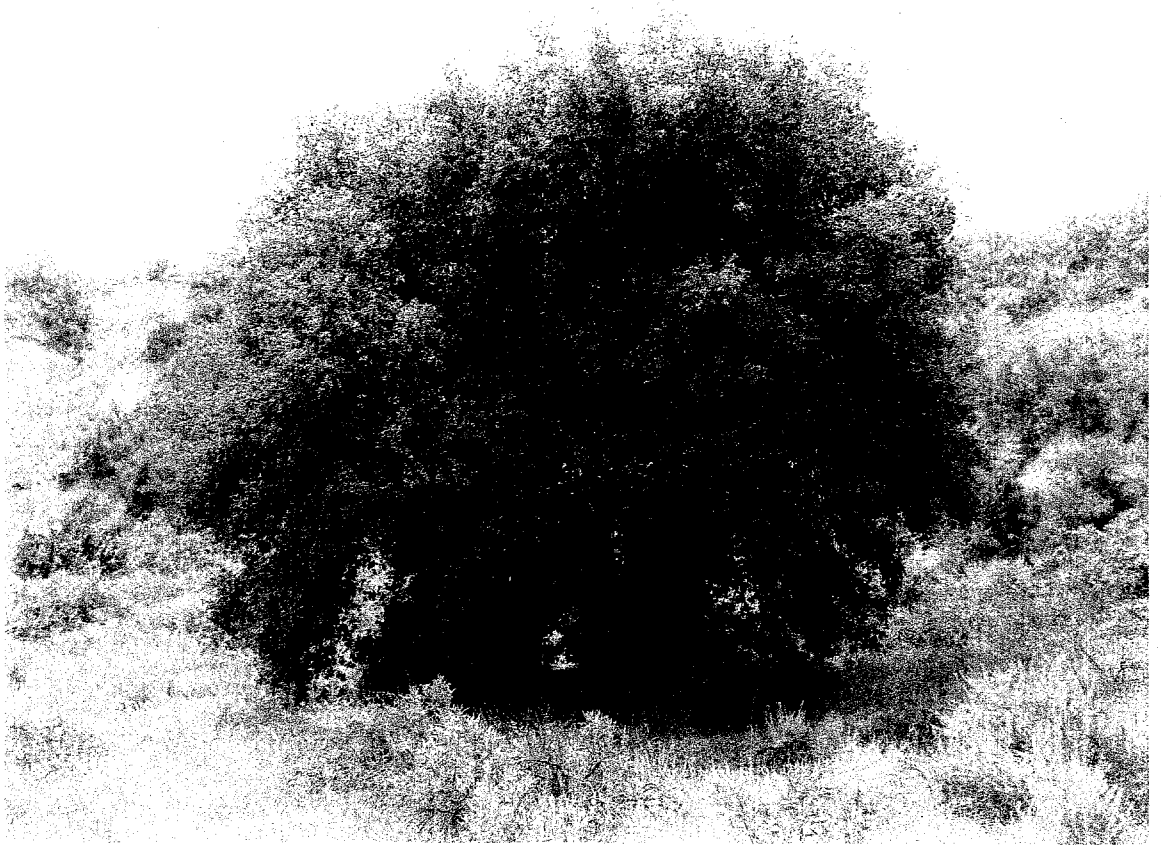
Trees 6 & 7

Tree 8

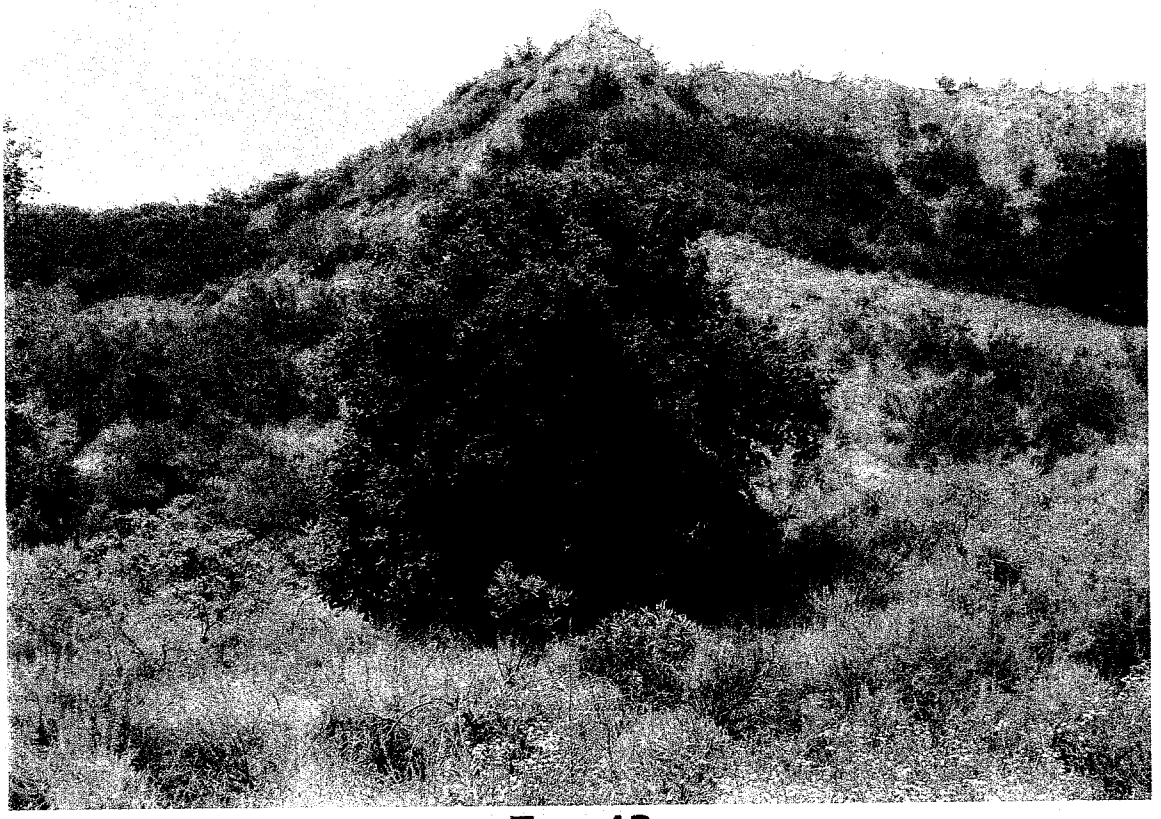
Tree 9

Tree 10

Tree 11



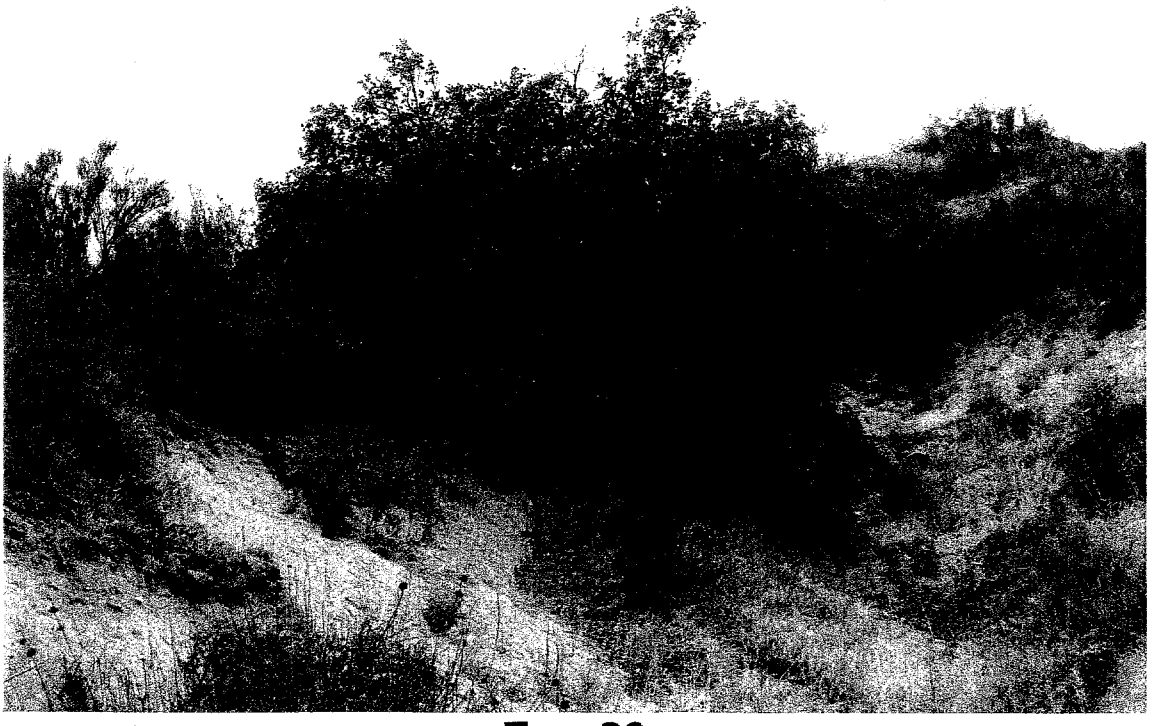
Tree 12



Tree 13

Trees 14 & 15

Tree 16



Tree 20

Tree 21

TREE EVALUATIONS

[on-property Oaks only]

The inventory Health & Aesthetic Ratings of the trees are explained in the following:

The Health of the trees was visually determined from the following macroscopic inspection of signs and symptoms of disease.

