



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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ROBERT E. KALUNIAN
Acting County Counsel

May 12, 2009

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

29 May 12, 2009

Agenda No. 68
11/05/08

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

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

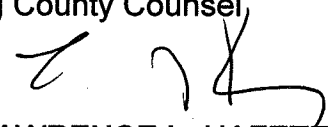
**Re: SPECIFIC PLAN AMENDMENT CASE NUMBER 200500010-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced application for a specific plan amendment to the Canyon Park Specific Plan, which is associated with Conditional Use Permit Case Number 200500202-(5) and Vesting Tentative Tract Map Number 063483, and relates to a proposed development of 165 attached condominium units in Fair Oaks Ranch in the Sand Canyon Zoned District. At the completion of the hearing, you indicated an intent to approve the proposed specific plan amendment and instructed us to prepare the appropriate resolution for approval. Enclosed is the proposed resolution for your consideration.

Very truly yours,

ROBERT E. KALUNIAN
Acting County Counsel

By 
LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

JOHN F. KRATTLI
Senior Assistant County Counsel

LLH:sh
Enclosures
HOA.602299.1

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES
RELATING TO ADOPTION OF AN
AMENDMENT TO THE PARK CANYON SPECIFIC PLAN
AMENDMENT CASE NO. 200500010-(5)**

WHEREAS, section 65450, et seq., of the California Government Code provides for the adoption and amendment of a specific plan to implement a jurisdiction's general plan; and

WHEREAS, the permittee, Pardee Homes, has requested the approval of Specific Plan Amendment Case No. 200500010-(5) to amend the land use policy map within planning area 9 of the Canyon Park Specific Plan ("Specific Plan") from NC (Neighborhood Commercial) to R-3(25) (Apartments/Condominiums, 25 Units/Acre) ("Specific Plan Amendment"); and

WHEREAS, the Specific Plan is a component of the Santa Clarita Valley Area Plan and the Los Angeles Countywide General Plan and was adopted by the Los Angeles County Board of Supervisors ("Board") on December 23, 1986. The Specific Plan authorized development of 5,400 dwelling units and 63 acres of commercial, school, recreational, and open space land uses on approximately 988 acres in the Canyon Country area of the Santa Clarita Valley; and

WHEREAS, the current land use designation for the subject property in the Specific Plan became effective on January 23, 1987, following adoption of Ordinance No. 86-0223; and

WHEREAS, with the exception of the project site, the project area governed by the Specific Plan has been fully entitled and construction of the Specific Plan's development is nearing completion. The subject property is located within planning area 9 of the Specific Plan, the last undeveloped planning area within the Specific Plan; and

WHEREAS, the Specific Plan authorized a more intense development than actually was constructed on the 988-acre site. Although the Specific Plan approved development of 5,400 dwelling units; only 3,300 dwelling units were actually built. Even with construction of the proposed project, approximately 1,932 fewer units will be constructed within the Specific Plan project area than was originally contemplated in the Specific Plan; and

WHEREAS, the subject property was previously approved for commercial development as part of the Specific Plan and Tentative Tract Map No. 47200. The subdivider intended commercial development of the site and previously proposed to develop a 53,963-square-foot grocery store, a drive-through restaurant, banks, and other neighborhood commercial services; and

WHEREAS, changed circumstances have occurred since the Specific Plan was approved more than 20 years ago. The area surrounding the Specific Plan project area has been developed with commercial land uses and potential commercial builders or tenants for the subject site have been unwilling to commit to commercial development of the site; and

WHEREAS, a variety of retail stores and commercial services are now located near the subject site. A Costco warehouse store was built adjacent to the site, separated only by the Antelope Valley Freeway (State Route 14) ("14 Freeway"). Other nearby commercial services include a Stater Brothers supermarket and a large commercial shopping center, which shopping center is under construction and partially open; and

WHEREAS, the Plan Amendment would amend the land use designation in planning area 9 of the Specific Plan from NC to R-3(25). The R-3(25) zoning designation in the Specific Plan authorizes the development of apartment houses and condominium projects within such zone; and

WHEREAS, the subject property currently consists of three (3) unimproved lots. Surrounding uses include the 14 Freeway to the north; single-family residential, multi-family residential, and unimproved land to the east; a proposed commercial center and City of Santa Clarita approved uses to the west; and single-family residential to the south; and

WHEREAS, the permittee proposes to construct a residential development on the subject site consisting of 165 attached condominium units in 36 buildings on 12.5 acres; and

WHEREAS, the permittee's proposed development is consistent with the R-3(25) land use designation in the Specific Plan since, as noted, the R-3(25) land use designation permits apartment houses and condominium projects. In addition, with 12.5 acres, the subject site has a calculated maximum density of 312 dwelling units under the R-3(25) land use designation, making the project's proposed density of 165 dwelling units consistent with such R-3(25) land use designation; and

WHEREAS, the R-3(25) designation of the Specific Plan identifies areas particularly suitable for multi-family housing and is intended to maintain the character of existing mid-density residential neighborhoods with densities of up to 25 units per net acre; and

WHEREAS, concurrent with the Specific Plan Amendment, the permittee seeks related entitlements to authorize the proposed development, including Vesting Tentative Tract Map No. 063483 ("Vesting Map") and Conditional Use Permit Case No. 200500202-(5) ("CUP"); and

WHEREAS, approval of the Vesting Map and CUP will not become effective unless and until the Board has approved the Specific Plan Amendment; and

WHEREAS, an original Final Environmental Impact Report ("FEIR") prepared pursuant to the California Environmental Quality Act ("CEQA") was certified by the Board on December 23, 1986 for the Specific Plan. The original FEIR analyzed the gross acreage, land use types, number of dwelling units, and commercial square footage for the entire 988-acre Specific Plan area; and

WHEREAS, four addenda to the original FEIR, one supplemental EIR, and one addendum to the supplemental EIR were prepared for the several tentative tract applications governed by the Specific Plan to evaluate and update project-specific information and potential environmental effects associated with each such application. The original FEIR and these subsequent environmental documents are hereinafter collectively referred to as the "Amended FEIR." The instant project site is located within the Specific Plan, an area analyzed by the FEIR and the third addendum to the FEIR for neighborhood commercial use; and

WHEREAS, the Los Angeles County Department of Regional Planning ("Regional Planning") determined that an addendum to the Amended FEIR was the appropriate environmental document for this project. Regional Planning determined that the project would not result in new or more severe impacts, and that no significant impacts were anticipated from the project, other than those already addressed in the Amended FEIR; and

WHEREAS, the Specific Plan authorized a more intense overall development than what was actually constructed. As a result, the proposed land use for the instant site will result in lesser environmental impacts than what was identified in the Amended FEIR. These lesser impacts will not alter the conclusions in the Amended FEIR and thus an addendum is the appropriate environmental document for the project under State CEQA Guidelines section 15164; and

WHEREAS, a fifth addendum ("Addendum") to the Amended FEIR was completed for this project in compliance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County. The Addendum compared the potential environmental impacts of the original mixed use project in the Specific Plan with the potential environmental impacts of the project as revised by the Specific Plan Amendment, Vesting Map, and CUP, and determined that these revisions would not result in any new significant environmental impacts, nor in any substantial increases in the severity of previously identified environmental impacts than was addressed in the Amended FEIR; and

WHEREAS, on November 5, 2008, the Board conducted a duly-noticed public hearing for this matter, which included consideration of the Addendum, Specific Plan Amendment, Vesting Map, and CUP. At the conclusion of said hearing, the Board adopted the Addendum, and indicated its intent to approve the Specific Plan Amendment and related entitlements.

THEREFORE, BE IT RESOLVED THAT THE BOARD OF SUPERVISORS:

1. Certifies that the Addendum to the Amended FEIR for the project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the Addendum to the Amended FEIR, and that it reflects the independent judgment and analysis of the Board as to the environmental consequences of the project; indicates that it adopted the Addendum to the FEIR at the conclusion of its hearing on the project finding that pursuant to California Public Resources Code section 21081.6, the MMP to the Amended FEIR with the Addendum is adequately designed to ensure compliance with the mitigation measures during project implementation, found that the unavoidable significant effects of the project after adoption of said mitigation measures are as described in the original Findings of Fact and Statement of Findings of Overriding Considerations ("Findings and SOC") to the Amended FEIR with the Addendum; 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 Findings and SOC to the Amended FEIR with the Addendum; and
2. Adopts Specific Plan Amendment Case No. 200500010-(5), consisting of the amendment to the land use policy map of the Specific Plan as depicted in the attached Exhibit "A."

The foregoing resolution was on the 12th day of May, 2009, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board also acts.

