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December 7, 2010

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

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

#11 12-07-10

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Agenda No. 7
07/27/10

**Re: PROJECT NUMBER 04-075-(5)
CONDITIONAL USE PERMIT NUMBER 04-075-(5)
CONDITIONAL USE PERMIT NUMBER 2009-00121-(5)
OAK TREE PERMIT NUMBER 2007-00021-(5)
HIGHWAY REALIGNMENT NUMBER 2009-00001-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a public hearing regarding the Regional Planning Commission's approval of the above-referenced permits, which relate to a proposed residential development of 1,260 single-family lots, 25 open space lots, 10 park lots, four water pump station lots, and 13 public facility lots on 2,173 gross acres, located north of the City of Santa Clarita in the Sand Canyon Zoned District. At the completion of the hearing, your Board indicated an intent to approve the permits with revised conditions and instructed us to prepare findings and conditions of approval. Enclosed are findings and conditions for your approval.

Very truly yours,

ANDREA SHERIDAN ORDIN
County Counsel

By *[Signature]*
LAWRENCE L. HAFETZ
Principal Deputy County Counsel

APPROVED AND RELEASED:

[Signature]
JOHN F. KRATTLI
Senior Assistant County Counsel

LLH:sh
Enclosure

HOA.748759.1

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. 04-075-(5)
CONDITIONAL USE PERMIT NO. 04-075-(5)
CONDITIONAL USE PERMIT NO. 2009-00121-(5)
OAK TREE PERMIT NO. 2007-00021-(5)
HIGHWAY REALIGNMENT NO. 2009-00001-(5)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing on July 27, 2010 in the matter of Conditional Use Permit Case No. 04-075-(5) ("CUP I"), Conditional Use Permit Case No. 2009-00121-(5) ("CUP II"), Oak Tree Permit Case No. 2007-00021-(5) ("Oak Tree Permit"), Highway Realignment Case No. 2009-00001-(5) ("Highway Realignment Case"), Vesting Tentative Tract Map No. 060922 ("Vesting Map"), and General Plan Amendment Case No. 2009-00009-(5) ("Plan Amendment"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the CUP I, Oak Tree Permit, Highway Realignment Case, and Vesting Map on September 16, 2009, and conducted a continued duly-noticed public hearing on these entitlements, with the addition of CUP II and the Plan Amendment, on December 16, 2009, March 3, 2010, and March 24, 2010.
2. The permittee, Pardee Homes, LLC, proposes to develop a clustered hillside residential development of 1,260 single-family lots, 25 open space lots (including landscaped and natural open space lots), 10 park lots (including one 12-acre public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres. The project includes the proposed development of:
 - A. An elementary school on an 11.6-acre school site;
 - B. A network of privately-maintained paseos and trails, and one public trail;
 - C. A new master-planned secondary highway ("Skyline Ranch Road") including a Class II bike lane;
 - D. Significant acreage of permanent and publicly-dedicated open space, which open space will include the on-site portion of the proposed Cruzan Mesa Vernal Pools Significant Ecological Area ("SEA"); and
 - E. A pedestrian bridge over Skyline Ranch Road, connecting and providing access to the new elementary school.
3. CUP I is required to ensure compliance with the requirements of: (a) hillside management development in urban and non-urban areas; (b) density-controlled development; and (c) on-site grading exceeding 100,000 cubic yards. CUP I also authorizes the development of an on-site temporary materials processing facility during project construction.

4. CUP II is required to authorize an off-site grading and solid fill project for the grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon/Plum Canyon Road, with approximately 535,000 cubic yards of cut and 37,000 cubic yards of fill. CUP II was not included in the permittee's initial set of entitlement requests and was not considered at the Commission's September 16, 2009 public hearing session, but based on recommendations by staff and direction from the Commission; CUP II was subsequently filed and included as part of the project.
5. The Oak Tree Permit is required to authorize removal of one non-heritage oak tree from the site. The proposed removal is due to impacts from construction and the development of the project.
6. The Highway Realignment Case is a related request to authorize the realignment of Whites Canyon Road, a designated proposed secondary highway, through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway, and renaming the realigned portion of the road to Skyline Ranch Road. As required by the Los Angeles County Code ("County Code"), the Highway Realignment Case was initially presented to the County Interdepartmental Engineering Committee ("IEC") for consideration, which ultimately recommended approval of the matter to the Commission.
7. The Vesting Map is a related request to create 1,260 single-family lots, 25 open space lots (including landscaped and natural open space lots), 10 park lots (including one 12-acre public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres.
8. The Plan Amendment is a related request to amend the Los Angeles Countywide General Plan ("General Plan") to effectuate the Highway Realignment Case. That is, the Plan Amendment will amend the County Master Plan of Highways to delete Cruzan Mesa Road, a designated limited secondary highway, and to realign Whites Canyon Road through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway, where the realigned portion of the road will be named Skyline Ranch Road and will continue to be a designated secondary highway. The Plan Amendment was not included in the permittee's original set of entitlement requests and was not considered at the Commission's September 16, 2009 public hearing session, but based on the IEC review discussed above, as well as from recommendations by staff of the County Department of Regional Planning ("Regional Planning") and direction from the Commission, the Plan Amendment was subsequently filed and included as part of the project.
9. The site is located west of Sierra Highway, south of Vasquez Canyon Road, and north of the City of Santa Clarita ("City"), in the Sand Canyon Zoned District.
10. The site is irregularly-shaped, approximately 2,173 gross acres in size, and is in a mostly natural condition with level to steeply sloping topography.

Approximately 774 acres of the site have slopes of 0 - 25 percent, 644 acres of the site have slopes of 25 - 50 percent, and 755 acres of the site have slopes of 50 percent and greater.

11. Access to the site will be from Skyline Ranch Road from the west, a proposed 84-foot to 94-foot-wide secondary highway, which will traverse the site to Sierra Highway, a 100-foot major highway.
12. The site falls within the following zoning classifications: A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area); A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area); A-1-10,000 (Light Agricultural - 10,000 Square Feet Minimum Required Lot Area); and A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), which all were established by Ordinance No. 7339 and became effective on June 6, 1958.
13. The project will be consistent with the A-1, A-1-1, A-1-10,000, and A-2-1 zoning classifications, where applicable. Single-family residences are permitted in the A-1 and A-2 zones pursuant to sections 22.24.070 and 22.24.120 of the County Code, respectively. Moreover, although the project's proposed lot sizes are less than what is otherwise required in the A-1-1, A-1-10,000, and A-2-1 zones, respectively, the permittee is seeking CUP I for density-controlled development to allow the project's dwelling units to be concentrated in a portion of the property with smaller lot sizes. The project's remaining acreage, outside the clustered development, will be reserved as permanent open space.
14. The surrounding properties are zoned as follows:
 - North: A-1 and A-2-1;
 - East: A-1, A-1-10,000, R-3 (Limited Multiple Residence), C-3 (Unlimited Commercial), M-1 (Light Industrial), and City-zoned property;
 - South: A-2-1 and City-zoned property; and
 - West: A-2-1 and City-zoned property.
15. Surrounding land uses are as follows:
 - North: Vacant property and single-family residences;
 - East: Vacant property, single-family residences, industrial and commercial uses;
 - South: Vacant property, single- and multi-family residences, industrial and commercial uses, and a school; and
 - West: Vacant property and single-family residences.
16. The existing site consists of vacant land, part of which was previously subdivided by recorded Tract Map Nos. 49433, 49434, and 49467. One such tract, Tract Map No. 49467, was a subdivision approved to create 200 single-family lots on 360 acres within the Cruzan Mesa area. This tract was never developed. As part of the instant subdivision, the underlying lots within these recorded tract maps will be merged into one open space lot, Lot No. 1293.

17. The site falls within the following land use categories in the Santa Clarita Valley Area Plan ("Area Plan"), a component of the General Plan: Hillside Management ("HM"); Non-Urban 2 ("N2"); Urban 1 ("U1"); Urban 2 ("U2"); Urban 3 ("U3"); and Floodway/Flood Plain ("W"). These land use categories would authorize a maximum of 1,302 dwelling units for non-urban and urban hillside residential development, and thus the proposed 1,260 dwelling units for the project are consistent with these Area Plan categories.
18. The project is considered hillside development because the site exhibits natural slopes of 25 percent or greater. CUP I is required because the project's proposed 1,260 dwelling units exceed the low-density and mid-point density thresholds of 402 dwelling units and 870 dwelling units, respectively, as calculated by the slope density analysis for the site.
19. Grading for the project will consist of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill, totaling 41.6 million cubic yards of cut and fill, to be balanced on site. Off-site grading for the construction of Skyline Ranch Road will consist of 535,000 cubic yards of cut and 37,000 cubic yards of fill. On- and off-site monument signs are proposed for entrance to the development both in the unincorporated County and in the City, and a single on-site oak tree will be removed due to grading and construction.
20. The project will provide approximately 1,770 acres of open space (approximately 81 percent of the project area) within public park Lot No. 1262, private park Lot Nos. 1263 through 1271, and open space Lot Nos. 1272 through 1296. The project will thus be consistent with the minimum 25 percent open space requirement for urban hillside projects under the County Code, and the 70 percent open space requirement for non-urban hillside projects. All open space will be designated as permanent open space and will comply with density-controlled development requirements.
21. The project and its proposed density are consistent with the adopted General Plan and zoning designations for the site, and are consistent with the surrounding communities.
22. The project will comply with the development standards of the A-1 and A-2 zones, where applicable, pursuant to sections 22.24.110 and 22.24.170 of the County Code.
23. The permittee submitted an Oak Tree Report prepared by Natural Resources Consultants (arborist Thomas Juhasz), the consulting arborist, dated April 10, 2007 and updated July 7, 2009, that identifies and evaluates one oak tree on the subject property. There are no heritage oaks on site.
24. Prior to the Commission's public hearing, an Initial Study was prepared for the project in compliance with the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"), the State CEQA Guidelines,

and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning determined that an Environmental Impact Report ("EIR") was the appropriate environmental document for the project.

25. Prior to the Commission's public hearing, the Commission received written correspondence concerning the project from, among other entities: the City; Santa Clarita Organization for Planning and the Environment ("SCOPE"); the United States Department of Homeland Security - Federal Emergency Management Agency; Santa Monica Mountains Conservancy ("SMMC"); County Sanitation District; California Water Impact Network; Sierra Club; United States Department of the Interior – Fish and Wildlife Services; Southern California Association of Governments; and the California Energy Commission. The correspondence provided comments on, among other things, the draft EIR and the project design.
26. The Commission held its initial public hearing session on the matter on September 16, 2009. At the time, the only project entitlements requested were the Vesting Map, CUP I, Oak Tree Permit, and Highway Realignment Case. At the public hearing session:
 - A. The Commission heard a presentation from staff, who recommended a continuance of the public hearing for the County Subdivision Committee ("Subdivision Committee") to complete its review of the Vesting Map, for the IEC to review and make a recommendation on the Highway Realignment Case, and for staff to research the appropriate regulation of filming activities within the project's open space. Staff also recommended that the permittee apply for the additional entitlements of: (i) the Plan Amendment, to amend the County Master Plan of Highways to construct Skyline Ranch Road; and (ii) CUP II, to authorize a solid fill grading project for the off-site construction of Skyline Ranch Road;
 - B. The Commission heard testimony from the permittee and its representative, testimony from persons in favor of the project, and testimony from persons in opposition to or with concerns over the project. Testimony from the City, SCOPE, and the Mountains Recreation and Conservation Authority ("MRCA") addressed, among other concerns, the need for off-site improvements at the intersection of Sierra Highway and Soledad Canyon Road, the need and type of improvements for Skyline Ranch Road, and the City's need for assurance that the project's traffic improvements would not preclude the City from making its own planned improvements to Sierra Highway. The SMMC testified about its expertise in managing vernal pools and the need for permanent funding to maintain the project's open space;
 - C. The Commission addressed, among other things, the importance of water supply to the site, the concurrent processing of Regional Planning's

General Plan update known as One Valley One Vision ("OVOV"), and the need for pedestrian-friendly development at the site;