A. Excellent (31 to 35 points) - This tree is a healthy & vigorous tree characteristic of its species and free of any visible signs of disease or pest infestation.

B. Good (26 to 30 points) - This tree is a healthy & vigorous tree. However, there are minor visible signs of disease and pest infestation.

C. Fair (16 to 25 points) - This tree is healthy in overall appearance, but there is a normal amount of disease and/or pest infestation.

D. Poor* (11 to 15 points) - This tree is characterized by exhibiting a greater degree of disease and/or pest infestation or structural instability than normal and appears to be in a state of decline.

E. Very Poor* (6 to 10 points) - This tree exhibits extensive signs of dieback.

F. Dead* (0 points) - This tree exhibits no signs of life at the time of field evaluation.

* A tree rating of "D" and lower is in low vigor and naturally a meaningful level of recovery is doubtful. Removal should be considered if it is within the proposed development.

The Aesthetic quality of the trees was visually determined from the following overall inspection of appearance.

A. Excellent - This tree is visually symmetrical, having the ideal form and appearance for the species.

B. Good to Fair - This tree, though non-symmetrical, has an appealing form for the species with very little dieback of foliage or twigs/branches.

C. Poor - This tree is non-symmetrical for the species with an unappealing form and/or has much dieback of foliage and twigs/branches.

D. Very Poor - This tree has few, if any, positive characteristics and may detract from the beauty of the landscape.

TREE EVALUATIONS

Inspection Date (Project No.) 5-26-08 (626-16-0887)

TOTAL POINTS	CLASS	GRADE
31 to 35	Excellent	A
26 to 30	Good	B
16 to 25	Fair	C
11 to 15	Poor	D
6 to 10	Very Poor	E
0	Dead	F

FACTORS	POINTS	1	2	3	4	5	6	7	8	9	10
CROWN DEVELOPMENT											
Well Balanced	5 points					X		X	X		
Lacking Natural Symmetry	3 points	X	X	X						X	X
Lacking a Full Crown	1 point				X		X				
TRUNK CONDITION											
Sound & Solid	5 points	X	X			X			X		X
Section of Bark Missing:											
Less Than ¼ Around	4 points										
¼ to ½ Around	3 points										
½ or More Around	2 points										
Stump with New Basal Growth	1 point										
Extensive Decay or Hollow Trunk	0 points			X	X		X	X		X	
BRANCH STRUCTURE											
No Defects	5 points										
Dieback (Limited)	4 points										
Few Structurally Dead or Broken Branches	3 points	X	X	X		X		X	X	X	X
Many Structurally Dead or Broken Branches	1 point				X		X				
TWIG GROWTH											
Typical for Species & Age	5 points	X	X	X		X		X	X	X	X
Less Than ½ Normal	3 points										
Growth Greatly Reduced	1 point				X		X				
FOLIAGE											
Normal Size & Color	5 points										
Minor Deficiency Symptoms	3 points	X	X	X		X		X	X	X	X
Major Deficiency Symptoms	1 point				X		X				
INSECTS & DISEASES											
No Insects or Diseases Apparent	5 points										
Few Controllable Insects/Diseases Apparent	3 points	X	X	X	X	X	X	X	X	X	X
Severe Infestation	1 point										
ROOTS											
No Root Problems Apparent	5 points										
Minor Root Problems	3 points	X	X	X	X	X	X	X	X	X	X
Severe Root Problems	1 point										
TOTAL POINTS		25	25	20	10	27	10	22	27	20	25
Aesthetic Grade		C	C	C	D	B	D	B	B	C	C
		QA 22.5" x 45' IF, BC, B, Termites	QA 11.5", 9", 3" x 25' WP, IF	QA 28" x 40' BC, IF, B	QA 20", 17" x 15' BC, B, Main trunk fallen	QA 14", 2 x 13", 8.5", 3.5" x 30' WP, IF	QA 16.5", 10" x 25' BC, B, IF	QA 12.5" x 25' IF	QA 27", 23" x 45' WP, B, Exudations	QA 16.5", 24", 8", 7" x 50' IF, WP, BC, Bees	QA 12", 7", 3" x 35' IF, BC, B, WP

ADDITIONAL COMMENTS

QA = Quercus agrifolia
IF = In fill
BC = Branch Cavities
B = Borers
WP = Water pocket

TREE EVALUATIONS

Inspection Date (Project No.) 5-26-08 (626-15-0887)

TOTAL POINTS	CLASS	GRADE
31 to 35	Excellent	A
26 to 30	Good	B
16 to 25	Fair	C
11 to 15	Poor	D
6 to 10	Very Poor	E
0	Dead	F

FACTORS	POINTS	TREE NUMBER 11	12	13	14	15	16	17	18	19	20
CROWN DEVELOPMENT											
Well Balanced	5 points		X			X					
Lacking Natural Symmetry	3 points	X		X	X		X			X	X
Lacking a Full Crown	1 point							X	X		
TRUNK CONDITION											
Sound & Solid	5 points	X	X	X	X		X	X	X		X
Section of Bark Missing:											
Less Than ¼ Around	4 points										
¼ to ½ Around	3 points										
½ or More Around	2 points										
Stump with New Basal Growth	1 point										
Extensive Decay or Hollow Trunk	0 points					X				X	
BRANCH STRUCTURE											
No Defects	5 points										
Dieback (Limited)	4 points										
Few Structurally Dead or Broken Branches	3 points	X	X	X	X	X	X			X	X
Many Structurally Dead or Broken Branches	1 point							X	X		
TWIG GROWTH											
Typical for Species & Age	5 points	X	X	X	X	X	X			X	X
Less Than ½ Normal	3 points										
Growth Greatly Reduced	1 point							X	X		
FOLIAGE											
Normal Size & Color	5 points										
Minor Deficiency Symptoms	3 points	X	X	X	X	X	X			X	X
Major Deficiency Symptoms	1 point							X	X		
INSECTS & DISEASES											
No Insects or Diseases Apparent	5 points										
Few Controllable Insects/Diseases Apparent	3 points	X	X	X	X	X	X	X	X	X	X
Severe Infestation	1 point										
ROOTS											
No Root Problems Apparent	5 points										
Minor Root Problems	3 points	X	X	X	X	X	X	X	X	X	X
Severe Root Problems	1 point										
TOTAL POINTS		25	27	25	25	22	25	15	15	20	25
Aesthetic Grade		C	B	C	C	B	C	D	D	C	C

ADDITIONAL COMMENTS

QA = Quercus agrifolia
IF = In fill
B = Borers
BC = Branch Cavities
WP = Water pocket
L = Leaning

11: QA, 8"=2, 6"=2, 5"=2, 3"=1, 10'x22'x45', IF, B
12: QA, 13"=5, 11"=4, 10"=3, 5"=1, 31'x30'x45', B, WP, Borers
13: QA, 8"=2, 6"=2, 5"=2, 4"=2, 33'x33'x45', IF, BC
14: QA, 25'x5'x45', BC, B
15: QA, 18"=2 x 25', B, IF
16: QA, 11.5"=1 x 30', BC, IF, WP, BC, B
17: QA, 10"=1 x 20', IF
18: QA, 16"=1 x 20', L, BC, IF
19: QA, 26"=1 x 20', BC, IF
20: QA, 24"=1 x 20', IF, BC