SACHI A. HAMAI, Executive Officer-
Clerk of the Board of Supervisors of
the County of Los Angeles

By [Signature]
Deputy

APPROVED AS TO FORM:

ROBERT E. KALUNIAN
Acting County Counsel

By [Signature]
Deputy



Attachments

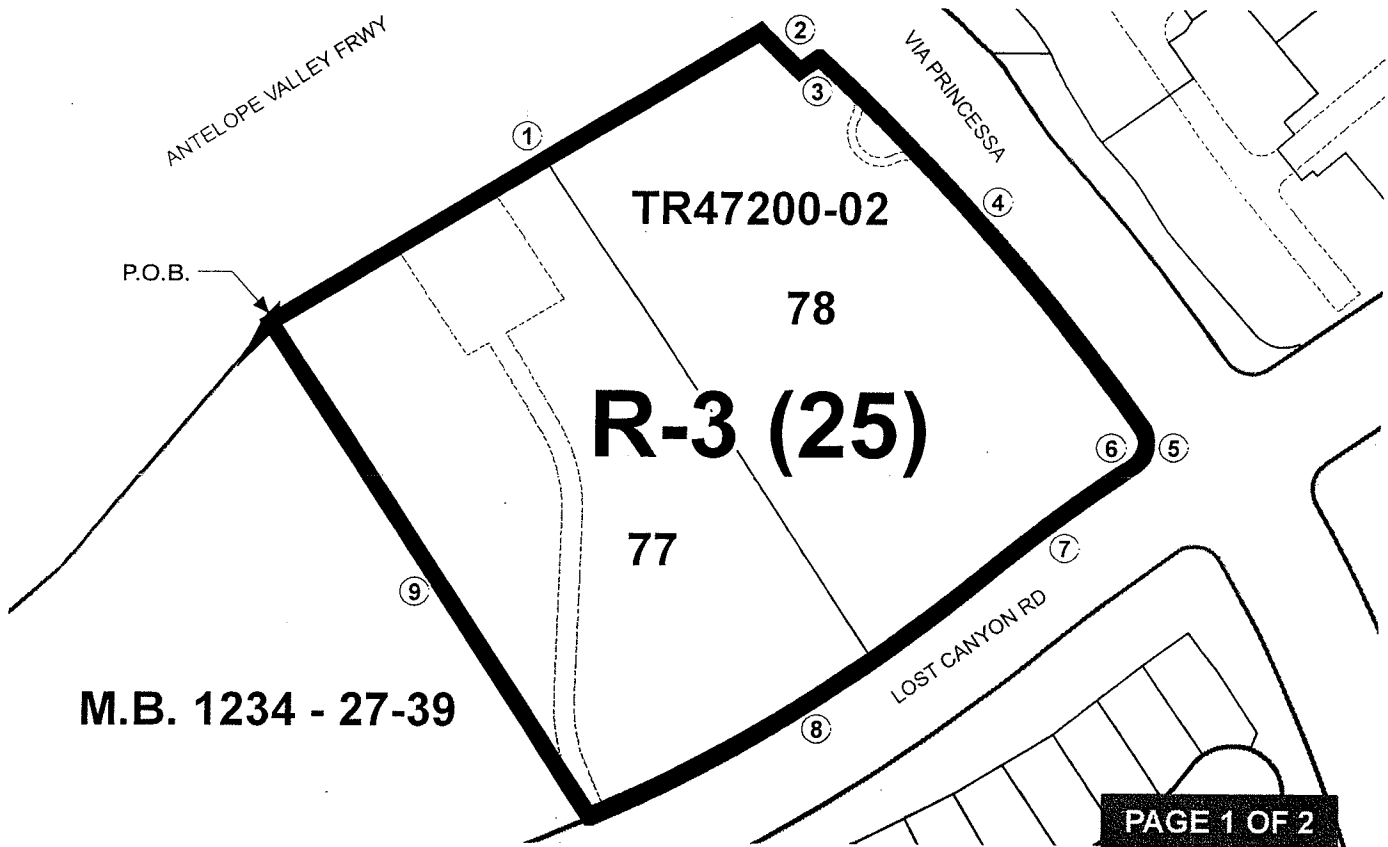
Exhibit A

CHANGE TO COUNTYWIDE GENERAL PLAN
SPECIFIC PLAN NO. 1 (CANYON PARK)

SPECIFIC PLAN AMENDMENT: 2005-00010-(5)

ON: _____

CATEGORY NC TO CATEGORY R-3 (25)
(PROPOSED: APARTMENT/CONDO 25 DU/AC)



PAGE 1 OF 2

LEGAL DESCRIPTION:







LOTS 77 AND 78 OF TR47200-02 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 1234 PAGES 27 TO 39, MAPS, INCLUSIVE, OF RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED TOGETHER AS FOLLOWS:

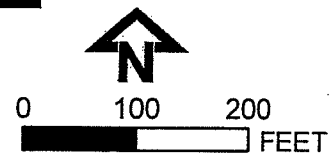
BEGINNING AT THE MOST WLY CORNER OF SAID LOT 77

- ① N.58°50'03"E. 507.83'
- ② RADIUS: 1,450.00'
RADIAL LINE: N.44°52'07"E.
CENTRAL ANGLE: 01°58'33"
ARC DISTANCE: 50.00'
- ③ N.54°41'54"E. 20.48'

CONTINUE TO PAGE 2

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  PLAN AMENDMENT AREA



COUNTY ZONING MAP
258H149

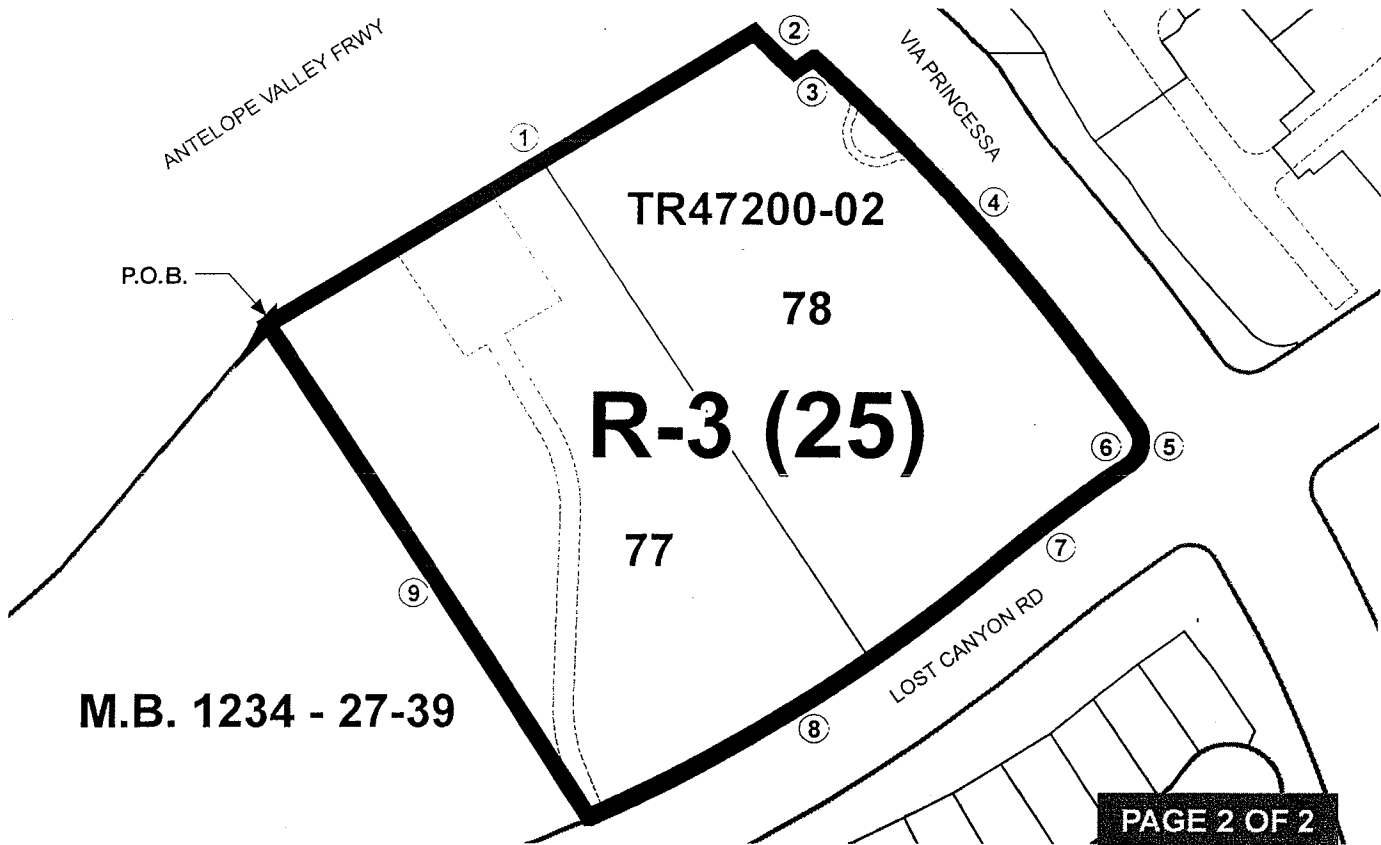
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
HAROLD V. HELSLEY, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

CHANGE TO COUNTYWIDE GENERAL PLAN
 SPECIFIC PLAN NO. 1 (CANYON PARK)

SPECIFIC PLAN AMENDMENT: 2005-00010-(5)

ON:

CATEGORY NC TO CATEGORY R-3 (25)
 (PROPOSED: APARTMENT/CONDO 25 DU/AC)