- D. The Commission also discussed the history of filming in Southern California and questioned whether filming revenues could be used to fund the maintenance of the vernal pools on site. The Commission expressed its intent to achieve a balance between filming activity and resource protection; and
 - E. The Commission continued the public hearing to December 16, 2009.
27. In response to the hearing testimony and discussion, the permittee submitted applications for the Plan Amendment and CUP II, which were then considered collectively with the other project entitlements at the continued public hearing of December 16, 2009, March 3, 2010, and March 24, 2010.
28. During the Commission's December 16, 2009 continued public hearing session:
- A. The Commission heard a presentation from staff, who indicated that most of the previously-identified project issues had been resolved but, that an issue remained with the City regarding the design of Skyline Ranch Road;
 - B. The Commission heard testimony from the permittee and its representative, and testimony from the City. Among other things, the permittee's testimony showed that, through a clustered design, the project would preserve Regional Planning's proposed SEA boundaries in its General Plan update by protecting the project's on-site vernal pools;
 - C. The Commission discussed the importance of water supply, the need to rely on water supply experts for the project's environmental analysis, and the benefits of having new developments promote the use of water conservation technology and drought-tolerant landscaping; and
 - D. The Commission continued the public hearing to March 3, 2010.
29. Prior to the March 3, 2010 public hearing session, the IEC conducted a public meeting to review the Highway Realignment Case. At the conclusion of the meeting, the IEC recommended approval of the proposed highway realignment to the Commission.
30. Prior to the March 3, 2010 public hearing session, County and City staff met with the permittee and made a determination that a modified cross-section would be appropriate for Skyline Ranch Road. Such a design would include two travel lanes (one in each direction), a 14-foot-wide landscaped median, and Class II bicycle lanes (one in each direction).
31. During the Commission's March 3, 2010 continued public hearing:

- A. The Commission heard a presentation from staff, who indicated that the IEC recommended approval of the Highway Realignment Case and that the City, County, and permittee agreed on proposed improvements to Skyline Ranch Road. Staff also indicated that the County Department of Public Works ("Public Works") had recommended that the permittee provide proof of the requisite off-site easements prior to the Board's public hearing on the project. Staff further noted that it had received additional correspondence from the Sierra Club regarding the project, expressing concern that the project's environmental impacts were inadequately addressed or mitigated in the final EIR;
 - B. The City testified that it would encourage staff to develop additional project conditions to specify the initial and ongoing funding mechanisms to maintain the project's natural open space;
 - C. The Commission discussed the history of filming near the vernal pools on Lot No. 1293;
 - D. The permittee testified that the project's natural open space had always been intended to be dedicated to a public agency and that the County Department of Parks and Recreation ("Parks") had indicated its intent to accept such dedication. The permittee also testified that film revenue on the site should be sufficient to maintain the open space, and that the site's vernal pools would remain protected from filming activity; and
 - E. The Commission continued the public hearing to March 24, 2010.
32. During the Commission's March 24, 2010 continued public hearing, the Commission heard a presentation from staff, who briefed the Commission regarding discussions with Parks for funding the project's open space. Based on this discussion, the Commission directed staff and the permittee to resolve the funding issue prior to the Board's public hearing on the project. After hearing all testimony, the Commission closed the public hearing, certified the final EIR, approved the Vesting Map, CUP I, CUP II, Oak Tree Permit, and Highway Realignment Case, and recommended approval of the Plan Amendment to the Board.
33. 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 of the Plan Amendment, the Vesting Map, CUP I, CUP II, Oak Tree Permit, and Highway Realignment Case were called up for review by the Board along with the request for the Plan Amendment.
34. The Board conducted its public hearing on the project on July 27, 2010, and heard a presentation from Regional Planning staff, testimony from Public Works staff, testimony from the permittee and its representative, and testimony from the public. A significant majority of the public testified in support of the project.

- A. Regional Planning staff testified that the two outstanding issues, discussed in Finding Nos. 31(A) and 32 above, had been resolved. That is, since the time of the Commission's approval: (a) Public Works had received the necessary documentation regarding the off-site easements for construction of Skyline Ranch Road; and (b) Parks had made the determination that the net revenue collected from expected filming activities within the site would be sufficient to operate and maintain open space Lot No. 1293.
- B. Regional Planning staff also recommended to the Board that two additional conditions be imposed on the project:
- i. That the permittee shall construct off-site asphalt concrete (AC) paving to include a travel lane, bicycle lane, buffer, curb, and gutter adjacent to the bicycle lane, and sidewalks in both directions on Skyline Ranch Road to join Plum Canyon Road, which improvements shall conform to the latest approved IEC alignment P-270(PW) to the satisfaction of Public Works. Further, before recordation of the 301st unit in phase one of the development, the remaining improvements as shown on the approved typical sections exhibit labeled "TR 60922 Street Cross-Section Revised 03/03/10" shall be completed to the satisfaction of Public Works; and
 - ii. That the permittee shall construct a pedestrian bridge over Skyline Ranch Road at the project's school site that will be bonded for upon the recordation of the first buildable unit on the northeast side of Skyline Ranch Road, and that it shall be completed, along with access improvements, prior to occupancy of the first unit of the project on the northeast side, all to the satisfaction of Public Works.
- C. Public Works' testimony indicated that the water supply assessment for the project had been prepared in compliance with state law and that it had adequately addressed the water demand and water supply issues related to the project.
- D. The testimony from the public included: (a) testimony in support of the project from the Chair of the Canyon Country Advisory Committee, the City, and two residents from the nearby Fair Oaks Ranch community, also developed by the permittee; (b) testimony from the Assistant Superintendent of Business Services for the Sulphur Springs School District in Santa Clarita regarding its successful relationship with the permittee in developing schools, and that it had reached an agreement with the permittee for development of an elementary school as part of the project; and (iii) testimony in opposition to the project from a representative of SCOPE claiming, among other things, that the water supply assessment for the project was inaccurate and that the statement

of overriding considerations ("SOC") under CEQA misstates the benefits of the project.

35. At the conclusion of the Board's public hearing, the Board certified the final EIR for the project, which included the Addendum to the final EIR dated March 2010, and the Skyline Ranch Water Supply Update dated July 2010. The Board further indicated its intent to approve the project approvals, subject to staff's recommended conditions, including the two additional conditions discussed in Finding No. 34(B). The Board also deemed it appropriate to impose the following additional conditions on the project to address a number of issues raised during the public hearing process, including the issue related to providing a range of residential designs to reduce the massing of the project:
- A. The permittee shall, within 12 months from the Board's approval of the Vesting Map, grant a site in fee title to the County Flood Control District for future sediment placement, the size and location of which shall be to the satisfaction of Public Works. The grant shall be made in accordance with the Subdivision Map Act, section 66477.5 of the California Government Code;
 - B. Within each project phase that includes residential lots: (a) at least three distinct residential designs shall be provided to the satisfaction of Regional Planning; and (b) at least 20 percent of the units within that phase shall have detached garages located toward the rear of the property, and these residences shall be interspersed among the residences with attached garages;
 - C. Residences within the development shall be limited to a maximum of two stories and 25 feet in height;
 - D. For two-story residences, on the two sides of the second story (i.e., not the front and back sides), each side must be setback a minimum of one foot from the edge of the first story for every two feet of height of the second story;
 - E. There shall be no more than one garage for each residence, and such garage shall not exceed 26 feet in width;
 - F. For residences with attached garages, the garage shall be setback at least six feet from the front face of the residence;
 - G. A minimum of three native, drought-tolerant trees (15-gallon or larger) shall be planted on each lot; and
 - H. Condition No. 1 of "Trails Conditions of Map Approval" in Parks' letter dated November 30, 2009 should be revised to require Parks' approval, trail alignment, posting of bonds, and all associated actions, to occur prior to the recordation of the project's first final unit map.

36. Subsequent to the Board's public hearing, minor changes to the additional conditions imposed by the Board were considered by staff to further reflect the spirit and intent of the Board's concern regarding project massing. The Board finds that these minor changes, set forth in this Finding No. 36, are appropriate and should be incorporated into the project conditions:
- A. Rather than residences being limited to 25 feet in height (set forth in Finding No. 35(C) above), residences should instead be limited to 32 feet in height.
 - B. The condition set forth in Finding No. 35(D) above should be deleted and replaced with the following: "there shall be a minimum 15-foot horizontal separation between the side walls of the second story on any two adjoining lots."
 - C. Rather than garages being limited to 26 feet in width (set forth in Finding No. 35(E) above), garages should instead be limited to 30 feet in width.
37. The Board finds that over 80 percent of the site, i.e., 1,770 acres, will be preserved as open space. The project includes a fully-developed 11-acre park with a multi-use athletic field, a basketball court, a volleyball court, a children's play area, picnic areas, and a community gathering space. The Board further finds that, in addition to the community park, the project provides six acres of smaller parks, a series of walking paseos and sidewalks, and a pedestrian bridge for children to walk to the proposed elementary school. The natural open space and public park and trails are to be dedicated to the County, and the private parks and trails are to be dedicated to a Homeowner's Association for ownership and maintenance, where a Landscaping and Lighting Act District will be used to maintain the landscaped medians and manufactured slopes.
38. The Board finds that the project has been reviewed by the County Departments of Fire, Health, Parks, Public Works, and Regional Planning, and by the involved local water wholesaler and purveyor. The recommendations from these agencies have been incorporated into the conditions of approval for the project.
39. The Board finds that due to recent fire and storm activity unrelated to the project, there is an increasing need for disposal locations for sediment that accumulates behind dams and in debris basins. The Board further finds that this need is particularly significant in areas near the Angeles National Forest and in the Santa Clarita Valley, where disposal sites are in short supply. The Board finds that this project will provide the additional benefit of granting a site to the County Flood Control District for the disposal of sediment within one year of the Board's approval of the project.
40. The Board finds that Regional Planning's recommendation to approve the project is appropriate given its compliance with the General Plan and zoning, the

environmental benefits associated with the project, and its proposed public amenities.

41. The Board finds that in 1980, the County adopted 61 SEAs to help preserve rare plants and animals. In 2000, the County prepared an updated study of the County SEAs ("2000 SEA Update Study"). The 2000 SEA Update Study proposed to more than double the existing acreage of the County SEAs and to designate a new Cruzan Mesa Vernal Pools SEA within and surrounding the project site.
42. The Board finds that the proposed SEA includes mesas, canyons, steep interior slopes, a seasonally flowing wash, and two regionally-serving vernal pool complexes with the potential to support a variety of special status plants and animals, including the endangered fairy shrimp.
43. The Board finds that after release of the 2000 SEA Update Study, the permittee, in consultation with Regional Planning, conducted an extensive land assembly effort involving approximately 36 different property owners to purchase privately owned property within the SEA.
44. The Board finds Mystery Mesa is a landmark setting within the site, and that due to its remarkable views, Mystery Mesa has been an important movie and television filming location for 40 years, being vital to the regional economy. The Board further finds that a tract map has been recorded for 200 homes on Mystery Mesa, but that after its recordation, the County proposed to include Mystery Mesa within the proposed SEA.
45. The Board finds that the current County Highway Plan proposes to extend Whites Canyon Road and to construct a new Cruzan Mesa Road through the proposed SEA. Both road connections would require substantial grading and landform alteration that are not supported by federal and state resource agencies because of unacceptable environmental impacts.
46. The Board finds that after its purchase of substantial portions of the proposed SEA, the permittee, in collaboration with Regional Planning, designed the project to transfer the allowable density within the SEA to the proposed development site, thereby preserving the on-site portions of the proposed SEA as open space.
47. The Board finds that because of the unacceptable environmental impacts associated with the planned development of Cruzan Mesa Road and extension of Whites Canyon Road, an alternative traffic circulation improvement was needed to connect Plum Canyon Road to Sierra Highway. The Board further finds that the permittee, in cooperation with Regional Planning, designed the project and Skyline Ranch Road to provide this significant alternative highway connection.
48. The Board finds that the construction of Skyline Ranch Road will eliminate the need for the environmentally-damaging road connections through the proposed SEA and will provide a more appropriate highway connection closer to urban

development. The elimination of Cruzan Mesa Road and realignment of Whites Canyon Road are consistent with the relevant recommendations by both state and federal agencies and County staff.

49. The Board finds that the project appropriately transfers density to concentrate development on approximately 20 percent of the site, located on less steep terrain, proximate to existing urban development, and outside the environmentally-sensitive and biologically significant SEA.
50. The Board finds that the proposed transfer of non-urban density to the proposed site will preserve ridgelines, significant open space, and lands within the proposed SEA. The portion of the site designated in the Area Plan as Hillside Management, near Tract Nos. 49433, 49434, and 44967, is isolated and located remotely from urban development and public facilities. Substantial grading would be required to provide infrastructure to this area. The transfer of non-urban density from this Hillside Management area to the project site will minimize grading, preserve open space, and promote good planning by locating urban development near already developed communities.
51. The Board finds that the Area Plan encourages density transfer when it promotes important Area Plan goals, such as preserving open space, hillsides, and SEAs, minimizing grading, disruption and degradation of the environment, and avoiding development in hazardous lands.
 - A. The Area Plan authorizes density transfer among land use classifications within a project site (regardless of urban or non-urban designation) when geological and topographic data support the need, the number of units is not increased, and health and safety is not detrimentally affected.
 - B. The Area Plan authorizes density transfer as a tool to preserve significant ecological areas, to preserve hillsides, to promote superior design, and to respond to changing housing needs.
 - C. The Area Plan encourages density transfer and clustering of structures in urban and non-urban hillsides from steeper to more gently rolling and level land as a means of preserving the natural terrain, minimizing grading, and reducing exposure to natural hazards.
 - D. The Area Plan encourages the consideration of residential densities as averages for the site to allow for the clustering of development and the transfer of unit credit to provide for additional open space.
 - E. The Area Plan encourages clustering of residential uses in hilly and mountainous areas to minimize grading and to preserve the natural terrain.
52. The Board finds that the project is consistent with the above density transfer provisions of the Plan.