TREE EVALUATIONS

Inspection Date (Project No.) 5-26-08 (626-16-0887)

TOTAL POINTS	CLASS	GRADE
31 to 35	Excellent	A
26 to 30	Good	B
16 to 25	Fair	C
11 to 15	Poor	D
6 to 10	Very Poor	E
0	Dead	F

	TREE NUMBER	21	22	23	24						
FACTORS	**POINTS**										
CROWN DEVELOPMENT											
Well Balanced	5 points										
Lacking Natural Symmetry	3 points		X	X	X						
Lacking a Full Crown	1 point	X									
TRUNK CONDITION											
Sound & Solid	5 points		X		X						
Section of Bark Missing:											
Less Than ¼ Around	4 points										
¼ to ½ Around	3 points										
½ or More Around	2 points										
Stump with New Basal Growth	1 point										
Extensive Decay or Hollow Trunk	0 points	X		X							
BRANCH STRUCTURE											
No Defects	5 points										
Dieback (Limited)	4 points										
Few Structurally Dead or Broken Branches	3 points		X	X	X						
Many Structurally Dead or Broken Branches	1 point	X									
TWIG GROWTH											
Typical for Species & Age	5 points		X	X	X						
Less Than ½ Normal	3 points										
Growth Greatly Reduced	1 point	X									
FOLIAGE											
Normal Size & Color	5 points										
Minor Deficiency Symptoms	3 points		X	X	X						
Major Deficiency Symptoms	1 point	X									
INSECTS & DISEASES											
No Insects or Diseases Apparent	5 points										
Few Controllable Insects/Diseases Apparent	3 points	X	X	X	X						
Severe Infestation	1 point										
ROOTS											
No Root Problems Apparent	5 points										
Minor Root Problems	3 points	X	X	X	X						
Severe Root Problems	1 point										
	TOTAL POINTS	10	25	20	25						
	Aesthetic Grade	D	C	C	C						
		QA 19", 18", 16" x 20' IF, BC	QA 11", 10", 9", 2x6", 2x5", 3x4", 2x2" x 18', IF, BC, SS	QA 21" x 30' B, IF, BC	QA 11", 9", 8", 5" x 30' IF						

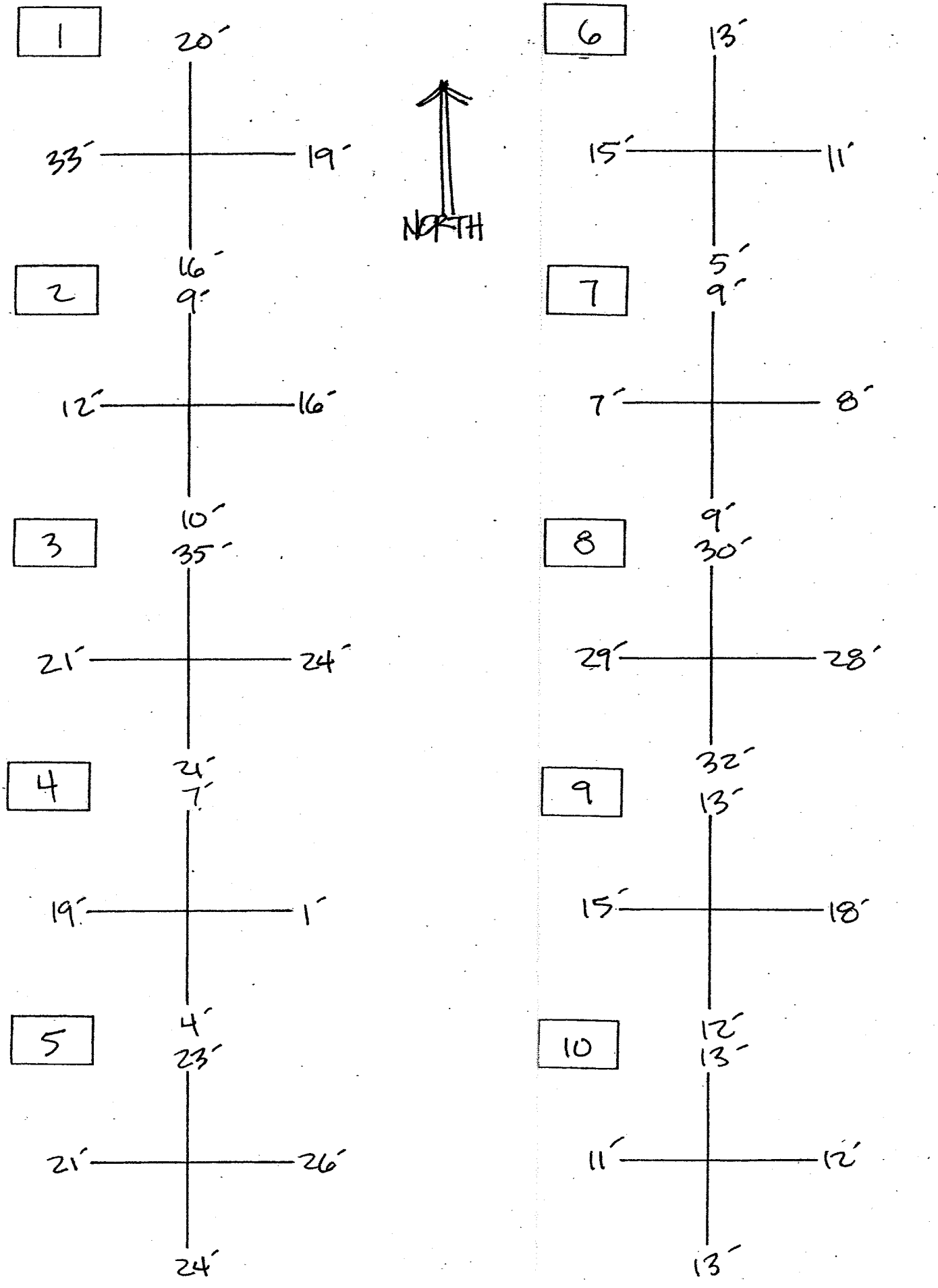
ADDITIONAL COMMENTS

QA = Quercus agrifolia
IF = In fill
BC = Branch Cavities
SS = Stump Sprout
B = Borers

TREE CANOPY MEASUREMENTS

[on-property Oaks]