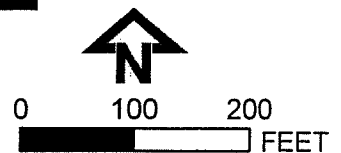
PAGE 2 OF 2

LEGAL DESCRIPTION: CONTINUED FROM PAGE 1

- ④ RADIUS: 1,950.00'
 RADIAL LINE: S.42°10'52"W.
 CENTRAL ANGLE: 12°57'57"
 ARC DISTANCE: 441.29'
- ⑤ RADIUS: 25.00'
 CENTRAL ANGLE: 90°19'44"
 ARC DISTANCE: 39.41'
- ⑥ S.55°28'34"W. 8.20'
- ⑦ RADIUS: 1,542.00'
 CENTRAL ANGLE: 05°37'38"
 ARC DISTANCE: 151.44'
- ⑧ RADIUS: 1,458.00'
 CENTRAL ANGLE: 16°24'15"
 ARC DISTANCE: 417.44'
- ⑨ N.33°13'50"W. 530.02' TO
 THE POINT OF BEGINNING

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- PLAN AMENDMENT AREA



COUNTY ZONING MAP
 258H149

THE REGIONAL PLANNING COMMISSION
 COUNTY OF LOS ANGELES
 HAROLD V. HELSLEY, CHAIR
 BRUCE W. McCLENDON, PLANNING DIRECTOR



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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ROBERT E. KALUNIAN
Acting County Counsel

May 12, 2009

Agenda No. 68
11/05/08

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

Re: **CONDITIONAL USE PERMIT NUMBER 200500202-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the Regional Planning Commission's approval of the above-referenced permit, which is associated with Specific Plan Amendment Case Number 200500010-(5) and Vesting Tentative Tract Map No. 063483, and relates to a proposed development of 165 attached condominium units in Fair Oaks Ranch in the Sand Canyon Zoned District. At the completion of the hearing, you indicated an intent to approve the permit with revised conditions and instructed us to prepare findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

ROBERT E. KALUNIAN
Acting County Counsel

By 
LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:


JOHN F. KRATTLI
Senior Assistant County Counsel

LLH:sh

Enclosures

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
FOR CONDITIONAL USE PERMIT CASE NO. 200500202-(5)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Conditional Use Permit Case No. 200500202-(5) ("CUP") on November 5, 2008. The CUP was heard concurrently with Vesting Tentative Tract Map No. 063483 ("Vesting Map") and Canyon Park Specific Plan ("Specific Plan") Amendment Case No. 200500010-(5) ("Specific Plan Amendment"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the CUP, Vesting Map, and Specific Plan on April 23, 2008 and June 11, 2008.
2. The permittee, Pardee Homes, proposes to construct a condominium development of 165 attached units in 36 buildings, with two covered parking spaces per unit, and approximately 3.4 acres (27 percent of the subject property) of landscape and recreation area.
3. The Vesting Map is a related request to create one multi-family lot with 165 attached condominium units in 36 buildings on 12.5 acres.
4. The Specific Plan Amendment is a related request to amend the land use policy map within planning area 9 of the Specific Plan from NC (Neighborhood Commercial) to R-3(25) (Apartments/Condominiums, 25 Units/Acre). The background and implementation of the Specific Plan are discussed in Finding Nos. 5 through 9. The CUP is required to ensure Specific Plan conformance.
5. The Specific Plan is a component of the Santa Clarita Valley Area Plan ("Area Plan") and the Los Angeles Countywide General Plan ("General Plan"), and was adopted by the Board on December 23, 1986. It authorized development of 5,400 dwelling units and 63 acres of commercial, school, recreational, and open space land uses on approximately 988 acres in the Canyon Country area of the Santa Clarita Valley. The current land use designation and zoning for the subject property in the Specific Plan became effective on January 23, 1987, following adoption of Ordinance No. 86-0223.
6. With the exception of the instant project site, the project area governed by the Specific Plan has been fully entitled and construction of the development is nearing completion. The subject property is located within planning area 9 of the Specific Plan, the last undeveloped planning area within the Specific Plan.
7. The Specific Plan authorized a more intense development than actually was constructed on the 988-acre site. Although the Specific Plan approved development of 5,400 dwelling units, only 3,300 dwelling units were actually built. Even with construction of the proposed project, approximately 1,932 fewer units will be constructed within the Specific Plan project area than was originally contemplated in the Specific Plan.

8. The subject property was previously approved for commercial development as part of the Specific Plan and Tentative Tract Map No. 47200. The permittee intended commercial development of the site and previously proposed to develop a 53,963-square-foot grocery store, a drive-through restaurant, banks, and other neighborhood commercial services. Changed circumstances, however, have occurred since the Specific Plan was approved more than 20 years ago. The area surrounding the Specific Plan project area has been developed with commercial land uses, and potential commercial builders or tenants for the subject site have been unwilling to commit to commercial development of the site.
9. A variety of retail stores and commercial services are now located near the subject site. A Costco warehouse store was built adjacent to the site, separated only by the Antelope Valley Freeway (State Route 14) ("14 Freeway"). Other nearby commercial services include a Stater Brothers supermarket and a large commercial shopping center, which shopping center is under construction and partially open.
10. The subject site is located at the northwest corner of Lost Canyon Road and Via Princessa in the Sand Canyon Zoned District.
11. The irregularly-shaped property is 12.5 acres in size with level topography.
12. Access to the development is from Lost Canyon Road, a proposed 84-foot-wide major highway, as designated on the County Master Plan of Highways.
13. The project site is currently zoned SP (Specific Plan), which zoning was adopted by the Board on December 23, 1986. Concurrent with the CUP, the permittee requests the Specific Plan Amendment to amend the land use designation for the project area in the Specific Plan from NC to R-3(25).
14. Surrounding zoning includes SP to the north, east, and south. To the west is City of Santa Clarita zoned property.
15. The subject property currently consists of three (3) unimproved lots. Surrounding uses include:
 - North: the 14 Freeway
 - East: single-family and multi-family residential, unimproved land
 - West: a proposed commercial center and City of Santa Clarita approved uses
 - South: single-family residential
16. The project is consistent with the proposed R-3(25) land use designation within the Specific Plan since such land use designation permits apartment houses and condominium projects under section IV-16 of the Specific Plan. In addition, with 12.5 acres, the site has a calculated maximum density of 312 dwelling units

under the R-3(25) land use designation, making the project's proposed density of 165 dwelling units consistent with such designation. A CUP is required to ensure Specific Plan conformance.

17. Contiguous portions of the property are depicted respectively on the Specific Plan's land use policy map within both the NC and R-3(25) designations. The R-3(25) designation of the Specific Plan identifies areas particularly suitable for multi-family housing and is intended to maintain the character of existing mid-density residential neighborhoods with densities of up to 25 units per net acre.
18. Approval of the CUP and Vesting Map will not become effective unless and until the Board has approved the Specific Plan Amendment.
19. The permittee's site plan dated August 27, 2007, labeled Exhibit "A," depicts a gated residential development on one multi-family lot, approximately 12.5 acres in size, with 165 attached condominium units in 36 buildings. The residential units are arranged along 14 internal private driveways. The individual condominium units are all three stories and range in size from 1,305 to 1,736 square feet. The separate buildings within the development have a maximum height of 35 feet and are separated by 10 feet, as required by the Los Angeles County Code ("County Code"). Approximately 3.4 net acres of the subject property (27 percent) will consist of landscaped and recreation areas.
20. Included in the project's landscape areas will be slopes, sidewalks, a tot lot, and tennis and basketball courts. The recreation area will provide amenities such as a clubhouse, a pool, a spa, a shade structure, shade cabanas, a fireplace, barbecue picnic tables, and a fountain. The main point of entry and exit for the residents will be gated and located off Lost Canyon Road across Lark Way. To ensure the County Fire Department has adequate access to the development, the permittee is proposing to construct a 64-foot-wide turning radius at the entry and exit gates for the project.
21. Internal access for the project will be provided by a 28-foot-wide east-west private driveway and fire lane throughout the proposed development. A six-foot wall shall be built along the perimeter of the site to buffer the development from the adjacent freeway and public streets.
22. The County Code requires two covered parking spaces per residential unit, yielding a minimum requirement for the project of 330 covered parking spaces. In addition, the County Code requires guest parking spaces at a ratio of one space per four dwelling units, yielding a minimum requirement for the project of 42 guest parking spaces. The permittee will provide a total of 406 parking spaces, 330 of which will be covered residential parking spaces and 76 of which will be uncovered guest parking spaces, thus exceeding the minimum parking requirements under the County Code. The 330 covered spaces include spaces for the project's proposed manager units, as requested by the Commission, discussed further in Finding No. 31.