53. The Board finds that Skyline Ranch Road will provide an important highway connection between Plum Canyon Road and Sierra Highway and will eliminate the need for the environmentally-damaging planned extension of Whites Canyon Road.
54. The Board finds that Cruzan Mesa Road, a proposed limited secondary highway, is unnecessary for traffic and its construction could lead to greater environmental impacts due to topography and necessary grading. Its removal from the Master Plan of Highways would not diminish the County's future right to require access in this area.
55. The Board finds that the project proposes no interconnecting streets from Skyline Ranch to existing adjacent neighborhoods, thereby preventing disturbance to existing residents from additional vehicle traffic.
56. The Board finds that the project is consistent with the minimum 25 percent requirement for urban hillside projects, and the minimum 70 percent requirement for non-urban hillside projects. All open space will be permanent, as part of a density-controlled development.
57. The Board finds that filming activities at Mystery Mesa have historically generated substantial annual revenue which can continue to be used as a regular funding source for open space maintenance.
58. The Board finds that the project will include creation of a Landscaping and Lighting Act District, which will provide additional funding for open space maintenance.
59. The Board finds that the final EIR for the project includes a water supply assessment ("WSA") prepared by the Santa Clarita Water Division ("SCWD") of the Castaic Lake Water Agency. The Board further finds that SCWD concluded in the WSA that there is sufficient water supply available for the project during normal, single-dry, and multiple-dry years over the next 20-year period. The Board also finds that Public Works has reviewed the WSA and has determined that it adequately addressed the demands and water supply issues related to the project in compliance with CEQA and the Water Code. SCWD also submitted a letter to the permittee confirming its ability to serve the project.
60. The Board finds that as required by section 66473.7 of the California Government Code, the project includes a condition of approval requiring SCWD to submit a water supply verification to the County before a final map can be recorded on the property.
61. The Board finds that the project is required to comply with the County's green building program, which imposes green building requirements and stringent landscaping restrictions to minimize water use.

62. The Board finds that the project's five flag lots are justified by topographic conditions and the size and shape of the division of land, and that the design is not in conflict with the pattern of neighborhood development. The proposed development will be creating new neighborhoods, and will not increase density by proposing homes adjacent to any rear yards of existing homes.
63. The Board finds that the required front yard setbacks to the habitable structures shall be a minimum of 18 feet as measured from the back of the sidewalks, and the front yard setbacks to the garages shall be a minimum of 20 feet as measured from the back of the sidewalks. These setbacks will ensure compatibility with American with Disabilities Act requirements to ensure accessible sidewalks when cars are parked in individual driveways.
64. The Board finds that the proposed alternate cross-sections are in keeping with the design and improvement of adjoining highways and streets. The Board further finds that, with the alternate cross-sections, the project will still appear to have a 20-foot front yard, except that six feet of open area between the house and the sidewalk will consist of landscaped parkway. As with a traditional cross-section, 40 feet of roadway will be provided for the project.
65. The Board finds that alternate cross-sections are proposed only for interior local streets, which do not adjoin existing or planned adjacent development. All collector roads and secondary highways that connect the new community to existing and planned neighborhoods and highways will be developed with traditional cross-sections.
66. The Board finds that, to avoid a sterile appearance for the project, the permittee should incorporate feasible design controls, setbacks, and other measures into the project's master design standards to limit repetitive home design.
67. The Board finds that the proposed project is required to comply with the development standards of the A-1 zone pursuant to section 22.24.110 of the County Code, and A-2 zone pursuant to section 22.24.170 of the County Code, except as otherwise modified by CUP I.
68. The Board finds that the proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the Area Plan, a component of the General Plan. The Board further finds that 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, while at the same time minimizing development in hillside and natural resources areas.
69. The Board finds that 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.
70. The Board finds that compatibility with the surrounding land uses will be ensured through the Vesting Map and Plan Amendment.

71. 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.
72. The Board finds that the design of the project and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat, except as otherwise described in the Findings of Fact and SOC ("Findings and SOC").
73. The Board finds that in determining that 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 the available fiscal and environmental resources.
74. The Board finds that 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.
75. The Board finds that the County Forester and Fire Warden ("Forester") has reviewed the Oak Tree Report submitted by the permittee and determined that the report is accurate and complete as to the location, size, condition, and species of the oak tree on the site. The Forester has recommended approval of the requested oak tree removal, subject to recommended conditions of approval, including replacement of the oak tree removal at a rate of 10:1 for a total of 10 mitigation trees.
76. The Board finds that the necessary drainage improvements for soil erosion control will be designed in accordance with the standards of Public Works as a condition of approval of the associated Vesting Map.
77. The Board finds that a final EIR 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, which final EIR consists of the Draft EIR dated July 2009, the Technical Appendices to the Draft EIR dated July 2009, the final EIR including Responses to Comments dated February 2010, the Addendum to the final EIR dated March 2010, and the Skyline Ranch Water Supply Update dated July 2010. The Board reviewed and considered the final EIR, along with its associated Findings and SOC, and found that it reflects the independent judgment of the Board. The Findings and SOC are incorporated herein by this reference, as if set forth in full.
78. The Board finds that, as stated in the final EIR and the Findings and SOC, implementation of the project will result in unavoidable significant effects on visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and cumulative global climate change. However, the Board

finds the benefits of the project outweigh these potential unavoidable adverse impacts and they are determined to be acceptable based upon the overriding considerations set forth in the Findings and SOC.

79. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the final EIR was prepared, and its requirements are incorporated into the conditions of approval for this project.
80. The MMP, prepared in conjunction with the final EIR, identifies in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured.
81. The Board finds 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.
82. Approval of these permits is conditioned on the permittee's compliance with the attached conditions of approval and the MMP, as well as the conditions of approval for the Vesting Map.
83. 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, Hall of Records, 13th Floor, 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 BOARD OF SUPERVISORS:

1. Certifies that the final EIR 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 information contained in the final EIR, and that the final EIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the project; indicates that it certified the final EIR at the conclusion of its hearing on the project and adopted the Findings and SOC, and MMP, finding that pursuant to section 21081.6 of the California Public Resources Code, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation, found that the unavoidable significant effects of the project after adoption of said mitigation measures are as described in those Findings and SOC; 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; and
2. Approves Conditional Use Permit No. 04-075-(5); Conditional Use Permit No. 2009-00121-(5); Oak Tree Permit No. 2007-00021-(5); and Highway Realignment Case No. 2009-00001-(5), subject to the attached conditions.

CONDITIONS OF APPROVAL
PROJECT NO. 04-075-(5)
CONDITIONAL USE PERMIT NO. 04-075-(5)
CONDITIONAL USE PERMIT NO. 2009-00121-(5)
OAK TREE PERMIT NO. 2007-00021-(5)

GENERAL

1. This grant authorizes the use of the 2,173-acre subject property for: (a) a clustered, density-controlled, hillside residential development of 1,260 single-family lots, 25 open space lots, 10 park lots, four water pump station lots, and 13 public facility lots; (b) development of an on-site temporary materials processing facility during project construction; and (c) development of an off-site grading and solid fill project for the grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon/Plum Canyon Road, with approximately 535,000 cubic yards of cut and 37,000 cubic yards of fill, all as depicted on the approved Exhibit "A" dated October 22, 2009, subject to all of the following conditions of approval. This grant shall also authorize the removal of one tree of the oak genus from the site, as identified in the permittee's site plan and Oak Tree Report dated April 10, 2007, and updated on July 7, 2009 as Tree Number 1, also 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 unless and until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept all of 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 No. 7. Condition Nos. 2, 7, 9, 10, and 11 shall be effective immediately upon final approval of this grant.
4. If any provision of this grant is held or declared to be invalid, the permits 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, 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. Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director").
7. Within three days of the approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code for Project No. 04-075-(5), which includes General Plan Amendment Case No. 2009-00009-(5) ("Plan Amendment"), Vesting Tentative Tract Map No. 060922 ("Vesting Map"), Conditional Use Permit Case No. 04-075 ("CUP I"), Conditional Use Permit Case No. 2009-00121-(5) ("CUP II"), Oak Tree Permit Case No. 2007-00021-(5) ("Oak Tree Permit"), and Highway Realignment Case No. 2009-00001-(5). The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to section 711.4 of the Fish and Game Code. The current fee amount is \$2,867.25. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
8. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for inspections shall be the amount equal to the recovery cost at the time of payment (currently \$200 per inspection).
9. 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 grant approval, which action is brought within the applicable time period of section 65009 of the California Government Code 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. If the County fails to notify the permittee of any claim, action, or proceeding, or if the County fails to reasonably cooperate in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
10. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing, pay Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and

deducted for the purposes of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or the permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

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

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with section 22.170.010 of the Los Angeles County Code ("County Code").

11. This grant shall expire unless used within two years after the recordation of a final map for the Vesting Map. In the event that the Vesting Map should expire without the recordation of a final map, or all final maps if phased, this grant shall terminate upon the expiration of the Vesting Map. Entitlement to the use of the property thereof, or unrecorded portion thereof, shall be subject to the regulations then in effect.
12. The subject property shall be graded, developed, and maintained in substantial compliance with the approved Vesting Map. An amended or revised Vesting Map may, at the discretion of the Director, constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
13. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
14. All development shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
15. The permittee shall provide a current and valid water availability letter to the satisfaction of the Director and the Director of the County Department of Public

Works ("Public Works") prior to final map recordation (or final unit map recordation if the project is phased), prior to the issuance of grading permits, and prior to the issuance of building permits for the approved development.

16. The permittee shall submit a copy of any and all project Covenants, Conditions, and Restrictions ("CC&Rs") and maintenance agreements and covenants to Regional Planning for review and approval. The CC&Rs shall include all of the project conditions and include language that those conditions required to be in the CC&Rs may not be amended or eliminated by the Homeowners' Association ("HOA") without approval from the Director.
17. The development of the subject property shall comply with all requirements and conditions of approval for the Vesting Map, CUP I, CUP II, Oak Tree Permit, and the Highway Realignment Case.
18. Within 30 days of approval of this grant, the permittee shall record a covenant with the County agreeing to comply with the required environmental mitigation measures imposed in the Mitigation Monitoring Program ("MMP"), and attach the MMP to the recorded document. Prior to recordation of the covenant, the permittee shall submit a copy of the draft covenant to the Director for review and approval.
19. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the final EIR for the project are incorporated herein by reference and attached and made conditions of this grant. The permittee shall comply with all such mitigation measures in accordance with the attached MMP. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director for approval as frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
20. Within 30 days of approval of this grant, the permittee shall deposit the sum of \$3,000 with Regional Planning in order to defray the cost of reviewing the permittee's reports and verifying compliance with the information contained in the reports required by the MMP.

CONDITIONS OF CUP I AND CUP II

21. Additional grading and/or development, including expanding pad areas with walls or other materials greater than five feet in height, beyond that which is depicted on the approved Exhibit "A" or any revised Exhibit "A" approved by the Director, shall be prohibited.