[four-point driplines (north, south, east & west) measured in feet]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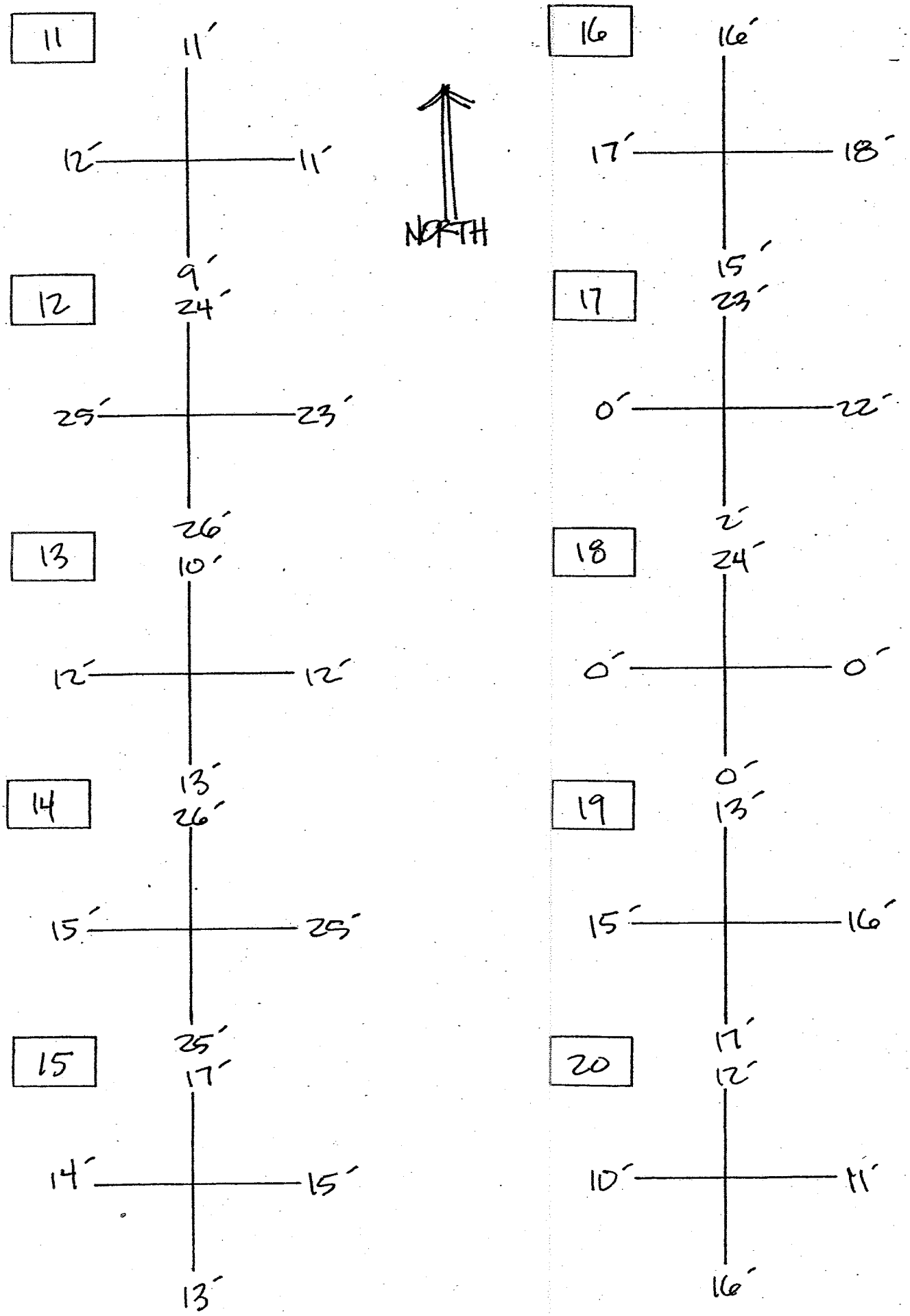
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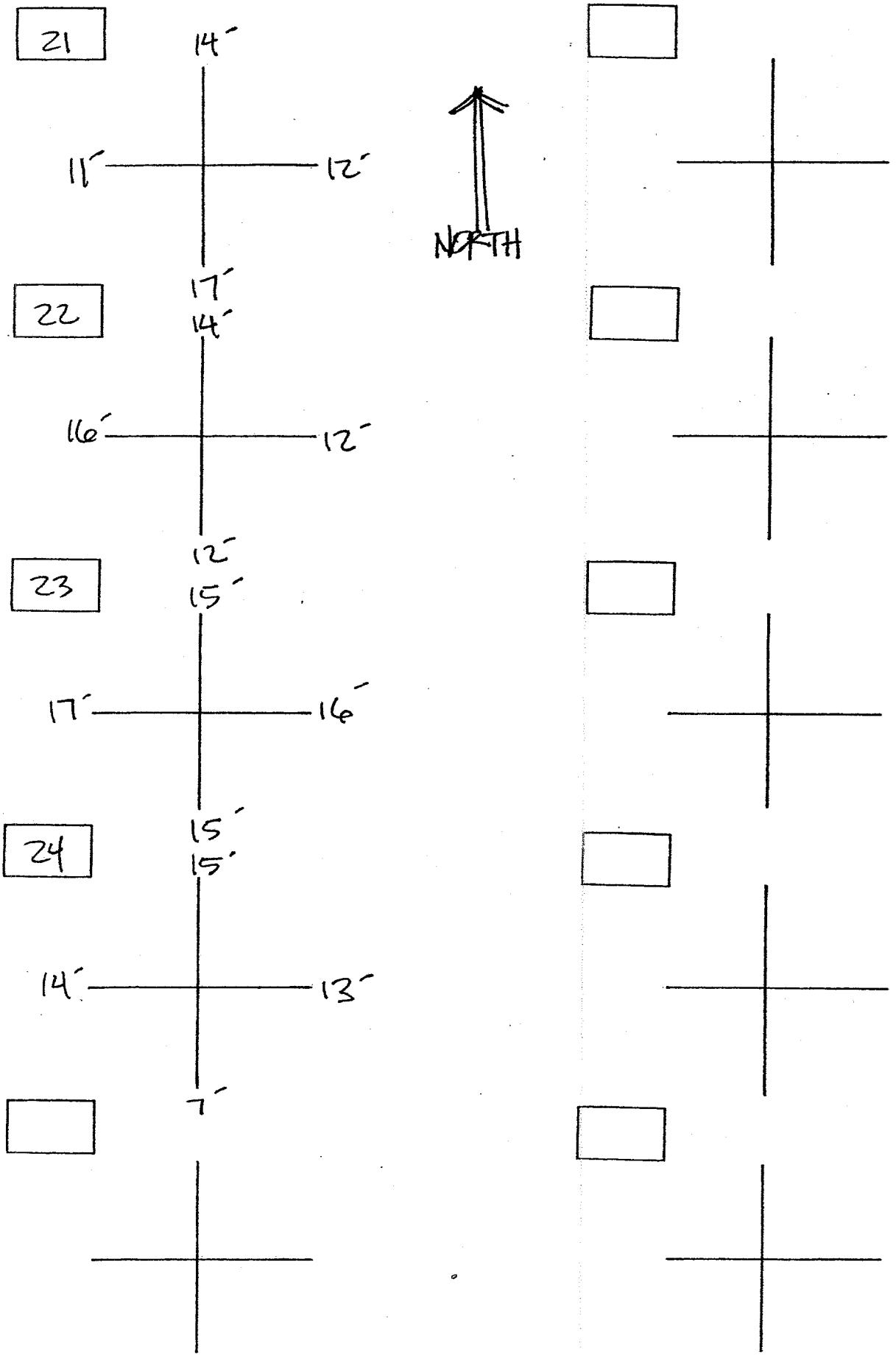
21
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15'
17'
16'
15'
24
15'
14'
13'
7'

TREE EVALUATIONS

[off-property Oaks]

The inventory Health & Aesthetic Ratings of the trees are explained in the following:

The Health of the trees was visually determined from the following macroscopic inspection of signs and symptoms of disease.

A. Excellent (31 to 35 points) - This tree is a healthy & vigorous tree characteristic of its species and free of any visible signs of disease or pest infestation.
B. Good (26 to 30 points) - This tree is a healthy & vigorous tree. However, there are minor visible signs of disease and pest infestation.
C. Fair (16 to 25 points) - This tree is healthy in overall appearance, but there is a normal amount of disease and/or pest infestation.
D. Poor* (11 to 15 points) - This tree is characterized by exhibiting a greater degree of disease and/or pest infestation or structural instability than normal and appears to be in a state of decline.
E. Very Poor* (6 to 10 points) - This tree exhibits extensive signs of dieback.
F. Dead* (0 points) - This tree exhibits no signs of life at the time of field evaluation.

* A tree rating of "D" and lower is in low vigor and naturally a meaningful level of recovery is doubtful. Removal should be considered if it is within the proposed development.

The Aesthetic quality of the trees was visually determined from the following overall inspection of appearance.

A. Excellent - This tree is visually symmetrical, having the ideal form and appearance for the species.
B. Good to Fair - This tree, though non-symmetrical, has an appealing form for the species with very little dieback of foliage or twigs/branches.
C. Poor - This tree is non-symmetrical for the species with an unappealing form and/or has much dieback of foliage and twigs/branches.
D. Very Poor - This tree has few, if any, positive characteristics and may detract from the beauty of the landscape.