23. The project's 330 covered parking spaces will be located within two-car garages. Of the 76 guest parking spaces, 71 such spaces will be standard size and five (5) parking spaces will be disabled parking spaces. All guest parking spaces will be located along the project's main east-west private driveway, and seven (7) of these guest parking spaces will be located on the east side of the private driveway across from Unit Nos. 51 through 54.
24. Grading for the project will consist of 32,000 cubic yards of cut and fill to be balanced on-site.
25. An original final environmental impact report ("FEIR") prepared pursuant to the California Environmental Quality Act ("CEQA") was certified by the Board on December 23, 1986 for the Specific Plan. The original FEIR analyzed the gross acreage, land use types, number of dwelling units, and commercial square footage for the entire 988-acre Specific Plan area.
26. Four addenda to the original FEIR, one supplemental EIR, and one addendum to the supplemental EIR were prepared for the several tentative tract applications governed by the Specific Plan to evaluate and update project-specific information and potential environmental effects associated with each such application. The original FEIR and these subsequent environmental documents are hereinafter collectively referred to as the "Amended FEIR." The instant project site is located within Tentative Tract No. 47200, an area analyzed by the FEIR and the third addendum to the FEIR for neighborhood commercial use.
27. The County Department of Regional Planning ("Regional Planning") initially determined that a supplemental EIR should be prepared for the instant project. After further consideration of the project's potential environmental impacts, Regional Planning instead determined that an addendum to the Amended FEIR was the appropriate environmental document for the Project. Regional Planning determined that the project would not result in new or more severe impacts, and that no significant impacts were anticipated from the project, other than those already addressed in the Amended FEIR.
28. The Specific Plan authorized a more intense overall development than what was actually constructed. As a result, the proposed land use for the instant site will result in lesser environmental impacts than what was identified in the Amended FEIR. These lesser impacts will not alter the conclusions in the Amended FEIR and thus an addendum to the FEIR is the appropriate environmental document for the project under State CEQA Guidelines section 15164.
29. Prior to the Commission's April 23, 2008 public hearing session, a fifth addendum ("Addendum") to the Amended FEIR was completed in compliance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County. The Addendum compared the potential environmental impacts of the original mixed use project in the Specific Plan with the potential environmental impacts of the project as revised by the

Specific Plan Amendment, Vesting Map, and CUP, and determined that these revisions would not result in any new significant environmental impacts, nor in any substantial increases in the severity of previously identified environmental impacts, than was addressed in the Amended FEIR.

30. Prior to its April 23, 2008 public hearing session, the Commission received no correspondence regarding the project, and received one telephone call from an adjoining property owner regarding the project's proposed density. The individual indicated that a development with fewer units would be preferred.
31. During its April 23, 2008 public hearing session, the Commission heard a presentation from staff and testimony from the permittee, its representative, and the public regarding the proposed development. Staff informed the Commission that the project was envisioned to be a unique development, providing a land use pattern meeting the basic needs of residents with essential services within close proximity to their homes. The permittee also noted that the development would be constructed using sustainable green technology. In addition, while the original project design did not include covered parking spaces for the project's proposed manager units, the Commission requested, and the permittee agreed, to add covered parking spaces for those units.
32. During the Commission's April 23, 2008 public hearing session, the permittee's representative testified that two years had been spent attempting to attract major commercial tenants as anchors for a proposed commercial center on the site, but that due to over-saturation of commercial developments within a two-mile radius of the project site, those efforts were unsuccessful.
33. During its April 23, 2008 public hearing session, the Commission inquired as to whether a mixed-use or loft-style development on a portion of the site was possible. The Commission also inquired as to whether an analysis had been prepared showing the existing commercial square footage within close proximity of the project.
34. During the Commission's April 23, 2008 public hearing session, representatives from the Fair Oaks Ranch Homeowners Association ("HOA") testified that the community preferred a residential rather than a commercial development on the site. These representatives also noted that the community had concerns as to whether an inferior commercial development would create a nuisance and attract crime to the area.
35. During its April 23, 2008 public hearing session, the Commission requested the permittee to work with staff and to provide a commercial-area analysis regarding the nearby commercial operations that would be available to residents of the project. The Commission continued the public hearing to June 11, 2008.
36. On May 27, 2008, the permittee submitted the requested commercial area information to staff for its review.

37. During its June 11, 2008 public hearing session, the Commission again heard a presentation from staff and testimony from the permittee and the public regarding the project. Staff informed the Commission that the requested commercial-area information submitted by the permittee showed an over-saturation of commercial centers within a two-mile radius of the project site, and also that the proposed development would be appropriate for this site.
38. During its June 11, 2008 public hearing session, the Commission inquired as to why the permittee had not proposed any higher buildings for the project. In response, the permittee indicated that higher buildings for the site would be inappropriately incompatible with the surrounding development.
39. During its June 11, 2008 public hearing session, the Commission again heard testimony from representatives of the HOA who stated that the community supported the project because it would reduce noise and traffic in the community.
40. During the Commission's June 11, 2008 public hearing session, the permittee testified that it agreed with all of the conditions imposed by staff for the project.
41. On June 11, 2008, after taking all testimony, the Commission closed the public hearing, certified that it reviewed the Addendum to the Amended FEIR along with the related environmental information for the project, adopted the Addendum, approved the CUP and Vesting Map, and recommended approval of the Specific Plan Amendment to the Board.
42. Pursuant to section 22.60.230(B)(2) of the County Code, because the project approvals included a recommendation by the Commission to the Board on the Specific Plan Amendment, the CUP and Vesting Map were called up for review by the Board with the request for the Specific Plan Amendment.
43. The Board conducted its public hearing on the project on November 5, 2008, and heard a presentation from staff. There was no testimony either in support of or in opposition to the project at the Board's public hearing.
44. As a condition of approval of this grant, the permittee shall be required to comply with the development standards of the R-3(25) land use designation pursuant to sections IV-16 through IV-21 of the Specific Plan.
45. The Board finds that compatibility with surrounding land uses will be ensured through the related Vesting Map, Specific Plan Amendment, and environmental conditions.
46. The Board finds that 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.
47. In determining the project will be consistent with the General Plan, 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.

48. The Board finds that the Addendum to the Amended FEIR for the project was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Board reviewed and considered the Addendum to the Amended FEIR, along with the Amended FEIR, and the original Findings of Fact and Statement of Overriding Considerations ("Findings and SOC"), and found that it reflects the independent judgment of the County.
49. The Board finds that, as stated in the Amended FEIR with the Addendum, implementation of all development in the Specific Plan, including this project, will result in unavoidable significant effects on geotechnical hazards, noise, air quality, biota, visual quality, sewage disposal, fire/sheriff services, and utilities. However, the Board finds the benefits of all such development, including this project, outweigh these potential unavoidable adverse impacts and they are determined to be acceptable based upon the overriding considerations set forth in the Amended FEIR with the Addendum.
50. A Mitigation Reporting and Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Amended FEIR was prepared, and its requirements are incorporated into the conditions of approval of this grant.
51. The MMP, prepared in conjunction with the Amended FEIR, identified in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured.
52. The Board finds that this project has an impact on fish and wildlife resources and thus is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
53. Approval of this CUP is conditioned on the permittee's compliance with the attached conditions of approval, as well as the conditions of approval for the Vesting Map and the MMP.
54. 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.
55. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

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

THEREFORE, THE LOS ANGELES COUNTY BOARD OF SUPERVISORS:

- 1. Certifies that the Addendum to the Amended FEIR for the project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the Addendum to the Amended FEIR, and that it reflects the independent judgment and analysis of the Board as to the environmental consequences of the project; indicates that it adopted the Addendum to the FEIR at the conclusion of its hearing on the project finding that pursuant to California Public Resources Code section 21081.6, the MMP to the Amended FEIR with the Addendum is adequately designed to ensure compliance with the mitigation measures during project implementation, found that the unavoidable significant effects of the project after adoption of said mitigation measures are as described in the original Findings of Fact and Statement of Overriding Considerations ("Findings and SOC") to the Amended

FEIR with the Addendum; 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 Findings and SOC to the Amended FEIR with the Addendum; and

2. Approves Conditional Use Permit Case No. 200500202-(5), subject to the attached conditions.

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 200500202-(5)

1. This grant authorizes the use of a 12.5-acre subject property for a gated residential planned development of a maximum total of 165 attached residential condominium units in 36 buildings on one multi-family lot, as depicted on the approved Exhibit "A" dated August 27, 2007 ("Exhibit 'A'"), subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
3. This grant shall not be effective for any purpose until:
 - a. 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 No. 6, and until all required monies have been paid pursuant to Condition Nos. 7 and 9;
 - b. A resolution amending the Canyon Park Specific Plan land use policy map to change a portion of the subject property from NC ("Neighborhood Commercial") to R- 3(25) (Apartments/Condominiums, 25 Units/ Acre), as recommended in Specific Plan Amendment Case No. 200500010-(5) ("Specific Plan Amendment"), has been adopted by the County Board of Supervisors ("Board") and has become effective.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the County Regional Planning Commission ("Commission") or a County Hearing Officer may, after conducting a public hearing, revoke or modify this grant if it is found that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Registrar-Recorder/County Clerk. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.

7. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County the sum of \$750. These monies shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for five (5) biennial inspections. The inspections shall be unannounced.
8. If 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 for adherence to development in accordance with the approved site plan on file. The amount charged for inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150 per inspection).
9. Within three (3) days of the approval date of this grant, the permittee shall remit processing fees in the amount of \$2,656.75 payable to the County in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code and section 711.4 of the California Fish and Game code to defray the cost of wildlife protection and management incurred by the California Department of Fish and Game. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
10. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding, and the County shall reasonably cooperate in the 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 purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount of deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

12. This grant shall expire unless used within two years after the recordation of the final map for the Vesting Map. In the event that the Vesting Map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the Vesting Map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
13. No grading permit shall be issued prior to final map recordation, unless otherwise permitted by Regional Planning.
14. The subject property shall be graded, developed, and maintained in substantial compliance with the approved Vesting Map. An amended or revised Vesting Map may, at the discretion of the Director of Regional Planning ("Director"), constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
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 any and all project Covenants, Conditions, and Restrictions ("CC&Rs") and/or maintenance agreements and covenants to Regional Planning for review and approval.
17. The development of the subject property shall comply with all requirements and conditions approved for the Vesting Map.
18. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas. Prior to any issuance of a building permit, a site plan including exterior elevations and major architectural features shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance with this condition.

19. A minimum of 406 vehicle parking spaces, as depicted on the approved Exhibit "A" or on an approved revised Exhibit "A," shall be provided and continuously maintained by the permittee on the subject property and shall be developed according to the specifications in section 22.52.1060 of the County Code. There shall be at least two covered parking spaces designated for each dwelling unit for a total of 330 covered spaces. In addition, there shall be at least 76 guest parking spaces distributed throughout the project site as depicted on the approved Exhibit "A," or an approved revised Exhibit "A," 71 of which shall be standard size and five (5) such spaces shall be disabled parking spaces. All guest parking spaces shall be located along the project's main east-west private driveway, and seven (7) of these guest parking spaces shall be located on the east side of the private driveway across from Unit Nos. 51 through 54.
20. The required parking spaces described in Condition No. 19 shall be continuously available and used only for vehicular parking, and shall not be used for storage, automobile repair, or any unauthorized use. The requirement of continuously available and maintained parking spaces at the site shall be set forth in the CC&Rs.
21. Three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted by the permittee and approved by the Director prior to obtaining any grading and/or building permit.
22. All walls and gates as depicted on the approved Exhibit "A" shall be required.
23. All utilities shall be placed underground. Prior to obtaining any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utility companies to install all new facilities necessary to furnish services to the proposed development underground.
24. All structures shall comply with the requirements of the Division of Building and Safety of the County Department of Public Works ("Public Works").
25. Detonation of explosives or any other blasting device or material is prohibited, unless required permits have been obtained and adjacent property owners have been notified.
26. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m., on Saturday. No such activities are permitted on Sunday or holidays. 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.

27. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of Public Works.
28. All material graded shall be sufficiently watered to prevent excessive dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and again after construction and/or grading activities are finished for the day. All clearing, grading, earth moving, and/or excavation activities shall cease during periods of high wind (i.e., greater than 20 mph averaged over a one-hour period) to prevent excessive dust.
29. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
30. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
31. 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.
32. 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.
33. Except for seasonal decorations or signage provided by or for a civic or non-profit organization, all structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises. In the event any such extraneous markings become visible, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of their visibility, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
34. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes.
35. The property shall be developed and maintained in compliance with all applicable requirements of the County Department of Public Health ("Public Health"). Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.
36. 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.

37. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with State Seismic Hazard Safety laws to the satisfaction of Public Works.
38. Prior to any demolition or alteration activities that may take place in the future, a licensed asbestos and lead base paint contractor shall conduct an inspection of the structures.
39. 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.
40. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
41. The permittee shall contact Public Works to proceed with the necessary requirements to secure the proper and final closure of any and all former UST's (underground storage tanks) on the project site.
42. During construction of the project, all large-size truck trips shall occur during off-peak commute periods.
43. During construction of the project, the permittee shall obtain a transportation permit as necessary from the California Department of Transportation for any transportation of heavy construction equipment and/or materials which requires the use of oversized transport vehicles on state highways.
44. Prior to the issuance of any grading and/or building permit, a site plan(s) covering the applicable development phase shall be submitted to and approved by the Director indicating that the proposed grading and/or construction complies with the conditions of this grant and the standards of the zone.
45. Prior to obtaining any grading and/or building permit for this project, the permittee shall submit to the Director for review and approval three (3) copies of a landscape plan, which may be incorporated into the Exhibit "A" described above, showing, at a minimum, that the permittee will plant at least one tree of a non-invasive species within the front yard of the multi-family lot and a minimum of an additional 40 trees within the project site. The location and the species of said trees shall also be shown on the landscape plan. Prior to final map approval for the Vesting Map, the landscape plan shall be approved by the Director and a bond shall be posted with Public Works or the permittee shall submit other verification to the satisfaction of the Director ensuring that the required trees will be planted.

46. The permittee shall install a landscape buffer along the northerly perimeter of the project site adjacent to the Antelope Valley Freeway (State Route 14) and include in the buffer a combination of native trees (West Rosebud, Coast Live Oak, and California Sycamore, 15-gallon or 24-inch boxed), shrubs (15-gallon), and groundcover. The landscape buffer required by this Condition No. 46 shall be incorporated into the landscape plan described in Condition No. 45.



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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ROBERT E. KALUNIAN
Acting County Counsel

May 12, 2009

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

Agenda No. 68
11/05/08

**Re: VESTING TENTATIVE TRACT MAP NUMBER 063483
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the Regional Planning Commission's approval of the above-referenced subdivision, which is associated with Specific Plan Amendment Case Number 200500010-(5) and Conditional Use Permit Case No. 200500202-(5), and relates to a proposed development of 165 attached condominium units in Fair Oaks Ranch in the Sand Canyon Zoned District. At the completion of the hearing, you indicated an intent to approve the subdivision with revised conditions and instructed us to prepare findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

ROBERT E. KALUNIAN
Acting County Counsel

By


LAWRENCE L. HAFETZ
Principal Deputy County Counsel

APPROVED AND RELEASED:


JOHN F. KRATTLI
Senior Assistant County Counsel

LLH:sh
Enclosures

HOA.602080.2

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
FOR VESTING TENTATIVE TRACT MAP NO. 063483**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Vesting Tentative Tract Map No. 063483 ("Vesting Map") on November 5, 2008. The Vesting Map was heard concurrently with Canyon Park Specific Plan ("Specific Plan") Amendment Case No. 200500010-(5) ("Specific Plan Amendment") and Conditional Use Permit Case No. 200500202-(5) ("CUP"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Vesting Map, Specific Plan Amendment, and CUP on April 23, 2008 and June 11, 2008.
2. The Vesting Map proposes a residential development of one multi-family lot with 165 attached condominium units in 36 buildings on 12.5 acres.
3. The CUP is a related request to ensure Specific Plan conformance.
4. The Specific Plan Amendment is a related request to amend the land use policy map within planning area 9 of the Specific Plan from NC (Neighborhood Commercial) to R-3(25) (Apartments/Condominiums, 25 Units/Acre). The background and implementation of the Specific Plan are discussed in Finding Nos. 5 through 9.
5. The Specific Plan is a component of the Santa Clarita Valley Area Plan ("Area Plan") and the Los Angeles Countywide General Plan ("General Plan"), and was adopted by the Board on December 23, 1986. It authorized development of 5,400 dwelling units and 63 acres of commercial, school, recreational, and open space land uses on approximately 988 acres in the Canyon Country area of the Santa Clarita Valley. The current land use designation and zoning for the subject property in the Specific Plan became effective on January 23, 1987, following adoption of Ordinance No. 86-0223.
6. With the exception of the instant project site, the project area governed by the Specific Plan has been fully entitled and construction of the development is nearing completion. The subject property is located within planning area 9 of the Specific Plan, the last undeveloped planning area within the Specific Plan.
7. The Specific Plan authorized a more intense development than actually was constructed on the 988-acre site. Although the Specific Plan approved development of 5,400 dwelling units, only 3,300 dwelling units were actually built. Even with construction of the proposed project, approximately 1,932 fewer units will be constructed within the Specific Plan project area than was originally contemplated in the Specific Plan.