22. The project shall provide a minimum of 1,801.18 acres or 82.9 percent open space, including natural, undisturbed areas; graded slopes; public and private parks (where 1.2 acres of public park space will be covered by structures); and trails.
23. The permittee shall provide for the ownership and maintenance of private park Lot Nos. 1263 through 1271 by an HOA to the satisfaction of Regional Planning.
24. The permittee shall dedicate to the County the right to prohibit construction of any and all residential structures on the school site depicted on Exhibit "A" as Lot No. 1261, on the open space areas depicted on Exhibit "A" as public park Lot No. 1262, and on private park Lot Nos. 1263 through 1271.
25. The permittee shall dedicate open space Lot Nos. 1272 through 1296 to the County or other public agency to the satisfaction of Regional Planning. The dedication shall contain language requiring that access to said open space lots for emergency purposes shall not be prohibited.
26. The permittee shall dedicate to the County the right to prohibit development, including constructing any structure and/or grading, on the open space areas depicted on Exhibit "A" as open space Lot Nos. 1272 through 1296.
27. This project is approved as density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the A-1-1 (Light Agriculture - One Acre Minimum Required Lot Area), A-2-1 (Heavy Agriculture - One Acre Minimum Required Lot Area), and A-1-10,000 (Light Agriculture - 10,000 Square Feet Minimum Required Lot Area) zone classifications in accordance with section 22.56.205 of the County Code.
28. All commonly-owned areas within the density-controlled development shall be permanently reserved as open space. Such reservation shall be by establishment of an HOA, maintenance district, or other appropriate means or methods to ensure the permanent reservation and continued perpetual maintenance of required commonly owned areas.
29. As a means to further ensure the permanent reservation of commonly-owned areas, no dwelling unit shall be sold, conveyed, or otherwise alienated, or encumbered separately from an undivided interest in any commonly-owned areas comprising a part of such development. Such undivided interest shall include either an undivided interest in the commonly-owned areas or a share in the corporation or other business entity or voting membership in an association owning the commonly-owned areas.
30. All dwelling units within the density-controlled development shall be single-family residences.

31. No grading permit shall be issued prior to the recordation of a final map, or final unit map if the project is phased, unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of the Vesting Map.
32. Prior to the issuance of any grading and/or building permit, site plans covering the development shall be submitted to and approved by the Director indicating that the proposed grading and/or construction:
 - a. Complies with the conditions of this grant and the standards of the zone;
 - b. Is compatible with hillside resources; and
 - c. Will comply with the County green building, low-impact development, and drought-tolerant landscaping ordinances prior to building permit issuance.
33. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas. Prior to issuance of any building permit, a site plan including exterior elevations and floorplans shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance with this condition.
34. Residential structures shall have a minimum front yard setback of 20 feet from the garage exterior, and 18 feet from any habitable area of the structure, to the back of the sidewalk. Prior to issuance of any building permit, a site plan that includes delineation of the sidewalk and measurement of the front yard setbacks, shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance with this condition.
35. A minimum of two covered vehicle parking spaces shall be provided for each single-family residential lot, and these parking spaces shall be developed and maintained in accordance with the specifications set forth in section 22.52.1060 of the County Code. The required parking spaces shall be continuously available and used only for vehicle parking and shall not be used for storage, automobile repair, or other unauthorized use.
36. All single-family residences shall have roll-up doors for garages facing the street so as to maintain a minimum driveway length clearance of 20 feet. Prior to issuance of any building permit, a site plan with floorplans and elevations shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance with this condition.
37. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.
38. Prior to commencing use of the temporary materials processing facility, the permittee shall submit a revised Exhibit "A" depicting the facility location and its

operation details. The facility shall be permitted for on site use only, and shall be prohibited from processing materials from locations beyond the project boundary identified in this grant.

39. All structures shall comply with the requirements of the Division of Building and Safety of Public Works.
40. Detonation of explosives or any other blasting devices or material shall be prohibited, unless required permits have been obtained and adjacent property owners have been notified.
41. All grading and construction on the subject property and appurtenant activities, including engine warm-up, within 300 feet of any occupied residential lot, shall be restricted to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 6:00 p.m on Saturdays. Construction activities shall be prohibited on Sundays and holidays. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby residences and neighborhoods. Generators and pneumatic compressors shall be noise-protected in a manner that will minimize noise inconvenience to adjacent residences.
42. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of Public Works.
43. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities are done for the day. All clearing, grading, earth moving, or excavation activities shall cease during periods of high wind (i.e., greater than 20 mph average over one hour) to prevent excessive amounts of dust.
44. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
45. No construction equipment or vehicles, including construction crew's personal vehicles, shall be parked or stored on any existing public or private streets.
46. 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.
47. All construction and development within the subject property shall comply with the applicable provisions of the County Building Code and the various related mechanical, electrical, plumbing, fire, grading, and excavation codes as currently adopted by the County.
48. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the

above that do not directly relate to the use of the property, or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

49. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
50. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes, and any other applicable County ordinance.
51. 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 Public Health.
52. If during construction of the project soil contamination is suspected, construction in the area shall stop and appropriate health and safety procedures shall be implemented to the satisfaction of Public Health. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board or other state oversight agency that may have jurisdiction.
53. 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.
54. 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.
55. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
56. During construction, all large-sized truck trips shall be limited to off-peak commute periods.
57. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on state highways.
58. All graded slopes (cut and fill) shall be revegetated in compliance with the County grading and drought-tolerant landscape ordinances. Prior to the issuance of any grading or building permit, three copies of a landscape plan, which may be

incorporated into a revised Exhibit "A," shall be submitted to and approved by the Director. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, and shall use reclaimed water. The irrigation system shall, to the satisfaction of the Director and the Director of Public Works, include dual piping to allow for future connection and use of reclaimed water within the site's landscaped slopes.

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

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

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

59. All slope improvements, including terrace drains, shall use colored concrete to blend with surrounding vegetation. Prior to issuance of any grading permit, the permittee shall submit sample materials, including color palette, with a landscape plan, as a revised Exhibit "A," to show compliance with this condition. Prior to issuance of any building permit, the permittee shall submit evidence of installation of the colored concrete.
60. The permittee shall, within 12 months from the Board's approval of the Vesting Map, grant a site in fee title to the County Flood Control District for future sediment placement, the size and location of which shall be to the satisfaction of Public Works. The grant shall be made in accordance with the Subdivision Map Act, section 66477.5 of the California Government Code.

61. Within each project phase that includes residential lots: (a) at least three distinct residential designs shall be provided to the satisfaction of Regional Planning; and (b) at least 20 percent of the units within that phase shall have detached garages located toward the rear of the property, and these residences shall be interspersed among the residences with attached garages.
62. Residences within the development shall be limited to a maximum of two stories and 32 feet in height.
63. There shall be a minimum 15-foot horizontal separation between the side walls of the second story on any two adjoining lots.
64. There shall be no more than one garage for each residence, and such garage shall not exceed 30 feet in width.
65. For residences with attached garages, the garage shall be set back at least six feet from the front face of the residence.
66. A minimum of three native, drought-tolerant trees (15-gallon or larger) shall be planted on each lot.
67. Condition 1 of "Trails Conditions of Map Approval" in Parks and Recreation's letter dated November 30, 2009, should be revised to require Parks and Recreation's approval, trail alignment, posting of bonds, and associated actions all to occur prior to recordation of the project's first final map.

CONDITIONS OF OAK TREE PERMIT

68. No oak tree shall be removed until the permittee has obtained all permits and approvals required for the work which necessitates such removal.
69. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County Fire Department ("Fire Department") a sum of \$500. Such fee shall be used to compensate the Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with these conditions of approval related to oak tree removal and mitigation.

The above fee provides for one initial inspection prior to the commencement of construction, and four subsequent annual inspections until the conditions of approval have been met. The Director and the Forester shall retain the right to make regular and unannounced site inspections.

70. The term "Oak Tree Report" refers to the reports on file at Regional Planning by Natural Resource Consultants, the consulting arborists, dated April 10, 2007 and the updated report dated July 7, 2009.

71. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director and the Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director and Forester any failure by the permittee to fully comply with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
72. All individuals associated with the project as it relates to oak resources shall be familiar with the Oak Tree Report, oak tree map, Mitigation Planting Plan, and these conditions of approval. The permittee shall arrange for the consulting arborist or similarly qualified person to maintain all remaining oak trees on the subject property that are within the zone of impact as determined by the Forester for the life of the Oak Tree Permit or Vesting Map.
73. The permittee shall keep copies of the Oak Tree Report, oak tree map, Mitigation Planting Plan, and these conditions of approval at the project site and available for review. If the conditions of approval are not present on site during a monitoring inspection of an active project, the Forester shall give an immediate "Stop Work Order." This will be administered both verbally and in writing. The "Stop Work Order" will be rescinded after the conditions of approval are present at the site and all employees associated with the project are fully aware of these conditions.
74. Except as otherwise expressly authorized by this grant, the remaining oak trees shall be maintained in accordance with the principles set forth in the publication, Oak Trees: Care and Maintenance, prepared by the Forestry Division of the Fire Department, a copy of which is attached with these conditions.

MITIGATION TREES:

75. The permittee shall provide a total of 10 mitigation trees of the Oak genus *Quercus agrifolia* for the one tree to be removed.
76. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one inch or more in diameter one foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of one inch in diameter, one foot above the base.
77. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* of a high quality and grown from a local seed source.
78. The permittee shall plant one acorn of the *Quercus agrifolia* variety for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.

79. All mitigation trees shall be planted on native undisturbed soil. The first two irrigations or waterings of planted trees shall incorporate the addition of a mycorrhizae product (i.e., "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopy of the removed tree shall be applied to the area beneath the canopies of the mitigation trees to further promote the establishment of mycorrhizae within their rooting trees.
80. All required mitigation trees shall be planted within one year of the permitted oak tree removal. Additional mitigation trees shall be planted within one year of the death of any tree which results from permitted encroachment. Mitigation trees shall be planted on site in locations approved by the project arborist in consultation with the Forester. In circumstances where on-site planting is shown to be infeasible, the mitigation trees may be planted at an off-site location approved by the Forester, or a contribution to the County Oak Forest Special Fund may be made in the amount equivalent to the oak resources loss. The contribution shall be calculated by the consulting arborist and approved by the Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
81. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The four-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director and the Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive four years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
82. The project arborist shall inspect all mitigation trees on a quarterly basis for two years after completion of construction. The arborist's observations shall be reported to the Forester, including any loss of trees.
83. All mitigation oak trees planted as a condition of this permit shall be protected and covered in perpetuity by the County Oak Tree Ordinance, once the trees have survived the required maintenance period.
84. Prior to the planting of the trees, the biologist/arborist for the permittee shall determine planting sites, prepare planting plans and specifications, and a monitoring program, all of which shall be approved by the Forester and Director.
85. All work on or within the protected zone of an oak tree shall be performed by or under the supervision of the consulting arborist.
86. Trenching, excavation, or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held

- power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.
87. Installation of fencing around the perimeter of the properties shall be of wrought iron or wood post type construction wherever the fencing passes within 10 feet of any oak trunk. No block walls or other type of fence or wall construction which requires substantial trenching for foundations shall be located within 10 feet of any oak tree in order to limit damage caused by such types of construction.
 88. Encroachment within the protected zone of any additional tree of the oak genus on the project site is prohibited. If the permittee encroaches or removes an oak tree not specified in the Oak Tree Report, all work must stop immediately. A new Oak Tree Report, which accurately identifies the project conditions must be submitted for approval through the permitting process. The permittee will be responsible to pay all associated fees for the new oak tree permit.
 89. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.
 90. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.
 91. Equipment, materials, and vehicles shall not be stored, parked, or operated within the protected zone of any oak tree. No temporary structures shall be placed within the protected zone of any oak.
 92. Any violation of the oak tree conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the Notice of Correction.
 93. Should any future inspection disclose that the subject property is being used in violation of any condition of this grant, the permittee shall be held financially responsible and shall reimburse the Forester for all enforcement efforts necessary to bring the subject property into compliance.
 94. Notwithstanding Condition No. 11, this grant as it relates to the Oak Tree Permit shall terminate upon the completion of the authorized oak tree removal and the completion of all required mitigation and monitoring to the satisfaction of the Forester and Director.

Attachment:

Mitigation Monitoring Program

Oak Trees Care and Maintenance, prepared by the Forestry Division of the Fire Department

4.0 MITIGATION MONITORING PROGRAM

This Mitigation Monitoring Program (MMP), which is provided in Table 4-1, has been prepared pursuant to Public Resources Code Section 21081.6, which requires adoption of a MMP for projects in which the Lead Agency has required changes or adopted mitigation measures to avoid significant environmental effects. The County of Los Angeles is the Lead Agency for the proposed Skyline Ranch project and is therefore responsible for administering and implementing the MMP. The decision-makers must define specific reporting and/or monitoring requirements to be enforced during project implementation prior to final approval of the project. The primary purpose of the MMP is to ensure that the mitigation measures identified in the Draft and Final EIR are implemented thereby minimizing identified environmental effects.

The MMP for the proposed project will be in place through all phases of the project, including design, construction, and operation. The County of Los Angeles Department of Regional Planning (DRP) shall be responsible for administering the MMP. The DRP will also ensure that monitoring is documented through periodic reports and that deficiencies are promptly corrected. The designated environmental monitor will track and document compliance with mitigation measures, note any problems that may result, and take appropriate action to remedy problems. The project applicant is responsible for implementing all mitigation measures and demonstrating the effectiveness of the mitigation measures.