TREE EVALUATIONS

Inspection Date (Project No.) 5-26-08 (6226-16-0887)

TOTAL POINTS	CLASS	GRADE
31 to 35	Excellent	A
26 to 30	Good	B
16 to 25	Fair	C
11 to 15	Poor	D
6 to 10	Very Poor	E
0	Dead	F

FACTORS	POINTS	TREE NUMBER OP 1	OP 2	OP 3	OP 4	OP 5	OP 6	OP 7	OP 8	OP 9
CROWN DEVELOPMENT										
Well Balanced	5 points	X					X	X	X	X
Lacking Natural Symmetry	3 points		X	X	X	X				
Lacking a Full Crown	1 point									
TRUNK CONDITION										
Sound & Solid	5 points	X	X	X	X	X	X	X	X	X
Section of Bark Missing:										
Less Than ¼ Around	4 points									
¼ to ½ Around	3 points									
½ or More Around	2 points									
Stump with New Basal Growth	1 point									
Extensive Decay or Hollow Trunk	0 points									
BRANCH STRUCTURE										
No Defects	5 points									
Dieback (Limited)	4 points									
Few Structurally Dead or Broken Branches	3 points	X	X	X	X	X	X	X	X	X
Many Structurally Dead or Broken Branches	1 point									
TWIG GROWTH										
Typical for Species & Age	5 points	X	X	X	X	X	X	X	X	X
Less Than ½ Normal	3 points									
Growth Greatly Reduced	1 point									
FOLIAGE										
Normal Size & Color	5 points									
Minor Deficiency Symptoms	3 points	X	X	X	X	X	X	X	X	X
Major Deficiency Symptoms	1 point									
INSECTS & DISEASES										
No Insects or Diseases Apparent	5 points									
Few Controllable Insects/Diseases Apparent	3 points	X	X	X	X	X	X	X	X	X
Severe Infestation	1 point									
ROOTS										
No Root Problems Apparent	5 points									
Minor Root Problems	3 points	X	X	X	X	X	X	X	X	X
Severe Root Problems	1 point									
TOTAL POINTS		27	25	25	25	25	27	27	27	27
Aesthetic Grade		B	C	C	C	C	B	B	B	B

ADDITIONAL COMMENTS

QA = Quercus agrifolia

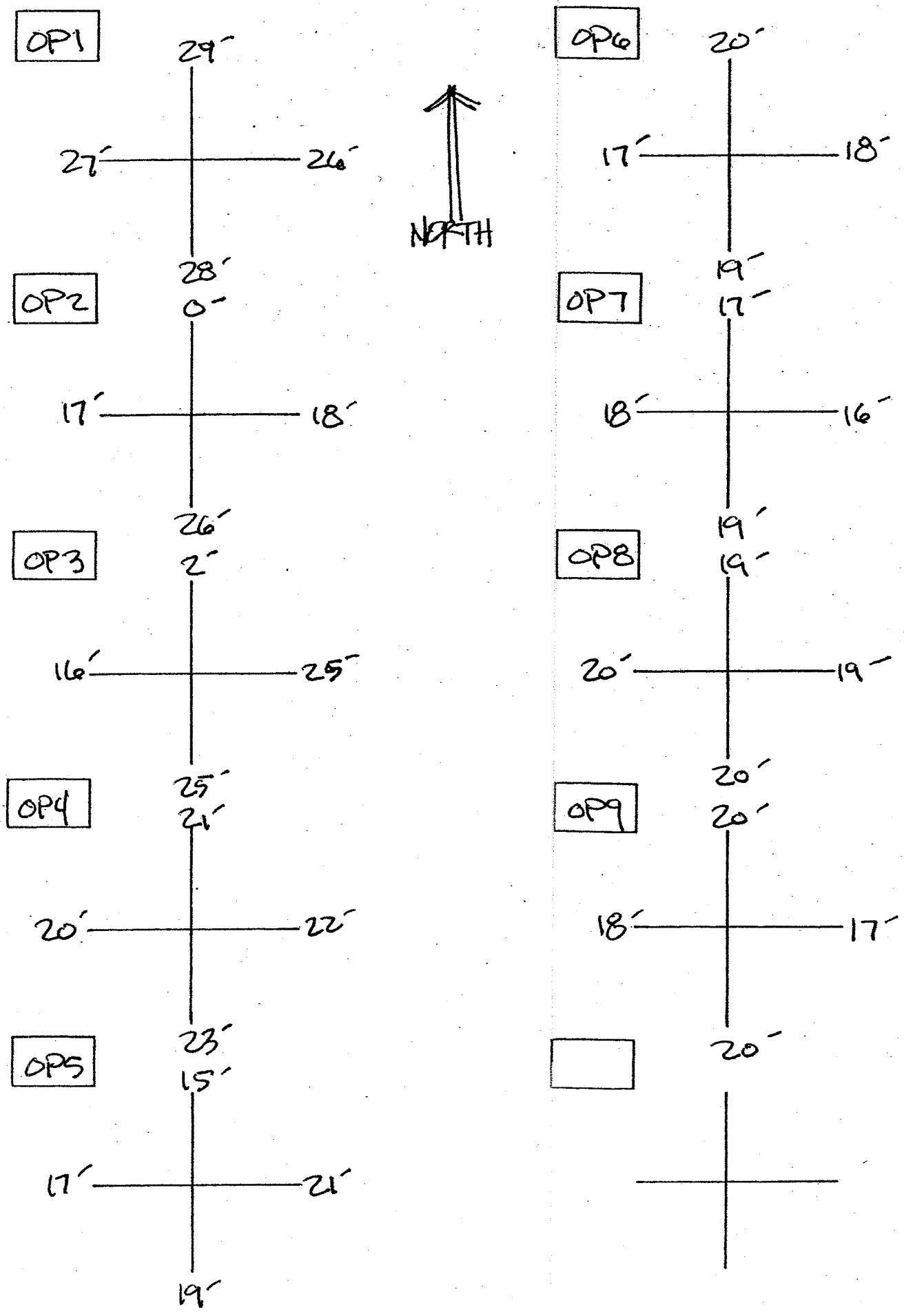
H = Heritage

OP 1	OP 2	OP 3	OP 4	OP 5	OP 6	OP 7	OP 8	OP 9
QA 48"×45' H	QA 15",15"×35'	QA 17"×40'	QA 15",12×10"×45'	QA 54"×45' H	QA 29"×35'	QA 27"×35'	QA 21",17",16",15",12"×20'	QA 20",18"×30'

TREE CANOPY MEASUREMENTS

[off-property Oaks]

[four-point driplines (north, south, east & west) measured in feet]


OP1
29'
27'
26'
28'
NORTH
OP2
0'
17'
18'
26'
OP3
2'
16'
25'
25'
OP4
21'
20'
22'
23'
OP5
15'
17'
21'
19'
OP6
20'
17'
18'
19'
OP7
17'
18'
16'
19'
OP8
19'
20'
19'
20'
OP9
20'
18'
17'
20'

COMPATIBLE NATIVE PLANTS w/in or AROUND OAK TREE DRIPLINES

[CNPS]

Compatible Native Plants w/in or around Oak tree driplines (CNPS)

Scientific Name	Type	Common Name
Achillea millefolium	p	Common Yarrow ***
Adenostoma fasciculatum	s	Chamise ***
Agrostis diegoensii	pg	San Diego Bent Grass
Amorpha californica	s	False Indigo
Artemisia californica	s	California Sagebrush
Asclepias eriocarpa	ph	Indian Milkweed
Baccharis pilularis "Twin Peaks"	gc/s	Coyote Bush ***
Baccharis salicifolia	s	Summer Holly
Bloomeria crocea	ph	Golden Stars
Brodiaea pulchella	b	Blue Dicks ***
Bromus carinatus	pg	California Brome
Bromus pseudolaevipes	pg	Woodland Brome
Calandrina ciliata menziesii	a	Red Maids
Calochortus albus	b	White Globe Lily ***
Calochortus catalinae	b	Catalina Mariposa Lily ***
Calochortus clavatus	b	Yellow Mariposa Lily ***
Ceanothus spp.	gc/s	Ceanothus ***
Cercis occidentalis	s	Western Redbud ****
Cercocarpus betuloides	s	Mountain Mahogany
Clarkia bottae	a	Clarkia ***
Clarkia unguiculata	a	Elegant Clarkia ***
Collinsia heterophylla	a	Chinese Houses
Delphinium parryi	ph	Parry's Larkspur
Delphinium patens	ph	Hound's Tongue
Diplacus (Mimulus) hybrids	s	Monkey Flower
Dodecatheon clevelandtii	ph	Shooting Star
Dryopteris arguta	f	Downy Wood Fern
Dudleya cymosa	ph	Lax Dudleya ***
Dudleya lanceolata	ph	Lance Live-Forever ***
Dudleya pulverulenta	ph	Chalk Dudleya ***
Elymus condensatus	pg	Giant Wild Rye
Elymus glaucus	pg	Western Rye Grass
Elymus triticoides	pg	Creeping Wild Rye
Encelia californica	s	California Bush Sunflower ***
Erigonium elongatum	ph/s	Wand Buckwheat ***
Erigonium fasciculatum	s	California Buckwheat ***
Eschscholzia californicum	p	California Poppy ***
Eschscholzia caespitosa	a	Collarless Poppy ***
Gnaphalium californicum	ph	California Everlasting
Grindelia robusta	ph	Gum Plant
Heteromeles arbutifolia	s	Toyon, Christmas Berry ***
Isomeris arborea	s	Bladderpot ***
Juglans californica	t	Southern California Black Walnut
Keckeilla (Penstemon) cordifolia	s	Honeysuckle Penstemon
Lasthenia chrysostoma	a	Gold Fields
Lathyrus laetiflorus	v	Wild Sweet Pea
Layia platyglossa campenstris	a	Tidy Tips
Lupinus longiflorus	ph	Bush Lupine ***
Lupinus succulentus	a	Succulent Lupine ***
Malosma laurina	s	Laurel Sumac
Melica imperfecta	pg	Chaparral Melica
Muhlenbergia rigens	g	Snowy Deergrass ****
Nemophila menziesii	a	Baby-Blue-Eyes
Orthocarpus densiflorus	a	Owl's Clover