8. The subject property was previously approved for commercial development as part of the Specific Plan and Tentative Tract Map No. 47200. The subdivider intended commercial development of the site, and previously proposed to develop a 53,963-square-foot grocery store, a drive-through restaurant, banks, and other neighborhood commercial services. Changed circumstances, however, have occurred since the Specific Plan was approved more than 20 years ago. The area surrounding the Specific Plan project area has been developed with commercial land uses, and potential commercial builders or tenants for the subject site have been unwilling to commit to commercial development of the site.
9. A variety of retail stores and commercial services are now located near the subject site. A Costco warehouse store was built adjacent to the site, separated only by the Antelope Valley Freeway (State Route 14) ("14 Freeway"). Other nearby commercial services include a Stater Brothers supermarket and a large commercial shopping center, which shopping center is under construction and partially open.
10. The subject site is located at the northwest corner of Lost Canyon Road and Via Princessa in the Sand Canyon Zoned District.
11. The irregularly-shaped property is 12.5 acres in size with level topography.
12. Access to the development is from Lost Canyon Road, a proposed 84-foot-wide major highway, as designated on the County Master Plan of Highways.
13. The project site is currently zoned SP (Specific Plan), which zoning was adopted by the Board on December 23, 1986. Concurrent with the Vesting Map, the subdivider requests the Specific Plan Amendment to amend the land use designation for the project area in the Specific Plan from NC to R-3(25).
14. Surrounding zoning includes SP to the north, east, and south. To the west is City of Santa Clarita zoned property.
15. The subject property currently consists of three (3) unimproved lots. Surrounding uses include the 14 Freeway to the north; single-family residential, multi-family residential, and unimproved land to the east; a proposed commercial center and City of Santa Clarita approved uses to the west; and single-family residential to the south.
16. The project is consistent with the proposed R-3(25) land use designation within the Specific Plan since such land use designation permits apartment houses and condominium projects under section IV-16 of the Specific Plan. In addition, with 12.5 acres, the site has a calculated maximum density of 312 dwelling units under the R-3(25) land use designation, making the project's proposed density of 165 dwelling units consistent with such designation. A CUP is required to ensure Specific Plan conformance and has been requested concurrently with the Vesting Map.

17. Contiguous portions of the property are depicted respectively on the Specific Plan's land use policy map within both the NC and R-3(25) designations. The R-3(25) designation of the Specific Plan identifies areas particularly suitable for multi-family housing and is intended to maintain the character of existing mid-density residential neighborhoods with densities of up to 25 units per net acre.
18. Approval of the Vesting Map and CUP will not become effective unless and until the Board has approved the Specific Plan Amendment.
19. The subdivider's site plan dated August 27, 2007, labeled Exhibit "A," depicts a gated residential development on one multi-family lot, approximately 12.5 acres in size, with 165 attached condominium units in 36 buildings. The residential units are arranged along 14 internal private driveways. The individual condominium units are all three-stories and range in size from 1,305 to 1,736 square feet. The separate buildings within the development have a maximum height of 35 feet and are separated by 10 feet, as required by the Los Angeles County Code ("County Code"). Approximately 3.4 net acres of the subject property (27 percent) will consist of landscaped and recreation areas.
20. Included in the project's landscape areas will be slopes, sidewalks, a tot lot, and tennis and basketball courts. The recreation area will provide amenities such as a clubhouse, a pool, a spa, a shade structure, shade cabanas, a fireplace, barbecue picnic tables, and a fountain. The main point of entry and exit for the residents will be gated and located off Lost Canyon Road across Lark Way. To ensure the County Fire Department has adequate access to the development, the permittee is proposing to construct a 64-foot-wide turning radius at the entry and exit gates for the project.
21. Internal access for the project will be provided by a 28-foot-wide east-west private driveway and fire lane throughout the proposed development. A six-foot wall shall be built along the perimeter of the site to buffer the development from the adjacent freeway and public streets.
22. The County Code requires two covered parking spaces per residential unit, yielding a minimum requirement for the project of 330 covered parking spaces. In addition, the County Code requires guest parking spaces at a ratio of one space per four dwelling units, yielding a minimum requirement for the project of 42 guest parking spaces. The subdivider will provide a total of 406 parking spaces, 330 of which will be covered residential parking spaces and 76 of which will be uncovered guest parking spaces, thus exceeding the minimum parking requirements under the County Code. The 330 covered spaces include spaces for the project's proposed manager units, as requested by the Commission, discussed further in Finding No. 31.
23. The project's 330 covered parking spaces will be located within two-car garages. Of the 76 guest parking spaces, 71 such spaces will be standard size and five (5) parking spaces will be disabled parking spaces. All guest parking spaces will

be located along the project's main east-west private driveway, and seven (7) of these guest parking spaces will be located on the east side of the private driveway across from Unit Nos. 51 through 54.

24. Grading for the project will consist of 32,000 cubic yards of cut and fill to be balanced on site.
25. An original Final Environmental Impact Report ("FEIR") prepared pursuant to the California Environmental Quality Act ("CEQA") was certified by the Board on December 23, 1986 for the Specific Plan. The original FEIR analyzed the gross acreage, land use types, number of dwelling units, and commercial square footage for the entire 988-acre Specific Plan area.
26. Four addenda to the original FEIR, one supplemental EIR, and one addendum to the supplemental EIR were prepared for the several tentative tract applications governed by the Specific Plan to evaluate and update project-specific information and potential environmental effects associated with each such application. The original FEIR and these subsequent environmental documents are hereinafter collectively referred to as the "Amended FEIR." The instant project site is located within an area analyzed by the FEIR and the third addendum to the FEIR for neighborhood commercial use.
27. The County Department of Regional Planning ("Regional Planning") initially determined that a supplemental EIR should be prepared for the instant project. After further consideration of the project's potential environmental impacts, Regional Planning instead determined that an addendum to the Amended FEIR was the appropriate environmental document for the Project. Regional Planning determined that the project would not result in new or more severe impacts, and that no significant impacts were anticipated from the project, other than those already addressed in the Amended FEIR.
28. The Specific Plan authorized a more intense overall development than what was actually constructed. As a result, the proposed land use for the instant site will result in lesser environmental impacts than what was identified in the Amended FEIR. These lesser impacts will not alter the conclusions in the Amended FEIR and thus an addendum to the FEIR is the appropriate environmental document for the project under State CEQA Guidelines section 15164.
29. Prior to the Commission's April 23, 2008 public hearing session, a Fifth Addendum ("Addendum") to the Amended FEIR was completed in compliance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County. The Addendum compared the potential environmental impacts of the original mixed use project in the Specific Plan with the potential environmental impacts of the project as revised by the Specific Plan Amendment, Vesting Map, and CUP, and determined that

these revisions would not result in any new significant environmental impacts nor in any substantial increases in the severity of previously identified environmental impacts than was addressed in the Amended FEIR.

30. Prior to its April 23, 2008 public hearing session, the Commission received no correspondence regarding the project, and received one telephone call from an adjoining property owner regarding the project's proposed density. The individual indicated that a development with fewer units would be preferred.
31. During its April 23, 2008 public hearing session, the Commission heard a presentation from staff and testimony from the permittee, its representative, and the public regarding the proposed development. Staff informed the Commission that the project was envisioned to be a unique development, providing a land use pattern meeting the basic needs of residents with essential services within close proximity to their homes. The permittee also noted that the development would be constructed using sustainable green technology. In addition, while the original project design did not include covered parking spaces for the project's proposed manager units, the Commission requested, and the permittee agreed, to add covered parking spaces for those units.
32. During the Commission's April 23, 2008 public hearing session, the permittee's representative testified that two years had been spent attempting to attract major commercial tenants as anchors for a proposed commercial center on the site, but that due to over-saturation of commercial developments within a two-mile radius of the project site, those efforts were unsuccessful.
33. During its April 23, 2008 public hearing session, the Commission inquired as to whether a mixed-use or loft-style development on a portion of the site was possible. The Commission also inquired as to whether an analysis had been prepared showing the existing commercial square footage within close proximity of the project.
34. During the Commission's April 23, 2008 public hearing session, representatives from the Fair Oaks Ranch Homeowners Association ("HOA") testified that the community preferred a residential rather than a commercial development on the site. These representatives also noted that the community had concerns as to whether an inferior commercial development would create a nuisance and attract crime to the area.
35. During its April 23, 2008 public hearing session, the Commission requested the permittee to work with staff and to provide a commercial-area analysis regarding the nearby commercial operations that would be available to residents of the project. The Commission continued the public hearing to June 11, 2008.
36. On May 27, 2008, the permittee submitted the requested commercial area information to staff for its review.

37. During its June 11, 2008 public hearing session, the Commission again heard a presentation from staff and testimony from the permittee and the public regarding the project. Staff informed the Commission that the requested commercial-area information submitted by the permittee showed an over-saturation of commercial centers within a two-mile radius of the project site, and also that the proposed development would be appropriate for this site.
38. During its June 11, 2008 public hearing session, the Commission inquired as to why the permittee had not proposed any higher buildings for the project. In response, the permittee indicated that higher buildings for the site would be inappropriately incompatible with the surrounding development.
39. During its June 11, 2008 public hearing session, the Commission again heard testimony from representatives of the HOA who stated that the community supported the project because it would reduce noise and traffic in the community.
40. During the Commission's June 11, 2008 public hearing session, the permittee testified that it agreed with all of the conditions imposed by staff for the project.
41. On June 11, 2008, after taking all testimony, the Commission closed the public hearing, certified that it reviewed the Addendum to the Amended FEIR and related environmental information for the project, adopted the Addendum, approved the Vesting Map and CUP, and recommended approval of the Specific Plan Amendment to the Board.
42. Pursuant to section 22.60.230(B)(2) of the County Code, because the project approvals included a recommendation by the Commission to the Board on the Specific Plan Amendment, the Vesting Map and CUP were called up for review by the Board with the request for the Specific Plan Amendment.
43. The Board conducted its public hearing on the project on November 5, 2008, and heard a presentation from staff. There was no testimony either in support of or in opposition to the project at the Board's public hearing.
44. The Board finds that the proposed subdivision and the provision for its design and improvements are consistent with the goals and policies of the Area Plan, a component of the General Plan. The project increases the supply and diversity of housing in the area and promotes the efficient use of land through a concentrated pattern of development.
45. The Board finds 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 Map.
46. The Board finds that compatibility with surrounding land uses will be ensured through the related Specific Plan Amendment, the CUP, and environmental conditions.