Each mitigation measure is categorized by impact area, with an accompanying identification of:

- The action required;
- When monitoring to occur (e.g., prior to issuance of grading permit, prior to issuance of building permits, post-construction/ongoing);
- The responsible agency or party; and
- The monitoring agency or party.

Table 4-1

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
A. GEOTECHNICAL RESOURCES				
Prior to issuance of grading or building permits, the following mitigation measures shall be revised as necessary to support an equivalent or greater level of environmental protection based on a design-level geotechnical investigation completed to the satisfaction of the County of Los Angeles Department of Public Works:				
4.A-1: The following materials are considered unsuitable and shall be removed and recompacted in the grading of the site: existing fill soils, colluvial deposits and slopewash, alluvial deposits, landslide debris, and terrace deposits. Their removal and recompaction mitigate the potential for seismic settlement.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
4.A-2: Landslides (or portions thereof) that remain in place and are not removed and recompacted following the grading of the project site shall be designated as Restricted Use Areas, in accordance with Los Angeles County Department of Public Works (LACDPW) requirements. Landslides designated as Restricted Use Areas and landslides that are removed and recompacted are identified in the Geotechnical Investigations prepared by Geolabs-Westlake Village (dated March, 6, 2004, August 23, 2004, January 3, 2005, November 16, 2006, April 13, 2007, and August 28, 2008).	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>4.A-3(a): Interior slopes with daylighted bedding conditions shall be analyzed for appropriate buttress design. Tall cut slopes in the southerly portion of the site are anticipated to expose friable, uncemented bedrock zones and large cobbles and boulders. Several of these slopes require stabilization in order to mitigate the potential for raveling and dislocation of cobbles and boulders. All stability fills and buttresses shall be provided with backdrains and shall incorporate the generalized stability fill key dimensions for the “refacing” of planned cuts slopes.</p>	<p>Submittal and approval of Grading Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DPW</p>
<p>4.A-3(b): Fill caps for cut/fill lots shall be constructed to provide uniform foundational support for future structures. Shallow cut lots and cut/fill lots shall be provided with a minimum 5-foot cap of compacted fill. Cut/fill lots underlain by 10 feet or less of compacted fill on the fill portion of the lot shall have the cut portion overexcavated a minimum of 5 feet below finish grade and replaced with compacted fill, thus providing a fill cap with a minimum 5-foot fill thickness. For those transition lots with 10 to 20 feet of fill on the fill side, the cut side shall be provided with a minimum 7-foot-thick fill cap. For those transition lots with in excess of 20 feet of fill on the fill side, the cut side shall be provided with a minimum 10-foot-thick fill cap. Fill caps shall extend a minimum of 5 feet beyond the perimeter footings.</p> <p>Where the backslope is 3:1 or steeper, the last bench prior to reaching the undercut shall be at least 15 feet in width. The 15-foot-wide bench is intended to</p>	<p>Submittal and approval of Grading Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DPW</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
reduce the steep dip of the fill-bedrock contact commonly created during undercutting.				
4.A-3(c): All vegetation, trash debris, or other deleterious material shall be stripped from the area to be graded. These materials shall be removed from the site and deposited at a local landfill or recycled on site. Soils bearing sparse grasses may be thoroughly mixed with at least ten parts clean soil and incorporated into the engineered fill. Other materials shall be removed from the site.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW/DRP
	Field verification	During grading	Applicant	DPW/DRP
4.A-3(d): Fill slopes, which toe onto sloping ground, shall be founded in bedrock, below the compressible surface soils. The key shall be at least 20 feet wide and 3 feet deep (measured on the downslope side). The bottom of the key shall be graded so that there is at least 1 foot of fall across its width (toward the upslope side). The key shall be located in front of the toe of slope (as shown on the plan) so that the outside limit of the key lies at or beyond a 1:1 projection from the planned toe of the slope.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
4.A-3(e): Fill-over-cut slopes shall have the fill founded on a 20-foot-wide bench cut into the bedrock or, where bedrock is not present in the cut portion of the slope, on a key cut below the toe of the slope. The 20-foot bench shall be graded to provide at least 1 foot of fall toward its upslope side. If keyed below the toe of slope, then the key shall be at least 20 feet wide, 3 feet deep (below the toe), and tilted (at least 1 foot) into the slope. The cut portion of the slope shall be exposed (and observed by a representative of a	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
	Field verification	During grading	Applicant	Representative of qualified geotechnical firm

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
qualified geotechnical firm) prior to constructing the fill portion of the slope.				
4.A-3(f): Exposed surfaces shall be scarified, moistened, or air-dried, as appropriate, and compacted to 90 percent of the material's maximum dry density prior to placement of fill.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
	Field verification	During grading	Applicant	DPW
4.A-3(g): Where the ground slopes steeper than 5:1 (horizontal: vertical), the fill shall be properly benched into bedrock.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
	Field verification during grading	During grading	Applicant	DPW
4.A-3(h): All fill slopes shall utilize mixed soils [sand with some proportion of fines; i.e., clayey sand] in the outer 20 feet of the fill slope in order to minimize the potential for surficial slope deterioration.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
4.A-3(i): Fill materials shall be placed in thin lifts, watered to near the material's optimum moisture content (or to near two percent over optimum moisture content and compacted to the applicable level of relative compaction prior to placing the next lift).	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW
	Field verification	During grading	Applicant	DPW
4.A-3(j): The 90 percent relative compaction standard applies to the face of fill slopes. This may be achieved by overfilling the constructed slope and trimming to a compacted finished surface, rolling the slope face with a sheepsfoot, or any method that achieves the desired product.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.A-3(k): All retaining walls constructed within the project site shall be constructed in accordance with the Los Angeles County Building Code requirements and a design-level geotechnical investigation.	Submittal and approval of Building Plans	Prior to issuance of building permits	Applicant	DPW
4.A-3(l): Backfill for retaining walls shall be properly compacted. An impervious cap shall be provided at the top of the backfill to retard infiltration of water.	Submittal and approval of Building Plans	Prior to issuance of building permits	Applicant	DPW
4.A-3(m): Slope setbacks set forth in the Los Angeles County Building Code shall be applied to residences and appurtenant structures. Structures situated within the setback area shall require special foundation design, which might include deepening footings, pile/caisson construction, and/or consideration of creep loads.	Submittal and approval of Building Plans	Prior to issuance of building permits	Applicant	DPW
4.A-3(n): Backfill for utility trench excavations shall be compacted to at least 90 percent relative compaction. Where installed in sloping areas, the backfill shall be properly keyed and benched.	Submittal and approval of Improvement Plans	Prior to issuance of Improvement Plan	Applicant	DPW
4.A-3(o): Those lots exposed to ascending natural slope conditions shall be provided with drainage ditches or swales, berms or impact walls, and/or small slopes descending from the pads to the natural slopes, to provide protection from potential debris flow hazard.	Submittal and approval of Grading Plan	Prior to issuance of grading permit	Applicant	DPW

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>4.A-4: Expansive lithologies shall be over-excavated where encountered within lots and streets in order to mitigate the potential for differential expansion. The depth of such over-excavation shall range between 7 and 10 feet.</p>	<p>Submittal and approval of Grading Plan Field verification</p>	<p>Prior to issuance of grading permit During grading</p>	<p>Applicant Applicant</p>	<p>DPW DPW</p>
<p>4.A-5: During grading, soils containing significant fines content (cohesive soils) shall be preferentially placed in the outer five feet of fill slopes. In addition, the required 90 percent relative compaction standard shall be applied to the outer face of fill slopes in order to reduce the amount of infiltration and erosion. Cut slopes exposing erodible bedrock formations shall require stabilization with engineered fill.</p>	<p>Submittal and approval of Grading Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DPW</p>
<p>B. HYDROLOGY AND WATER QUALITY</p>				
<p>4.B-1: Final drainage <u>improvement</u> plans for the project shall ensure that there is no displacement of flood plain area in the vicinity of Sierra Highway and its intersection with proposed Skyline Ranch Road through construction of a culvert, bridge, or combination thereof, within the flood plain area. Final drainage <u>improvement</u> plans and the culvert or bridge shall be designed during the engineering stage by a licensed engineer to ensure that the water surface shall be equal or lower than existing conditions both downstream and upstream of the proposed project entrance along Sierra Highway and adjacent properties during a 50-year storm event and that post-development flow rates shall be less than existing conditions downstream along Sierra Highway and adjacent properties. Final drainage <u>improvement</u> plans</p>	<p>Submittal and approval of final drainage plans/Drainage Concept Plan</p>	<p>Prior to issuance of phased grading permit</p>	<p>Applicant</p>	<p>DPW/City of Santa Clarita</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
to achieve these standards shall be designed to the satisfaction of, and approved by, the Los Angeles County Department of Public Works and City of Santa Clarita, Department of Public Works.				
<p>4.B-2: Prior to issuance of grading permits, the construction contractor shall prepare an Erosion Control Plan (ECP) that incorporates BMPs to specifically address and reduce the potential for erosion and sedimentation impacts on downstream receiving waters. The project shall include any combination of the following erosion control BMPs: Hydraulic mulch, preservation of existing vegetation, hydroseeding,¹ streambank stabilization, diversion of runoff (such as earth dikes, temporary drains, slope drains), velocity dissipation devices (outlet protection, check dams, and slope roughening/terracing), and dust control measures (such as sand fences and watering). Sedimentation control BMPs may include filtration devices and barriers (such as silt fencing, check berms, debris basins, sediment traps, fiber rolls, sandbags, gravel inlet filters, and straw bale barriers) and/or settling devices (such as sediment traps or basins). Stabilization control BMPs may include blankets, reinforced channel liners, soil cement, fiber matrices, geotextiles, or other erosion resistant soil coverings or treatments. The construction entrance(s)/exit(s) should also be stabilized (e.g. aggregate underdrain with filter</p>	Submittal and approval of Erosion Control Plan/Drainage Concept Plan	Prior to issuance of grading permit	Applicant	DPW/LARWQCB