Compatible Native Plants w/in or around Oak tree driplines (CNPS)

Scientific Name	Type	Common Name
Orthocarpus purpurascens	a	Owl's Clover
Pellaea mucronata	f	Bird's Foot Fern
Penstemon centranthifolius	p	Scarlet Bugler **
Penstemon heterophyllus	p	Foothill Penstemon **
Pityrogramma triangularis	f	California Goldback Fern
Platystemon californicum	a	Cream Cups
Polypody californicum	f	California Polypody
Potentilia glandulosa	ph	Sticky Cinquefoil
Prunus ilicifolia	s	Hollyleaf Cherry ****
Quercus agrifolia	t	Coast Live Oak
Quercus dumosa	s	Scrub Oak
Quercus lobata	t	Valley Oak
Quercus wizlizenii	t	Interior Live Oak
Rhamnus californica	s	California Coffeeberry ****
Rhamnus crocea	s	Redberry ****
Rhus ovata	s	Sugar Bush ***
Rhus trilobata	s	Squaw Bush ***
Ribes aureum	s	Golden Current ****
Ribes californicum	s	Hillside Current ****
Ribes malvaceum	s	Chaparral Current ****
Ribes speciosum	s	Fuchsia-Flowering Gooseberry ****
Salvia apiana	s	White Sage ***
Salvia columbariae	a	Chia ***
Salvia mellifera	s	Black Sage ***
Salvia spathacea	ph	Hummingbird Sage ***
Sambucus mexicana	s/t	Mexican Elderberry
Satureja douglasii	ph	Yerba Buena
Scophularia californica	ph	California Figwort
Scutellaria tuberosa	ph	Skull Cap
Sidalcea malvaeflora	ph	Common Checkerbloom
Sisyrinchium bellum	ph	Blue-Eyed Grass *****
Solanum xantii	ph	Purple Nightshade
Stipa cernua	pg	Spear Grass ***
Stipa lepida	pg	Needlegrass ***
Stipa pulchra	pg	Purple Needlegrass ***
Symphoricarpos spp.	s	Snowberry ****
Thalictrum polycarpum	ph	Meadow Rue
Umbellularia californica	s	California Bay Laurel ****
Viola pedunculata	a	Johnny Jump-Up
Zauschneria californica	a/s	California Fuchsia ***
Zigadenus fremontii	b	Star Lily

Notes:

* Water monthly when young.
** Needs no summer watering, unless otherwise indicated.
*** Full Sun (tolerates west and south exposures).
**** Protect from afternoon Sun (partial Shade).
***** Full Shade or Morning Sun.

a	Annual	b	Bulb
f	Fern	gc	Groundcover
pg	Perennial Grass	ph	Perennial Herb
s	Shrub	su	Succulent
v	Vine	t	Tree

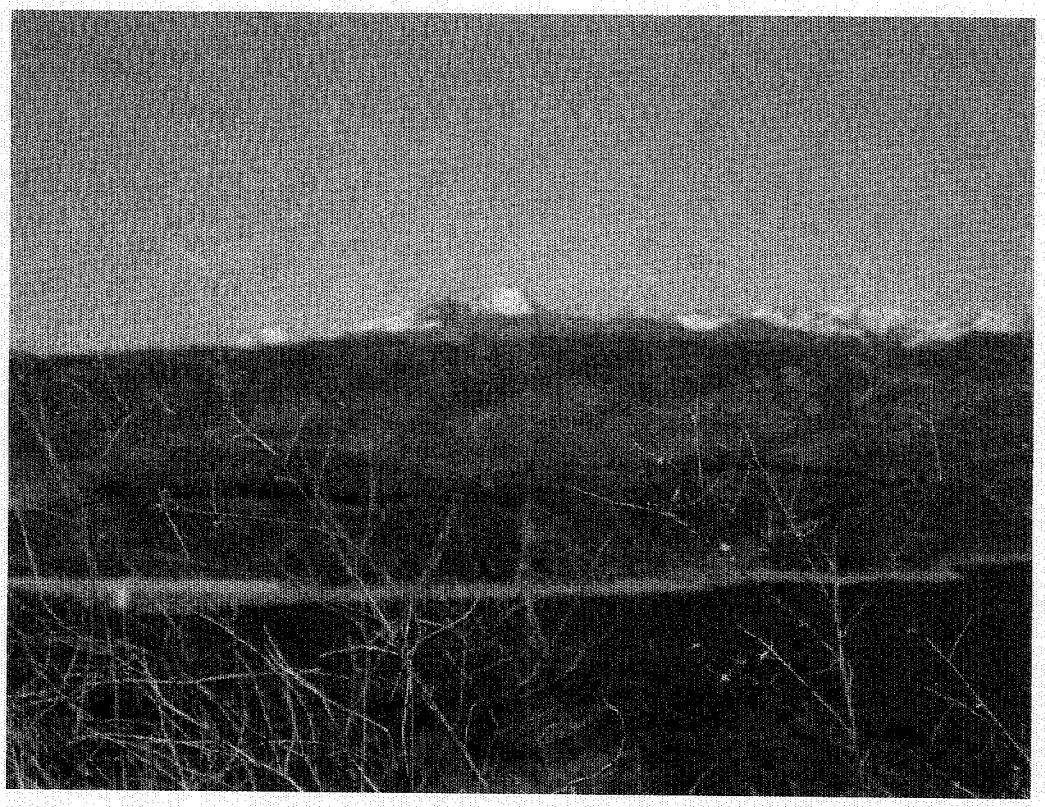
None of the above noted species should be planted within five (5) feet of the tree trunk.
The above noted plants will do best if given a thorough deep watering 2 to 3 times during the growing season.

TREE LOCATION MAP

[Oak Trees]

Lake View Estates
TT 53933

An Overview



A Can Shelter, Inc. Community

Designed By:

SRC West, Inc.
25322 Rye Canyon Road
Suite 201
Santa Clarita, CA. 91355
(661) 257-6570

June 2, 2010

Planning Commission Public Hearing
Request for Approval of
County Project No. 03-304
Lake View Estates
Tract 53933

Contents

- Cover Page
- Vicinity Aerial Map
- Site Overview
- Project Goals and Benefits
- Castaic Town Council Unanimous Endorsement
- The Old Road Capital Improvement Project
- Site Features
- Project History
- Site Plan
- Residential Element
- Commercial Element
- Project Active Park

PARKER ROAD
TRACT NO. 53933
0 200' 400' 600'
© 2005 AE, LLC
© 2005 GDT, Inc

Lake View Estates – TTM 53933

Site Overview

Lake View Estates is a forty seven (47) acre property in Castaic west of The Old Road approximately one quarter (1/4) mile south of Parker Road. It is within the freeway oriented corridor of Castaic. It is somewhat of an infill property with a variety of uses on adjacent properties. These adjacent uses are:

- Existing condominiums and mobile homes (north and northwest)
- Auto dealership (north)
- Building materials sales yard (east)
- Approved detached condominium project (south)
- Vacant 40 acre parcel with one residential structure (west)