47. The Board finds that 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.
48. The Board finds that the site is physically suitable for the type of development and density being proposed since the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geologic hazards mitigated in accordance with the requirements of the County Department of Public Works.
49. The Board finds that the design of the subdivision and the type of proposed 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.
50. The Board finds that the design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat, except as described in the environmental documentation for this matter, discussed in Finding Nos. 25 through 29 above. The subject property is not located in a significant ecological area and does not contain any stream courses or high value riparian habitat.
51. The Board finds that the design of the subdivision provides for future passive or natural heating or cooling opportunities therein.
52. The Board finds that the division and development of the property in the manner set forth on the Vesting 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 the Vesting Map since the design and development as set forth in the conditions of approval, and on the Vesting Map, provide adequate protection for any such easements.
53. Consistent with Chapter 4, Article 3.5 of the Subdivision Map Act, the Board finds that the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir.
54. The Board finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with section 13000) of the California Water Code.
55. In determining the project will be consistent with the General Plan, 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.

56. This Vesting Map was 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.
57. The Board finds that the Addendum to the Amended FEIR for the project was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Board reviewed and considered the Addendum to the Amended FEIR, and found that it reflects the independent judgment of the County.
58. The Board finds that, as stated in the Amended FEIR with the Addendum, implementation of all development in the Specific Plan, including this project, will result in unavoidable significant effects on geotechnical hazards, noise, air quality, biota, visual quality, sewage disposal, fire/sheriff services, and utilities. However, the Board finds the benefits of all such development, including this project, outweigh these potential unavoidable adverse impacts and they are determined to be acceptable based upon the overriding considerations set forth in the Amended FEIR with the Addendum.
59. A Mitigation Reporting and Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Amended FEIR was prepared, and its requirements are incorporated into the conditions of approval for this project.
60. The MMP prepared in conjunction with the Amended FEIR identified in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured.
61. The Board finds that this project has an impact on fish and wildlife resources and thus is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
62. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval and the MMP, as well as the conditions of approval for the CUP.
63. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE LOS ANGELES COUNTY BOARD OF SUPERVISORS:

1. Certifies that the Addendum to the Amended FEIR for the project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the Addendum to the Amended FEIR, and that it reflects the independent judgment and analysis of the Board as to the environmental consequences of the project; indicates that it adopted the Addendum to the FEIR at the conclusion of its hearing on the project finding that pursuant to California Public Resources Code section 21081.6, the MMP to the Amended FEIR with the Addendum is adequately designed to ensure compliance with the mitigation measures during project implementation, found that the unavoidable significant effects of the project after adoption of said mitigation measures are as described in the original Findings of Fact and Statement of Findings of Overriding Considerations ("Findings and SOC") to the Amended FEIR with the Addendum; 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 Findings and SOC to the Amended FEIR with the Addendum; and
2. Approves Vesting Tentative Tract Map No. 063483, subject to the attached conditions.

**CONDITIONS OF APPROVAL
VESTING TENTATIVE TRACT MAP NO. 063483**

1. The 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 Case No. 200500202-(5) ("CUP"), approved by the Los Angeles County ("County") Board of Supervisors ("Board") in connection with the approval of this Vesting Tentative Map No. 063483 ("Vesting Map"), and to the requirements of the Mitigation Reporting and Monitoring Program ("MMP"), approved by the Board in connection with the approval of the Canyon Park Specific Plan governing this Vesting Map.
2. Except as otherwise specified in Condition No. 3 of these conditions and by the provisions of the CUP, the subdivider shall conform to the applicable requirements of the SP zone (Specific Plan).
3. In accordance with the CUP, this land division is approved within a SP zone as a condominium development of 165 attached units in 36 buildings on 12.5 acres.
4. Recordation of the final map is contingent upon approval of Specific Plan Amendment Case No. 200500010-(5) ("Specific Plan Amendment") by the Board changing the land-use designation of the subject property from NC (Neighborhood Commercial) to R-3(25) (Apartment/Condominiums-25 Units/Acre).
5. For the lot created by this Vesting Map, the subdivider shall provide at least 50 feet of street frontage on the property line.
6. The subdivider shall submit a copy of any and all project Covenants, Conditions, and Restrictions ("CC&Rs") to the County Department of Regional Planning ("Regional Planning") for review and approval.
7. Within 15 days of approval of this Vesting Map, the subdivider shall submit evidence to Regional Planning that these conditions and the conditions of the associated CUP have been recorded.
8. The subdivider shall place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for a total of 165 residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access and utility easements for all of the units.
9. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including the driveway and the lighting system along all walkways, to the satisfaction of Regional Planning.

10. The subdivider shall reserve in the CC&Rs the right for all residents within the condominium project to use the driveways for access and to use the guest parking spaces throughout the subdivision.
11. Within sixty (60) days of approval of this Vesting Map, the subdivider shall submit to Regional Planning for review and approval a site plan similar to Exhibit "A" presented at the Board's public hearing, dated August 27, 2007.
12. Prior to obtaining any grading and/or building permit for this project, the subdivider shall submit to the Director of Regional Planning ("Director") for review and approval three (3) copies of a landscape plan, which may be incorporated into the Exhibit "A" described above showing, at a minimum, that the subdivider will plant at least one tree of a non-invasive species within the front yard of the multi-family lot, and a minimum of an additional 40 trees within the project site. The location and the species of said trees shall also be shown on the landscape plan. Prior to final map approval, the landscape plan shall be approved by the Director and a bond shall be posted with the County Department of Public Works ("Public Works"), or the subdivider shall submit other verification to the satisfaction of the Director ensuring that the required trees will be planted.
13. The subdivider shall install a landscape buffer along the northerly perimeter of the project site adjacent to the Antelope Valley Freeway (State Route 14) and include in the buffer a combination of native trees (West Rosebud, Coast Live Oak, and California Sycamore, 15-gallon or 24-inch boxed), shrubs (15-gallon), and groundcover. The landscape buffer required by this Condition No. 13 shall be incorporated into the landscape plan described in Condition No. 12.
14. Prior to obtaining any building permit for development of the project, the subdivider or its successor in interest shall pay a fee to the County Librarian pursuant to Chapter 22.72 of the County Code, as this project's contribution to mitigating impacts on the library system in the Santa Clarita planning area, in an amount set forth in said Chapter at the time of payment and provide proof of such payment to Regional Planning.
15. Within three (3) business days of the approval date of this grant, the subdivider shall remit processing fees in the amount of \$2,656.75 payable to the County in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code and section 711.4 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
16. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or

annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of California Government Code section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding, and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or 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.

17. 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; and
 - 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 the subdivider according to section 2.170.010 of the County Code.

Except as modified herein, this approval is subject to all of the conditions set forth in the CUP, the MMP, and the attached reports recommended by the Subdivision Committee, which Subdivision Committee consists of members of Public Works and the County Departments of Fire, Parks and Recreation, and Public Health.

Attachment:
Subdivision Committee Reports

RP

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 063483 (Rev.)

Page 1/3

TENTATIVE MAP DATED 08-27-2007
EXHIBIT MAP DATED 08-27-2007

The following reports consisting of 11 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.

DCF

Date Rev'd. 03-13-2008

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. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Quitclaim or relocate easements running through proposed structures.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. 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.
12. 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.
13. 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.
14. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 063483 (Rev.)

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TENTATIVE MAP DATED 08-27-2007
EXHIBIT MAP DATED 08-27-2007

15. 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.

Jas
Prepared by Juan Sarda
t63483L-rev3(rev'd 03-13-08).doc

Phone (626) 458-4915

Date Rev'd. 03-13-2008



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

TRACT NO. 063483

REVISED TENTATIVE MAP DATED 08/27/07
EXHIBIT MAP 08/27/07

DRAINAGE CONDITIONS

1. Approval of this map pertaining to drainage is recommended.
2. Prior to recordation of the final map, form an assessment district to finance the future ongoing maintenance and capital replacement of SUSMP devices/systems identified on the latest approved Drainage Concept. The developer shall cooperate fully with Public Works in the formation of the assessment district, including, without limitation, the preparation of the operation, maintenance, and capital replacement plan for the SUSMP devices/systems and the prompt submittal of this information to Land Development Division. The developer shall pay for all costs associated with the formation of the assessment district. SUSMP devices/systems shall include but are not limited to catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality.
3. Prior to recordation of the final map, the developer shall deposit the first year's total assessment for the entire assessment district, based on the engineers estimate as approved by Public Works. This will fund the first year's maintenance after the facilities are accepted. The County will collect the second and subsequent years' assessment from the owner(s) of each parcel within the assessment districts.