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

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>cloth). Specific application of these BMPs shall occur before site runoff is discharged to proposed and existing off-site storm drain/flood control channel systems that ultimately discharge water to the Santa Clara River.</p> <p>The ECP shall be reviewed by the Los Angeles County Department of Public Works and by the Los Angeles Regional Water Quality Control Board for inclusion of appropriate and effective erosion and sedimentation controls.</p>				
<p>4.B-3: Prior to issuance of any grading permits, a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared by the construction contractor and submitted to the Los Angeles County Department of Public Works and the Los Angeles Regional Water Quality Control Board for approval. The SWPPP shall meet all applicable regulations by requiring controls of pollutant discharges that utilize best available technology economically achievable (BAT) and best conventional pollutant control technology (BCT) to reduce pollutants. The SWPPP shall be certified in accordance with the signatory requirements of the General Construction Permit.</p> <p>The SWPPP shall be developed and amended or revised, when necessary to meet the following objectives:</p> <ul style="list-style-type: none"> Identify all pollutant sources including sources of sediment that may affect the quality of storm water 	<p>Submittal and approval of Notice of Intent and Storm Water Pollution Prevention Plan/ Drainage Concept Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DPW/LARWQCB/ Construction Contractor</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>discharges associated with construction activity (storm water discharges) from the construction site;</p> <ul style="list-style-type: none"> • Identify non-storm water discharges; • Identify, construct, implement in accordance with a time schedule, and maintain Best Management Practices (BMPs) to reduce or eliminate pollutants in storm water discharges and authorized non-storm water discharges from the construction site during construction; and, • Develop a maintenance schedule for BMPs installed during construction designed to reduce or eliminate pollutants after construction is completed (post-construction BMPs). Paving operations shall be performed using measures to prevent runoff pollution. <p>In compliance with the SWPPP, non-stormwater level BMPs shall be implemented that include controls and objectives for vehicle and equipment maintenance, cleaning, and fueling, and potable water/irrigation practices. Material/waste management BMPs shall include: liquid waste management, spill prevention and control, hazardous waste management, and sanitary/septic waste management. Specific BMPs to be implemented by the construction contractor may include but are not necessarily limited to the following:</p> <ul style="list-style-type: none"> • Paving operations shall be performed using measures to prevent runoff pollution; 				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<ul style="list-style-type: none"> • Wash out areas for concrete trucks, construction vehicles and equipment, paint and stucco equipment, and other construction materials shall be designated, and containment measures employed, to prevent discharges of wash water; • Vehicle and equipment maintenance and fueling activities shall occur off-site to the degree feasible; • Construction area, street and pavement washing shall be controlled to preclude discharges of wash water; • Discharging super-chlorinated water pipe and sprinkler system flushing and test water to the storm drain system shall be prohibited; • All waste shall be properly stored and disposed of off-site; • Employees and subcontractors shall be trained in the prevention of storm water contamination; • Hazardous material (specifically chlorine- and ammonia-containing products) shall be stored in elevated (e.g., on pallets or a deck) and covered structures to prevent any contact between the chemicals and irrigation or precipitation; • All hazardous and chemical materials generated during construction (i.e., diesel fuel, hydraulic fluid, motor oil, etc.) shall be cleaned up and disposed of in compliance with Federal, State, and local laws, regulations and ordinances; and 				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<ul style="list-style-type: none"> All structure construction and painting areas shall be enclosed, covered, or bermed to prevent run-on/run-off in these areas and associated contamination of storm water. 				
<p>4.B-4: Prior to approval of a NPDES Stormwater Permit No. CAS004001 (Order No. 01-182) and issuance of a grading permit, the applicant or an applicant designee shall complete and have approved a Stormwater Quality Management Plan (SQMP) and a Standard Urban Stormwater Mitigation Plan (SUSMP) outlining usage of BMPs for non-point source pollution control measures to address pollutants from such sources as roofing materials, atmospheric deposition, grease, oil, suspended solids, metals, solvents, phosphates, fertilizers and pesticides. Post-construction structural or treatment BMPs shall be designed to meet performance standards that mitigate (treat) storm water runoff from either: 1) the 85th percentile 24-hour runoff event determined as the maximized capture storm water volume for the area, from the formula recommended in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87, (1998), or; 2) the volume of annual runoff based on unit basin storage water quality volume, to achieve 80 percent or more treatment by the method recommended in California Stormwater Best Management Practices Handbook—Industrial Commercial, (1993), or; 3) the volume of runoff produced from a 0.75 inch storm event, prior to its discharge to a storm water conveyance system; and, 4) the volume of runoff produced from a historical-</p>	<p>Submittal and approval of Stormwater Quality Management Plan and Standard Urban Stormwater Mitigation Plan/ Drainage Concept Plan</p>	<p>Prior to issuance of grading permit and approval of an NPDES Permit</p>	<p>Applicant</p>	<p>DPW/LARWQCB</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>record based reference 24-hour rainfall criterion for “treatment” (0.75 inch average for the Los Angeles County area) that achieves approximately the same reduction in pollutant loads achieved by the 85th percentile 24-hour runoff even. Furthermore, project BMPs and design features shall control peak flow discharge to provide stream channel and over bank flood protection, based on design criteria selected by the local agency.</p> <p>The range of BMPs, which shall meet the performance standards identified above, shall include but not be limited to the following to the extent feasible:</p> <p><u>Site Planning and Design BMPs</u></p> <p>Minimize Impervious Area and Directly Connected Impervious Areas</p> <ul style="list-style-type: none"> • Minimize impervious areas by incorporating landscaped areas over substantial portions of the project area. [For the Skyline Ranch Project, the area designated solely for uses with impervious surfaces are about 401 acres or 18 percent of the entire project site. This means the remaining 1,772 acres or 82 percent will be either vacant or in uses with impervious ground surface such as landscaped and park areas.] • If possible, minimize directly connected impervious areas by draining parking lots to landscaped areas, desilting (secondary infiltration) basins or other previous surfaces to promote filtration and infiltration of storm water, if landscaping slopes 				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>are less than 2 percent and the area is not directly adjacent to steep slopes (which promotes further erosion); or the area is being treated with catch basin inserts. Furthermore, lot runoff (from the pervious surfaces) shall be infiltrated from the graded pad areas through onsite pervious soils.</p> <ul style="list-style-type: none"> • To the extent practicable, utilize vegetated areas (e.g., parks, setbacks, end islands, and median strips) for biofiltration and/or bioretention of nuisance and storm runoff flows from parking lots. <p><u>Selection of Construction Materials and Design Practices</u></p> <ul style="list-style-type: none"> • Select building materials for roofs, roof gutters and downspouts that do not include exposed copper or zinc. • Construct streets, sidewalks, and parking lot aisles to the minimum widths as specified in the Los Angeles County Department of Public Work’s requirements (also in compliance with regulations for the Americans with Disabilities Act) for safety requirements for fire and emergency vehicle access and incorporate landscaped buffer areas between sidewalks and streets. <p><u>Conserve Natural Areas</u></p> <ul style="list-style-type: none"> • Concentrate or cluster the development on the least environmentally sensitive portions of the project site while leaving the remaining land in a natural, undeveloped condition. [For the Skyline Ranch 				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Project, about 1,551 acres of the site (71 percent of the project site) is proposed to remain undeveloped, including 1,355 acres to be designated as natural open space through the establishment of the Skyline Ranch Conservation Area (SRCA) .]</p> <ul style="list-style-type: none"> Maximize canopy interception and water conservation by preserving existing native trees and shrubs and planting additional native or drought tolerant trees and large shrubs. [For the Skyline Ranch Project, approximately 71 percent of the project site is proposed to remain undeveloped, and along the perimeter of the site, landscaping would consist of a mix of native, drought-tolerant and non-invasive plant species.] <p><u>Protect Slopes and Channels</u></p> <ul style="list-style-type: none"> Protect slopes and minimize erosion potential by covering highly erodible soils with vegetative cover (preferably native or drought tolerant plants), route flows safely from or away from steep and or sensitive slopes, stabilize disturbed slopes. All slopes within the project should be designed and constructed to minimize erosion. Protect channels and minimize erosion by controlling and treating flows in landscaping and/or other controls prior to reaching existing natural drainage systems; stabilize channel crossings; ensure that increases in runoff velocity and frequency caused by the project do not erode 				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>the channel; install energy dissipaters (riprap), at the outlets of storm drains, culverts and conduits.</p> <p><u>Source (non-structural) Control BMPs</u></p> <ul style="list-style-type: none"> • Drain Inlet Stenciling or Signage. Stenciling (or signage) is intended to raise public awareness and limit illegal dumping of trash, debris, oil, and other pollutants into storm drains. "Stenciling" may be accomplished via a traditional stencil or via the use of grates with text such as "Warning! Drains to Ocean" notes or other equivalent symbols. All catch basins and inlets shall be stenciled. • Irrigation Controls and Management. Irrigation controls shall be implemented to ensure that irrigation is conducted efficiently. Where feasible, plants with similar watering requirements shall be grouped in order to reduce excess irrigation runoff and promote surface filtration. Efficient irrigation systems may include computerized and/or radio telemetry that controls the amount of irrigation based on soil moisture or other indicators. • Proper Application of Fertilizers and Pesticides. Best management practices shall be implemented to minimize the application of fertilizers, pesticides, and other landscape management products on slopes and landscaped areas maintained by the homeowner's association (HOA) and/or landscape maintenance districts (if any). Examples of these management practices include, but are not to limited to: the use of slow release 				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>fertilizers, applying fungicides only to greens to limit the use of pesticides, and closely monitoring weather forecast to ensure appropriate timing (during dry periods) for the application of landscape management products.</p> <ul style="list-style-type: none"> Community Education Program. Public education shall be used to reduce the potential for hazardous materials entering the storm drain system. This shall be accomplished through distribution of brochures or other materials to property managers, owners and occupants, and employees at the time of initial sale or lease of property or hiring of employees and periodically thereafter. Brochures shall discuss, among other topics and as appropriate for the audience: 1) the importance of downstream water bodies, the storm water system, management of fertilizers, pesticides, and other harmful chemicals, 2) the impacts of dumping oil, antifreeze, pesticides, paints, and other pollutants into storm drains and proper handling and disposal of these materials, 3) effective cleaning practices such as the cleaning of vehicles only in maintenance areas where the water will be recycled or routed to the sanitary sewer system to prevent nuisance flows, 4) the benefits of the prevention of excessive erosion and sedimentation, 5) the benefits of proper landscaping practices, 6) pavement clean-up practices, 7) the impacts of over-irrigation, 8) swimming pool draining practices, and 9) other relevant issues. 				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<ul style="list-style-type: none"> • Prevention of Nuisance Flows. Grease traps shall be included for school cafeterias (if any). Draining swimming pools into storm drains shall be prohibited. These flows shall be properly connected to sewer lines. • Pavement Sweeping Program. The majority of roads in the project area are proposed to be dedicated to the public, and would thus be maintained by the Los Angeles County Department of Public Works. The County has street sweeping programs that will help control trash, vegetation debris and sediment that may accumulate on roadways. Other non-public roadways shall also be periodically swept. • Litter Control Program & Design of Trash Storage Areas. A program for litter control shall be implemented to control litter in common areas. The program may include standards for proper placement and emptying of trash receptacles, practices to ensure that trash bins are maintained in the closed position, and regular removal of trash from parking and landscaped areas. In conjunction with the litter control program, trash storage areas shall be designed to prevent introduction of pollutants into runoff. The design principles to prevent this pollution from occurring are using impervious surfaces for storage areas which prevent run-on from adjacent areas, ensuring that there is no connection of trash drains to the storm drain system, and keeping lids on all trash 				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>receptacles in addition to the use of roofs or awnings to minimize direct precipitation.</p> <ul style="list-style-type: none"> • Proper Connection and Maintenance of Sewer Lines. Sewer lines shall be properly connected and adequately maintained. • Activity Restrictions (Conditions, Covenants, and Restrictions). For source control BMPs, County maintenance and implementation of BMPs or Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared requiring maintenance and implementation of BMPs by the HOA for the purpose of surface water quality protection, or use restrictions shall be developed through lease terms. • BMP Maintenance. Los Angeles County shall assume responsibility for the inspection and maintenance of structural BMPs within their boundaries. For the public school site, the school district with jurisdiction shall be responsible for the inspection and maintenance of structural BMPs. For private roads and private parks the HOA shall be responsible for BMP maintenance. • Common Area Drainage Facility Inspection. Privately-owned common area drainage facilities shall be inspected each year and, if necessary, cleaned and maintained prior to the storm season. <p><u>Structural and Treatment Control BMPs</u></p> <p>Implementation of NPDES General Permit requirements entails the use of post-construction</p>				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>structural controls that will remain in service to protect water quality throughout the life of the project. Therefore, these BMPs will need to be regularly maintained for proper function. As Los Angeles County will assume maintenance of BMPs in public rights-of-way, the main structural BMPs recommended below are systems that the County currently approves of for use within their jurisdiction. Final selection, design and siting of structural BMPs will ultimately depend on the project-wide drainage plan approved by the County. The following BMP options were selected due to their relative effectiveness for treating potential pollutants from the project site; as well as consideration for County of Los Angeles requirements and acceptance of these systems (as they would be maintained by the County), site feasibility, relative costs and benefits; and other constraints. The recommended BMP design flow rates, volumes, types and other specifications will be provided during final design stage of the project (with hydrology map approval).</p> <ul style="list-style-type: none"> Hydrodynamic Separator Systems and Gross Solids Removal Devices. Hydrodynamic Separation Systems (HSS) and Gross Solids Removal Devices (GSRDs) are flow-based, flow-through BMPs that are installed within a storm drain line in order to remove large sediment particles and associated storm water pollutants, as well as trash, oils, and grease. HSS and/or GSRDs, such as a Continuous Deflective Separator (CDS), manufactured by CDS Technologies, Inc., supplemented with oil absorbent materials (such as pellets), are 				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>recommended for use at various locations in the proposed storm drain systems. Depending on the particular model and manufacturer, maintenance shall occur quarterly to yearly for clean-outs. Cleaning after a storm event may also be required. Inspection is required to make certain that the unit is operating correctly and to make any repairs.</p> <ul style="list-style-type: none"> • Stormscreen. The StormScreen is a manufactured patented BMP by CONTECH Stormwater Solutions, Inc., designed to remove mostly trash and debris and larger suspended solids at high flow rates. The StormScreen is comprised of a grouping of StormScreen cartridges placed in a precast or cast-in-place concrete vault. Although maintenance may be required within six (6) months of project completion due to erosion occurring on newly constructed sites, it is intended that the StormScreen be maintained annually by the Los Angeles County Department of Public Works, Flood Control Division. For the StormScreen maintenance, during the first year, an inspection is recommended every other month for the first six months of operation in order to develop an ongoing maintenance schedule. A visual inspection can be conducted without entering the vault. Sediments and water must be disposed of in accordance with all applicable waste disposal regulations. • Catch Basin Inserts. Catch basin inserts are flow-based BMP options for consideration at various locations to treat runoff before it enters the storm 				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>drain system by filtering or screening out sediments and associated storm water pollutants during dry weather and low flow events. During large flow events, they are typically designed to allow storm water runoff to bypass the inlet device and continue directly into the storm drain system. Although treatment levels are generally low for the pollutants of concern for this project, the inserts would provide pre-treatment of storm water runoff prior to further treatment at downstream BMPs. Drainage inserts could be replaced with HSS or GSRDs that perform similar functions and are interchangeable. At the time of final design, if the implementation of a CDS is deemed infeasible, a catch basin insert may be used in its place. Although maintenance requirements vary greatly depending on the particular model and manufacturer, they are typically maintained quarterly to yearly for clean-outs. Cleaning after a storm event and in anticipation of storm events after extended dry periods or periods of typical debris removal is recommended. Inspection will be required to make certain that the unit is operating correctly and to make any repairs.</p> <ul style="list-style-type: none"> • Detention/Retention Basins. Detention and retention basins require a fairly large amount of space to build them. Basins can be used on sites with slopes up to about 15 percent. The design should incorporate enough elevation drop from the basins inlet to the outlet to ensure that flow can move through the system. These systems require 				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>regular maintenance (semi-annual and annual), as well as sediment removal from the forebay every 5 to 7 years and monitoring the sediment accumulation and removal when the volume has been significantly reduced (about every 25 to 50 years). Basins shall be properly maintained to avoid safety hazards.</p>				
C. BIOLOGICAL RESOURCES				
<p>4.C-1 Mitigation for grading and fuel modification impacts (calculated 200 feet beyond the limits of grading) to 467.9 acres of combined coastal sage scrub and disturbed coastal sage scrub (452.3 acres within on- and off-site, and 15.6 acres within on- and off-site fuel modification zones), 77.0 acres of coastal sage-chaparral scrub (69.9 acres within on- and off-site grading and 7.1 acres within on- and off-site fuel modification zones), and 2.8 acres of holly-leaved cherry scrub (2.1 acres within on-site grading and 0.7 acre within on- and off-site fuel modification zones) shall be provided by establishing a 1,355 acre conservation area [Skyline Ranch Conservation Area (SRCA)] within the northern portion of the study area as shown in Figure 2-3, Aerial View-Development and Conservation Area. The applicant shall cause the preservation of this 1,355-acre area through either a Declaration of Restrictions or a Conservation Easement, or dedication or transfer of the land to a conservation organization committed to the preservation of the land in perpetuity. A Declaration of Restrictions, Conservation Easement, or similar</p>	<p>Prepare a Declaration of Restrictions, Conservation Easement, or dedication or transfer to ensure the preservation of the 1,355 acre Skyline Ranch Conservation Area</p>	<p>Prior to transfer of SRCA</p>	<p>Applicant</p>	<p>DRP/Qualified Biologist</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>recorded instrument shall be placed and recorded in this area to ensure its long-term preservation. The applicant shall arrange for the long-term management of the property to ensure the long-term persistence of the property's biological resources through a non-profit organization, conservation-oriented entity, or entity with experience in biological resource conservation approved by the County. The applicant shall provide long-term funding to assure the management of the property to protect its biological resources in perpetuity. The SRCA includes approximately 623.9 acres of coastal sage scrub, 115.8 acres of disturbed coastal sage scrub, 248.6 acres of coastal sage-chaparral scrub, and 10.6 acres of holly-leaved cherry scrub. This area shall be preserved as natural open space. These 1,355 acres provide substantial ecological value based on the quantity, quality, and regional value of the habitats preserved. Establishment of the 1,355-acre SRCA shall achieve the following performance standards:</p> <ol style="list-style-type: none"> 1. Provision of sufficient quantity of habitat to offset vegetation impacts associated with the proposed project. When considering coastal sage scrub, disturbed coastal sage scrub, coastal sage-chaparral scrub, and holly-leaved cherry scrub collectively, this 1,355-acre area will provide close to 2:1 preservation of like and contiguous habitats [1,354.6 acres preserved vs. 642.1 acres impacted (621.7 acres impacted by grading and 20.4 acres impacted by fuel modification)]. Preserved habitats are similar to those impacted 				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>by the project and most vegetation communities (with the exception of sycamore woodland), regionally common species, and special status plant and wildlife species impacted by the project are represented within the SRCA.</p>				
<p>2. An on-going maintenance and management program shall be adequately funded and implemented to ensure the long-term integrity of biological resources within the 1,355-acre SRCA. Direct and indirect degradation of habitat shall be prevented in part through steep topography that separates the SRCA from the proposed development area and through the prohibition or restriction of uses within the SRCA.</p> <p>3. The SRCA shall include signage, where appropriate, and other management practices to discourage off-road vehicles, domestic pets, and other activities harmful to natural lands.</p> <p>4. Any continued use of lands within the SRCA (such as film-making) shall be subject to approval by the SRCA habitat manager and restricted to uses that are not incompatible with the resource conservation objectives of the SRCA.</p>	<p>Establishment, submittal, and approval of maintenance and management program for the SRCA to DRP</p>	<p>Post-Construction/Ongoing</p>	<p>Applicant and subsequent owner(s)</p>	<p>DRP/Qualified Biologist</p>
<p>5. A 21.6-acre Mitigation Exchange Area shall be provided to replace the 21.6 acres of preserve area that would be disturbed within Tract 46018 due to the construction of Skyline Ranch Road. This shall be established separately from the SRCA through an agreement between the applicant,</p>	<p>Establish a 21.6-acre Mitigation Exchange Area through an agreement between the applicant, Shapell-Monteverde Partnership,</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DRP/ACOE</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Shapell-Monteverde Partnership (owner of the recorded Tract 46018), the Army Corps of Engineers, and the County of Los Angeles.	the Army Corps of Engineers, and the County of Los Angeles			
6. Following grading operations any areas that have been disturbed within the 50-foot grading buffer zone; which includes coastal sage scrub (10.7 acres), disturbed coastal sage scrub (6.1 acres), coastal sage-chaparral scrub (3.3 acres), non-native grassland (1.8 acres), disturbed (0.8 acres), holly-leaved cherry scrub (0.7 acres) and sycamore riparian woodland (0.2 acres), shall be restored to pre-graded conditions by a qualified biologist. Restoration shall be designed to provide the same vegetation resources and habitat value as those removed within the buffer zone. At the end of all project grading, proposed restoration actions within the buffer zone (if necessary) shall be presented in a restoration plan provided to the County. Following approval by the County, restoration shall be initiated and completed according to the approved restoration plan.	Submittal and approval of a restoration plan	Following grading operations and prior to issuance of building permit	Applicant	DRP/Qualified Biologist
4.C-2: As detailed in the Habitat Mitigation and Monitoring Plan (HMMP) prepared by GLA, mitigation for impacts to 5.22 acres of Army Corps of Engineers (ACOE) and RWQCB jurisdiction, none of which consists of jurisdictional wetlands, and 9.30 acres of California Department of Fish and Game (CDFG) jurisdiction (of which 2.91 acres is vegetated riparian habitat) shall be accomplished by the applicant through the following:	Comply with provisions of Habitat Mitigation and Monitoring Plan and obtain permits from the Army Corps of Engineers, the Regional Water Quality Control Board, and from the California Department	Prior to transfer of SRCA	Applicant	DRP/ACOE/LARWQB/CDFG