Project Goals and Benefits

Lake View Estates has utilized the unique opportunity to allow for a fluid transition to and connection with the variety of adjacent land uses described above. As an in-fill project Lake View Estates helps complete the freeway oriented corridor of the Castaic Area. The goals and positive aspects of Lake View Estates are many including, but not limited to:

- Castaic Town Council has endorsed Lake View Estates with an effectively unanimous vote.
- Constructs the most expensive section of The Old Road Capital Improvement Project.
- Enhances the freeway corridor with a comprehensively planned, aesthetically pleasing mixed use development, fully compatible with adjacent existing uses.
- Provide much needed mix of residential housing to help meet Southern California Association of Government housing projection goals.
- Improve the Castaic area's jobs/ housing balance by providing up to two hundred and eighty (280) permanent jobs as well as over one hundred (100) jobs during construction.
- Reduce environmental impacts through integration of low impact development techniques.
- Achieve minimal overall environmental impact levels through carefully designed mitigation measures as evidenced by the findings of the Environmental Impact Report (EIR).
- Integrated Climate Change analysis, and incorporated measures to achieve maximum feasible reduction of greenhouse gases, such as utilizing a pedestrian access network, providing complementary electric lawn mower to every home buyer, using Energy Star Roof materials, orienting about 50% of houses to face north/south (within 30 degrees), etc.
- Constructing drainage facilities which reduce storm water impacts to neighboring & down-stream properties.
- Preserve open space areas through the creation of large open space parcels.
- Promote more neighborhood interaction by creating cul-de-sac mini-neighborhoods.
- Provide a greater outdoor living experience with up to sixty five percent of the overall residential property area as either landscaped or natural primary open space, with an additional fifteen percent in secondary open space.
- A curvilinear road layout integrating / preserving the appeal of hillside setting features.
- Create a welcoming streetscape by varying building setbacks as well as providing more than adequate parking.
- Provide view lots for a majority of homeowners.
- Buffer the residents from the freeway by placing the commercial at the front entry to the project and the residential component the furthest from the freeway.
- Utilize the higher elevation of the site as a natural buffer for adjacent existing condominium to the north
- Be a great neighbor to all of Castaic.

Castaic Town Council Unanimous Endorsement

In 2009 the Castaic Town Council endorsed the Lake View Estates project with an effectively unanimous vote; 9 out of 10 votes in favor and one abstained due to potential conflict of interest in a nearby property. This was the culmination of several years of working with the community and the Town Council to understand the concerns, needs and desires of the community. Prior to completion of the Environmental Impact Report four presentations were made to the Town Council's Land Use Committee and the Town Council itself. With the committee's recommendation for support we proceeded with the completion of the Environmental Impact Report (EIR) and supporting documents. The EIR was circulated for public review in early 2009. After circulation of the EIR another public hearing was held before the Town Council where they formed a special committee to confirm consistency of the project with the earlier Land Use Committee's recommendations for support. The special committee found compliance with the earlier Land Use Committee recommendation. The project was then publicly noticed and a sixth and final public hearing was held, this time in front of the full Castaic Town Council. The resultant Castaic Town Council's effectively unanimous endorsement speaks volumes to the worthiness of the Lake View Estates project and the benefit it provides to the Castaic Community.

LA County Capital Improvement Project

The widening of The Old Road to secondary highway standards from Hasley Canyon Road to Parker Road is, in importance, the highest ranking improvement for the Castaic area. The Los Angeles County Department of Public Works (LACDPW) has established this as a Capital Improvement Project for the County. Funding was provided for the engineering design of this important road widening project. Unfortunately there are insufficient funds to construct the required improvements. Lake View Estates has incorporated the Capital Improvement Project design for The Old Road widening along the project's frontage and will construct this section of the road widening and all the necessary improvements as part of the proposed project. This design incorporation impacts higher density Urban 2 and Urban 3 land use areas of the project. This segment of The Old Road widening requires more extensive grading than any other section. Thus Lake View Estates will construct the most difficult and expensive portion of the County's Capital Improvement project for The Old Road. The cost of construction for this segment far exceeds the Bridge and Thoroughfare fees associated with the project. The community sees this improvement as a tremendous area wide benefit.

Site Features

The property's forty seven (47) acres of undulating terrain has presented both unique opportunities and challenges of design. The design before you has successfully preserved the best features of the land and integrated the following opportunities:

- Existing public utilities are adjacent to the property and of adequate capacity to serve the proposed community.
- The property is accessed via frontage to The Old Road and will improve that frontage to ultimate capital improvement design parameters (The Old Road widening project).
- Easy access to the I-5 freeway.
- Easy access for the Castaic community to enjoy the features of the proposed commercial uses adjacent to The Old Road.
- Integrated mixed use neighborhood design that transitions the diverse existing surrounding land uses well.
- Panoramic views of the Castaic Area including the lower lake.

- Maintains an attractive natural hillside setting.
- Preserves the peaks of the surrounding ridgeline.
- Protects an ephemeral stream and riparian habitat.
- Preserves a majority of Oak Trees.

Project Attributes

- Seventy (70) single family residential homes allowing a variety of homes styles and serving a variety of lifestyles.
- Three (3) commercial parcels with 70,000square feet of Building yielding as many as 280 permanent jobs.
- Creation of an active Private Park facilities with a trailhead located on a 4.1 acre open space parcel.
- Large contiguous open space areas dedicated and maintained by the Home Owners Association.
- Sensitively designed land plan preserves the hillside setting and key property features of peaks to the west and north, and the environmentally sensitive canyon to the southeast.

Project History

The entitlement process started almost a decade ago. The following is a timeline synopsis:

- Year 2000 – background/feasibility studies and analysis undertaken
- Year 2003 – Initial filing of a full entitlement request with the County of Los Angeles
- Year 2000 to 2004 – Incorporated CSD components although project was exempt from it
- Year 2004 to 2005 – Castaic Town Council Land Use Committee endorsement twice
- Year 2005 to 2009 – Secured all DPW Clearances: Drainage, Traffic, Geo/Soils, etc
- April 2009 – Draft EIR public/agency review period ended; No controversy
- July 2009 – Effectively unanimous endorsement by Castaic Town Council
- April 2009 – Subdivision Committee Meeting – Reports Only
- Aug 2009 – Receipt of Subdivision Committee Report
- Mar 2010 – Additional Documentation for SCM Report
- May 2010 – Revised Draft EIR required and directed to re-circulate to public/agencies
- June 2010 – Planning Commission Hearing

LAKE VIEW ESTATES

SITE PLAN

VTTM 53933

SRC WEST

(ZONING A-1-20,000)
L.A. COUNTY
MAINTENANCE YARD

CUP NO. 02-260
(ZONING)
CPD
UNDER CONSTRUCTION
ZC 87-512

(ZONING M-2-DP)

(ZONING C-2-DP)

(ZONING R-3-13U-DP)

N. BLUE SKY WAY

N. LAKE HILLS RD.

ROLLING HILLS LANE

N. LAKEVIEW WAY

LAKE HILLS
(MOBILE HOME)
(PARK)

(ZONING R-3-10U)

W. MOONRIDGE LANE

(CONDOMINIUMS)
(ZONING)
RPD-9000-6.5U
ZC. 82-068
T.T. 34365 (RECORDED 5-4-84)
CUP. 2204
OTP. 82-009

(SEMI-VACANT)
(ZONING A-2-2)