=====

GRADING CONDITIONS:

1. Comply with the requirements of the drainage concept / Hydrology / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 05/08/07 to the satisfaction of Public Works.
2. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

By Lizbeth Cordova NS Date 09/17/07 Phone (626) 458-4921
LIZBETH CORDOVA

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 63483
SUBDIVIDER Pardee Homes
ENGINEER Sikand
GEOLOGIST & SOILS ENGINEER Geolabs - Westlake Village

TENTATIVE MAP DATED 8/27/07 (Revision)
LOCATION Fair Oaks Ranch
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE 10/17/05

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 9/17/07 is attached.

Prepared by  Reviewed by _____ Date 9/17/07
Geir Mathisen

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 8.2
PCA LX001129
Sheet 1 of 1

Review No. 3

Tentative Tract Map 63483

DISTRIBUTION:

Drainage
 Grading
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Location Fair Oaks Ranch
Developer/Owner Pardee Homes
Engineer/Architect Sikand
Soils Engineer Geolabs - Westlake Village
Geologist Geolabs - Westlake Village

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 8/27/07 (rev.)
Soils Engineering and Geology Report Dated 10/17/05
Previous Review Sheet Dated 5/7/07

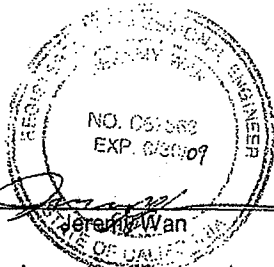
ACTION:

Tentative Map feasibility is recommended for approval, subject to the 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:
ONSITE SOILS ARE CORROSIVE TO CONCRETE AND FERROUS METALS.



Prepared by _____ Date 9/17/07

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/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 63483, Lost Canyon, Fair Oaks Ranch, TTM-A_5.doc

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

1. Dedicate vehicular access rights on Via Princesa. If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.
2. Dedicate the right to restrict vehicular access on Lost Canyon Road. If walls are constructed, they shall be located outside of the right of way and airspace easement, and shall not impede the sight distance at all access locations.
3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Via Princesa and Lost Canyon Road.
4. Repair any street improvements damaged during construction along the property frontage on Via Princesa and Lost Canyon Road.
5. Construct the main gated entrance with a minimum turnaround radius of 32 feet and adequate stacking distance to the satisfaction of Public Works. The details of the gated access as shown on the tentative map are not necessarily approved.
6. Locate the gates on the northeasterly gated access a minimum of 20 feet beyond the right of way of Lost Canyon Road to the satisfaction of Public Works and the gates shall be opened inward. This gated access shall be restricted to right-turn egress only for all non-emergency vehicles. Full access is permitted for emergency vehicles only.
7. Reconstruct any non-ADA conforming parkway improvements (sidewalk, driveways, curb ramps, landings, etc) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements to the satisfaction of Public Works.
8. Set back the raised median nose in the private driveway a minimum 20 feet beyond the right of way of Lost Canyon Road to the satisfaction of Public Works. Additional median setback shall be required if the private driveway needs to be signalized. Additional easements shall be dedicated on any signalized private driveways for traffic signal purposes.
9. 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; or provide documentation

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

10. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
11. Provide intersection sight distance for a design speed of 55 mph (585 feet) on Lost Canyon Road from the private driveway and fire lane main residential entrance/exit (both directions). Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the top of curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present). Remove or relocate the proposed entry monuments if necessary.
12. If needed, provide airspace easement for adequate sight distance on Lost Canyon Road from the northeasterly gated driveway (northeasterly direction to Via Princesa) to the satisfaction of Public Works.
13. Depict all line of sight easements on the landscaping and grading plans.
14. Prepare detailed 1" = 40' scaled signing and striping plans for Via Princesa and Lost canyon Road where impacted in the vicinity of this subdivision to the satisfaction of Public Works.
15. Prepare a 1" = 20' scaled traffic signal plan for the traffic signal modification for the intersection of Via Princesa and Lost Canyon Road to the satisfaction of Public Works if impacted by the changes to the striping configuration.
16. Prior to final map approval, pay the fees established by the Board of Supervisors for the Eastside (Route 126) Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of final map recordation. The current applicable fee is \$16,190 per factored unit and is subject to change.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD
TRACT NO. 063483 (Rev.)

Page 3/3

TENTATIVE MAP DATE 08-27-2007
EXHIBIT MAP DATE 08-27-2007

17. Prior to approval of the final map, if any improvements constructed by the subdivider are included as District improvements in the Eastside (Route 126) Bridge and Major Thoroughfare Construction Fee District, then the cost of such improvements may be credited against the project's District fee obligation if approved by Public Works. If the amount to be credited exceeds the subdivider's fee obligation, the subdivider may use the excess credits to satisfy the fee obligation of another project within the District, transfer the credit to another subdivider within the District, or be reimbursed by the District at the discretion of Public Works if funds are available. If District improvements are constructed after approval of the final map, the subdivider will receive credit equal to the cost of such improvements, which may be used to satisfy the fee obligation for another project within the District, transferred to another subdivider within the District, or reimbursed at the discretion of Public Works.

SR

Prepared by Sam Richards
tr63483r-rev3(rev'd03-13-08).doc

Phone (626) 458-4921

Date 03-13-2008

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 with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC11932AS, dated 03-15-2006) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works
3. 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.
4. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewer trunk line.
5. Easements are required, subject to review by Public Works to determine the final locations and requirements.

HW
Prepared by Imelda Ng
tr63483s-rev3.doc

Phone (626) 458-4921

Date 09-18-2007

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. 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.
4. Submit landscape and irrigation plans for each open space in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. Depict all line of sight easements on the landscaping and grading plans.

HRW
Prepared by Lana Radle
tr63483w-rev3.doc

Phone (626) 458-4921

Date 09-18-2007



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP - Ramon

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR063483 Map Date August 27, 2007 - Ex. A

C.U.P. Vicinity Map 3198D

- Fire Department HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
The Fire Department has no additional requirements for this division of land.

Comments: Access is "ADEQUATE" as shown on the exhibit map. The emergency gate shall be provided with an approved emergency locking device in accordance with Regulation 5, although the egress will be automatic.

By Inspector: Juan C. Padilla Date September 26, 2007

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. TR063483 Tentative Map Date August 27, 2007 - Ex. A

Revised Report Yes

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is 5000 gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
 Install 8 public fire hydrant(s). Verify / Upgrade existing _____ public fire hydrant(s).
 Install _____ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 - Location: As per map on file with the office.
 - Other location: _____
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **The fire flow may be reduced by Fire Prevention Engineering Section during the review of the Architectural Plans for building permits.**

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 September 26, 2007

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 #	63483	DRP Map Date: 08/27/2007	SCM Date: / /	Report Date: 09/20/2007
Park Planning Area #	35E	PLACERITA CANYON		Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	1.27
IN-LIEU FEES:	\$232,585

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$232,585 in-lieu fees.

Trails:

No trails.

Comments:

Tract map 63483 is unit tract 47200-02 of master tract 47200. It was originally approved for commercial development by the Regional Planning Commission on December 18, 1997, (Regional Planning map date March 13, 1997).

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

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

By: 
James Barber, Developer Obligations/Land Acquisitions

Supv D 5th
September 20, 2007 07:16:58
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION WORKSHEET**



Tentative Map #	63483	DRP Map Date: 08/27/2007	SMC Date: / /	Report Date: 09/20/2007
Park Planning Area #	35E	PLACERITA CANYON		Map Type: REV. (REV RECD)

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

$$(P)\text{people} \times (0.003)\text{ Goal} \times (U)\text{units} = (X)\text{ acres obligation}$$

$$(X)\text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.60	0.0030	0	0.00
M.F. < 5 Units	2.78	0.0030	62	0.52
M.F. >= 5 Units	2.43	0.0030	103	0.75
Mobile Units	1.89	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				1.27

Park Planning Area = 35E PLACERITA CANYON

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	1.27	\$183,138	\$232,585

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
1.27	0.00	0.00	1.27	\$183,138	\$232,585

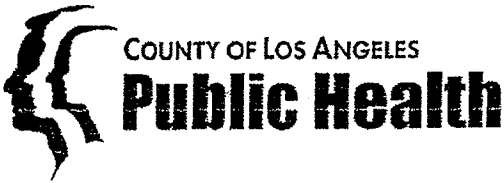
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HLW
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Phone (626) 458-4921

Date 09-18-2007



COUNTY OF LOS ANGELES

Public Health

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

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3015
www.lapublichealth.org/eh/progs/envirp.htm



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Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

September 20, 2007

RFS No.07-0023999

Tract Map No. 063483

Vicinity: Fair Oaks Ranch

Tentative Tract Map Date: August 27, 2007 (3rd Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Tract Map 063483** has been cleared for public hearing. The following conditions of approval still apply and are in force:

1. Potable water will be supplied by the Santa Clarita Water Company, a public water system, which guarantees water connection and service to all lots. The "will serve" letter from the water company has been received and approved.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the Los Angeles County Sanitation District #26 as proposed.
3. Existing septic systems shall be emptied of effluent and removed or filled with approved materials.

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

Respectfully,

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



COUNTY OF LOS ANGELES
Public Health

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

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