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>1. The preservation of 1,355 acres of natural open space within the SRCA through the use of a conservation easement or the dedication of such land to a qualified conservation organization. This 1,355-acre area includes approximately 5.35 acres of ACOE and RWQCB jurisdiction, none of which consists of jurisdictional wetlands and approximately 5.71 acres of CDFG jurisdiction (of which 0.31 acre is vegetated riparian habitat).</p> <p>2. The preservation of 1.53 acres of southern vernal pool and artificial pool habitats within the SRCA subject to RWQCB jurisdiction.</p> <p>3. On-site establishment of 7.27 acres of sycamore/cottonwood riparian woodland within Plum Canyon.</p> <p>As described further in the HMMP, the proposed 7.27-acre sycamore riparian woodland (mitigation site) will be established within portions of Plum Canyon on-site within the SRCA as shown in Figure 4.C-7, Proposed Conservation and Mitigation Areas, on page 4.C-74. Hydrology is currently present at the mitigation site and the mitigation site supports Cortina sandy loam and Saugus loam which are conducive to the establishment of sycamore riparian woodland. An ACOE-approved reference site will be used prior to implementation of the mitigation program to provide the necessary data to measure the performance of the mitigation site.</p>	<p>of Fish and Game</p>			

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>The plant palette for the proposed mitigation site includes the planting of two riparian species; 727 one-gallon containers of Fremont cottonwood and 1,818 one-gallon containers of western sycamore. One-gallon upland buffer species will also be planted including chamise, hoaryleaf ceanothus, California buckwheat, deerweed, coast prickly pear, snake cholla, scrub oak, white sage, black sage, and our Lord's candle. A seed mix of 12 native shrub and herbaceous species will also be used.</p> <p>The planting of a sycamore riparian woodland in the vicinity of the holly-leaved cherry woodland is not intended to, nor is it expected to, result in an inadvertent conversion of the riparian area from holly-leaved cherry to sycamore woodland. The creation of 7.27 acres of sycamore riparian woodland within Plum Canyon within the SRCA is expected to provide an overstory on the edges of the holly-leaved cherry woodland that replicates the conditions currently found in Drainage 5 (where impacts are proposed). On-site occurrences of both species indicate that they can exist concomitantly without the risk of conversion from one type to another altogether. With appropriate spacing and the use of drip irrigation on the planted sycamores, the existing swath of holly-leaved cherry will not be adversely affected by the addition of the sycamore riparian woodland.</p>				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>The HMMP includes a number of features to ensure the success of the mitigation site including supervision by a qualified habitat restoration specialist, a 5-year qualitative and quantitative monitoring program, contractor education, the use of mycorrhizal fungi, supplemental irrigation, regular maintenance (e.g., exotic vegetation control, pest control, trash removal), and adaptive management assurances.</p> <p>The Hybrid Functional Assessment (HFA) conducted by GLA (2009) concluded that the proposed project, considering off-setting mitigation measures, would result in a 25 percent increase in the total functionality of the aquatic features remaining within the SRCA after project implementation.</p> <p>In addition to the measures proposed above, the project will require permits from the ACOE under section 404 of the Clean Water Act (CWA), from the Regional Water Quality Control Board (RWQCB) under section 401 of the CWA, and from the CDFG under section 1602 of the State Fish and Game Code. Should the ACOE, RWQCB, and/or CDFG impose additional or greater mitigation measures on the project for these impacts, those measures – to the extent that they exceed what is required by the measures contained herein – may be substituted for the measures set forth herein, as the County does not intend to require the project to mitigate twice for the same impact once the project has already mitigated the impact below a level of significance.</p>				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>4.C-3: In order to avoid impacts to nesting birds protected by the Migratory Bird Treaty Act and raptors protected by State Fish and Game Code, project grading and vegetation removal should take place outside of the nesting season, roughly defined as mid-February to mid-August. If grading or vegetation removal is to take place during the nesting season, a biologist acceptable to Los Angeles County shall be present during vegetation clearing operations to search for and flag active nests so that they can be avoided. A raptor survey will also be required in the unnamed canyon prior to the fill of that drainage. An avoidance buffer of 100 to 500 feet (exact radius to be determined by the monitoring biologist) will be fenced around any active raptor nests and impacts to nests will be avoided until after the nesting season is over. After mitigation the anticipated impact on nesting birds is less than significant. The results of the nesting bird construction monitoring will be provided in writing to the CDFG and County Department of Regional Planning (DRP).</p>	<p>If grading or vegetation removal is to take place during the nesting season, a biologist shall survey and mark active nesting areas to avoid</p> <p>Conduct a raptor survey of the unnamed canyon prior to the fill of that drainage and delineate an avoidance buffer</p> <p>Provide written report documenting results of nesting bird construction monitoring/Field verification</p>	<p>Prior to grading</p> <p>Prior to grading</p> <p>After grading</p>	<p>Applicant</p> <p>Applicant</p> <p>Applicant</p>	<p>Qualified Biologist/DRP/CDFG</p> <p>DRP/CDFG</p> <p>DRP/CDFG/Qualified Biologist</p>
<p>4.C-4: To mitigate the loss of the coast live oak on-site (32 inches diameter at breast height [dbh]) in the southeastern section of the study area, an oak tree permit will be obtained from the County. The impacted oak tree will be replaced at a minimum ratio of 10:1 in the appropriate location at the interface between development and undeveloped areas. This ratio is in excess of the mitigation ratio set forth in the County ordinance, which is 2:1.</p>	<p>Obtain oak tree permit</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>DRP</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
No mitigation is necessary for oak woodlands regulated under SB 1334 because no oak woodlands occur within the study area.				
The loss of two California junipers within mixed coastal sage chaparral scrub shall be replaced in the landscaping scheme along roadways and in parks and other recreational areas at a minimum ratio of 3:1. Trees grown from local area stock shall be used, along with salvaged trees from the development area where possible.	Submittal and approval of Landscape Plan	Prior to issuance of grading permit	Applicant	DRP
To mitigate the potential loss of the coast live oak off-site, the Applicant shall obtain an oak tree removal permit from the City of Santa Clarita for the coast live oak tree that may be adversely impacted by trenching for the proposed 78-inch pipeline installation, prior to initiation of pipeline trenching and construction. To the extent feasible, impacts to areas within the drip line (or root system) should be avoided during construction.	Avoid root system during grading or obtain oak tree removal permit Field verification	Prior to issuance of grading permit During grading/construction	Applicant	DRP/DPW/City of Santa Clarita/Qualified Biologist
4.C-5: To mitigate potentially significant indirect impacts to open space areas adjacent to fuel modification zones due to the possible spread of invasive plant species, the proposed project shall incorporate the use of native plant species to the maximum extent practicable and avoid the use of plant species known to be highly invasive adjacent to open space areas. The plant palette for the fuel modification areas adjacent to open space areas shall be consistent	Submittal and approval of Fuel Modification Plan and Landscape Plan	Prior to issuance of grading permit	Applicant	Fire Department/DRP