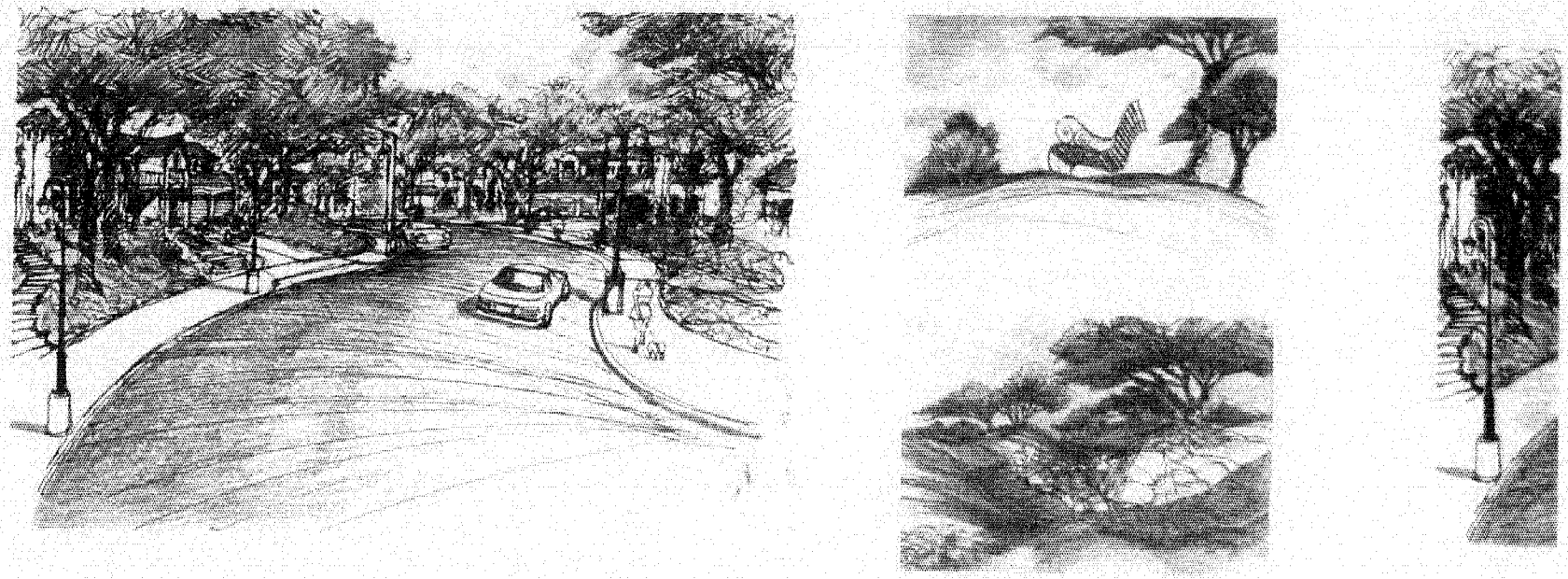
APN 2865-012-001

CUP 84-198
CPA 020-84
ZC. 84-055

(ZONING M-1-DP
(BUILDING MATERIALS SUPPLY YARD)

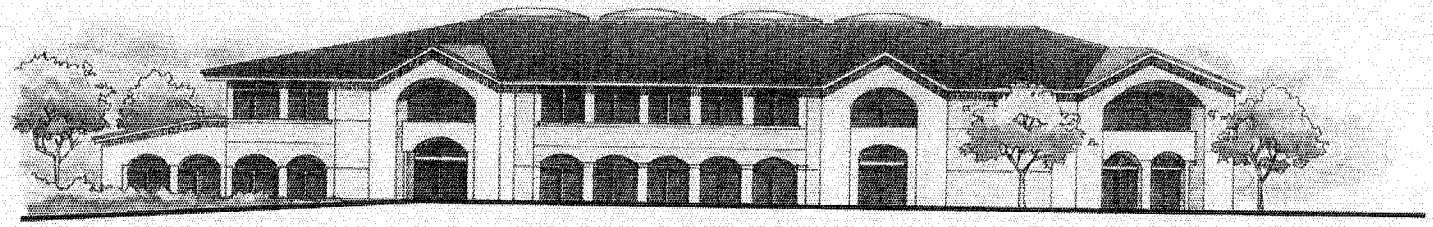
(APPROVED) VTTM # 46798-(5)
CUP. # 89-345-(5)
O.T.P. 89-345-(5)
Z.C. 89-345-(5)
ZONING RPD-5000-3.5U

0 100 200



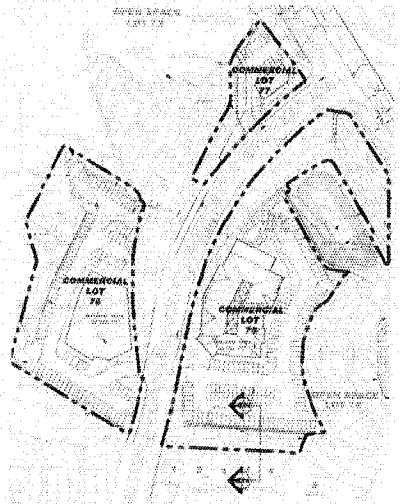
Residential Neighborhood Images

Figure 2-5



LOT 75 ELEVATION FROM "A" STREET

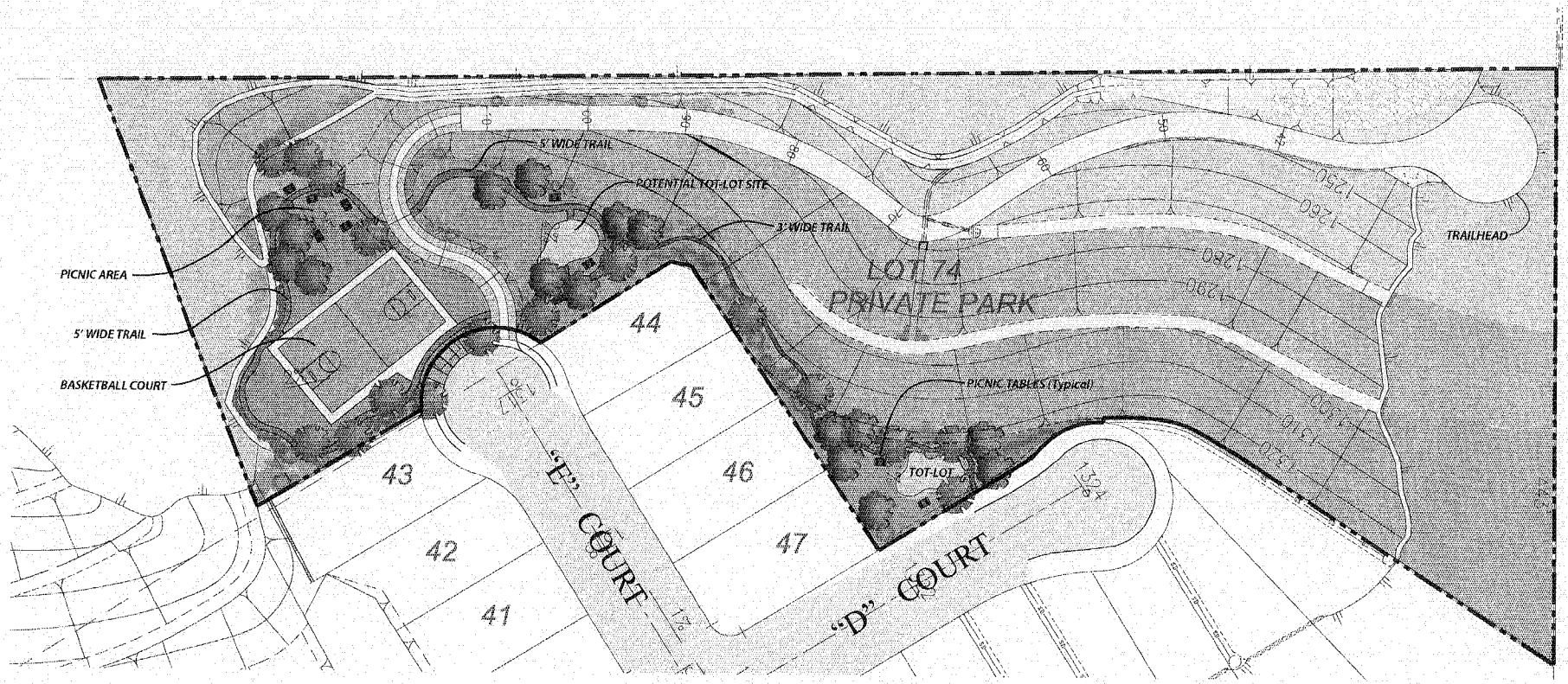
LOT 75 ELEVATION FROM SOUTH



COMMERCIAL LOTS

LAKE VIEW ESTATES MIXED USE PROJECT – *TRACT 53933*

Commercial Building Images



LAKE VIEW ESTATES MIXED USE PROJECT --*TRACT 53933, LOT 74*

Conceptual Park Site

30' 15' 0' 15' 30' 60'
GRAPHIC SCALE

SR CONSULTANTS WEST, INC.