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
with the County of Los Angeles Fire Department Fuel Modification Plan Guidelines ² and shall focus on native species provided in the table of desirable plant species.				
D. CULTURAL AND PALEONTOLOGICAL RESOURCES				
<p>4.D-1(a): Archaeological Monitoring. Archaeological Monitoring. At the commencement of project grading or construction, all workers associated with earth disturbing activities (particularly remedial grading and excavation) shall be given an orientation regarding the possibility of exposing unexpected archaeological material and/or cultural remains by a qualified archaeologist who satisfies the Secretary of the Interior’s Professional Qualification Standards for Archaeology (prehistoric/historic archaeology) pursuant to 36 CFR 61. The archaeologist shall also instruct the workers as to what steps are to be taken if such a find is encountered. Due to the moderate sensitivity and possibility of buried cultural materials within the project area, it is recommended that initial grading and ground disturbing activities in areas determined to be sensitive (primarily those areas proximal to recorded sites) be monitored by an archaeologist who meets the Secretary of the Interior’s Professional Qualifications Standards for Archaeology (prehistoric/historic archaeology) pursuant to</p>	<p>Provide orientation to all workers associated with earth disturbing activities. Monitor initial grading and ground disturbing activities. Stop work if cultural remains are discovered and notify the applicant and County. If necessary, formulate and implement a mitigation plan.</p>	<p>Prior to and during grading/construction</p>	<p>Applicant</p>	<p>Qualified Archaeologist/DPW</p>

² County of Los Angeles Fire Department, Fuel Modification Unit, Prevention Bureau, Forestry Division, Brush Clearance Section. Fuel Modification Plan Guidelines. January 1998. Available at <http://www.fire.lacounty.gov/Forestry/PDF/FuelModificationPlan.pdf>.

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>36 CFR 61. The archaeologist shall have the authority to stop work if sensitive or potentially significant cultural remains are discovered during excavation or ground disturbing activities. Test excavations may be necessary to reveal whether such cultural materials are significant. In the event the archaeologist indicates that a significant or unique archaeological/cultural find has been unearthed, grading operations shall cease in the affected area until the geographic extent and scientific value of the resources can be reasonably verified. Upon such discoveries the archaeologist shall notify the applicant and Los Angeles County. Any excavation and recovery of resources shall be performed by a qualified archaeologist using standard archaeological techniques. If necessary, a mitigation plan shall be formulated. Work in the area shall only resume with the approval of the project archaeologist. Artifacts, notes, photographs, and other project materials recovered during the monitoring program shall be curated at a facility meeting federal and state standards.</p>				
<p>4.D-1(b): Human Remains. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner will notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely</p>	<p>Stop work if human remains are discovered and notify County Coroner. If the remains are Native American then follow recommendations of Most Likely Descendent for disposition.</p>	<p>During grading/construction</p>	<p>Applicant</p>	<p>DPW/County Coroner/NAHC/MLD Representative</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Descendent (MLD) of the deceased Native American, who will have 24 hours to make a formal recommendation as to disposition of the remains. All work associated with the remains will be done respectfully, and with recognition that the remains are considered sacred. All work in the area of the remains will be monitored by an authorized representative of the MLD.</p>				
<p>4.D-2(a): Paleontological Survey and Treatment Program. Prior to the implementation of grading or construction related activities, a qualified paleontologist shall be retained by the applicant to survey the project area to relocate known fossil localities, and determine the most sensitive areas. A qualified paleontologist is defined as a paleontologist meeting the criteria established by the Society for Vertebrate Paleontology including institutional affiliations/credentials, ability to recognize and recover vertebrate fossils in the field, local geological and biostratigraphic expertise, proficiency in identifying vertebrate fossils, publications in scientific journals. Following the survey, a paleontological resources monitoring and mitigation program will be developed by the qualified paleontologist that will include salvage of known fossil resources, areas that will be monitored during project-related earth-moving activities. The paleontological resources monitoring and mitigation program shall be submitted to the County for review and approval prior to construction grading activities. The program shall define specific procedures for construction monitoring; emergency discovery; sampling and data recovery, if</p>	<p>Conduct paleontological survey. Submittal and approval of a paleontological resources mitigation and monitoring program.</p>	<p>Prior to issuance of grading permit and during grading/construction</p>	<p>Applicant</p>	<p>Qualified paleontologist/DPW</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
needed; museum storage of any specimen and data recovered; preconstruction coordination; and reporting. Any curation costs shall be incurred by the applicant.				
4.D-2(b): Paleontological Monitoring. The paleontological monitor, who has been trained by a qualified paleontologist to identify vertebrate fossils, shall monitor earth-moving construction activities at depths determined to be sensitive as specified in the County approved monitoring plan. Monitoring will not be conducted in areas where the ground has been previously disturbed or in areas where exposed sediment will be buried, but not otherwise disturbed.	Monitor sensitive areas as determined in the County approved monitoring plan.	During grading/construction	Applicant	Qualified Paleontologist/DPW
4.D-2(c): Paleontological Data Recovery. Prior to the start of grading or construction related activities, construction personnel involved with earth-moving activities shall be informed of procedures to follow if fossil remains are encountered. In the event that paleontological resources are encountered during construction-related earth-moving activities, all work shall cease within the immediate area and be redirected elsewhere until the paleontological monitor has evaluated the situation and provided recommendations for the protection of, or mitigation of adverse effects to, significant paleontological resources assessed. Upon such discoveries, the contractor shall notify the applicant and Los Angeles County. Procedures for mitigating potential impacts to significant paleontological resources shall follow the monitoring and mitigation program previously developed under this mitigation measure. Construction work within this	Provide orientation to all workers associated with earth disturbing activities. Stop work if paleontological resources are encountered. Evaluate resources and provide recommendations for mitigation. Notify the applicant and County.	Prior to and during grading/construction	Applicant	Qualified Paleontologist/DPW

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
area shall resume upon approval from the principal project paleontological monitor.				
E. VISUAL QUALITIES				
4.E-1: During construction, the applicant or his contractors shall locate equipment, stockpiles, and staging areas out of direct public or private view to the extent feasible.	Field Verification	During construction	Applicant	DPW/DRP
4.E-2(a): To reduce the significant aesthetic impact associated with graded slopes and paved terrace drains along the southern entrance to the project site, the slopes on both sides of proposed Skyline Ranch Road shall be revegetated and landscaped as soon as feasible following grading and roadway development. Landscaping in this area shall be selected and planted to screen proposed terrace drains from public views and to merge ornamental and native materials such that sharp contrasts in form and color with undeveloped areas are avoided.	Revegetate and landscape slopes on both sides of Skyline Ranch Road Field Verification	After grading	Applicant	DRP/DPW
4.E-2(b): A landscape plan for the planned residential development shall be prepared by a Landscape Architect with a plant palette that will merge ornamental and native materials such that shape contrasts in form and color are avoided with adjacent undeveloped areas. Trees and shrubs on streets, slopes and ridgelines should emphasize mounded rather than columnar forms (such as palm trees and cypress). Plantings on the hillsides to the south and east of the entry road shall be specifically selected, sized, and placed to soften angular forms created by grading at	Submittal and approval of Landscape Plan Maintain landscaping/Field verification	Prior to issuance of grading permit Post Construction/Ongoing	Applicant HOA	DRP DRP

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>the interface of manufactured slopes and natural hillsides. Furthermore, every effort shall be made as grading plans are finalized and during grading to create rounded landforms that are generally reflective of the natural topography of the area. Planting of common landscape areas shall be undertaken as soon as possible following grading to avoid prolonged view degradation. Landscaping on the site shall be routinely maintained by a homeowners association and/or through Covenants, Conditions and Restrictions (CC&Rs) throughout the life of the project. The landscape plan shall be subject to review and approval by the County prior to issuance of any grading permits.</p>				
F. TRAFFIC/ACCESS				
<p>4.F-1(a): Plum Canyon Road at Skyline Ranch Road/Heller Circle (South)): Prior to issuance of a certificate of occupancy, the project shall redesign and construct the new east leg (Skyline Ranch Road) to include one left-turn lane, one shared left/through lane, and one right-turn lane; and restripe the existing west leg (Heller Circle South) to consist of one left-turn lane and one shared through/right-turn lane; and restripe the existing north leg (Plum Canyon Road) left-turn pocket to allow the left-turn movement. Implementation of improvements and fair share determination shall be coordinated with adjoining Tract 46018, since many of the stated improvements are conditions of approval for Tract 46018 and are required to be in place prior to occupancy of Tract 46018 or the proposed project.</p>	<p>Coordinate roadway improvements for Plum Canyon/Skyline Ranch Road/Heller Circle and payment of fair share fees with adjoining Tract 46018</p>	<p>Prior to issuance of a certificate of occupancy</p>	<p>Applicant</p>	<p>DPW</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.F-1(b): Golden Valley Road at Plum Canyon Road: The project shall pay its fair share (53 percent) to restripe the northbound Golden Valley Road approach to provide a second left-turn lane, for a total of two northbound left-turn lanes, one northbound through lane, and one northbound right-turn lane. Timing of improvement shall be determined by the County based on Bridge and Thoroughfare (B&T) District priorities.	Payment of fair share fees	Prior to final tract map approval	Applicant	DPW
	Submittal and approval of striping plans for Improvements to Golden Valley Road	Prior to final tract map approval	Applicant	DPW
	Construction of improvements	To be determined based on B&T District priorities	Applicant	DPW
4.F-2(a): Sierra Highway at Soledad Canyon Road: The project shall pay its fair share (100 percent) to add a second southbound left-turn lane, for a total of five approach lanes and reconfigure the approach lanes as two left-turn lanes, two through lanes, and one right turn lane, so as to mirror the northbound approach. This improvement may require the acquisition of additional right-of-way to widen the southbound approach of the north leg. Timing of improvement shall be determined by the City based on B&T District priorities.	Payment of fair share fees	Prior to final tract map approval	Applicant	DPW/City of Santa Clarita
	Submittal and approval of striping plans for improvements to Sierra Highway	Prior to final tract map approval	Applicant	DPW/City of Santa Clarita
	Construction of improvements	To be determined based on B&T District priorities	Applicant	DPW/City of Santa Clarita
4.F-2(b): Sierra Highway at Skyline Ranch Road: Prior to the issuance of the 301st building permit the project shall construct a new intersection for project access; provide one northbound left-turn lane, two northbound through lanes, two southbound through lanes, one eastbound left-turn lane, and two eastbound right-turn lanes; and install a traffic signal. The placement of the new west leg should be of sufficient distance from the Sierra Highway centerline to allow	Submittal and approval of striping plans for intersection improvements to Sierra Highway at Skyline Ranch Road	Prior to final tract map approval	Applicant	DPW/City of Santa Clarita
	Construction of improvements	Prior to issuance of the 301 st building	Applicant	DPW/City of Santa Clarita

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
for the eventual addition of a third southbound through lane as identified in the City of Santa Clarita General Plan Circulation Element.		permit		
4.F-3: In the event the State approves a Caltrans impact fee mitigation program prior to implementation of the proposed project, the applicant shall pay a fair share to fund programmed improvements to Highway 14 that would mitigate the project's contribution to cumulative impacts on the highway. Such improvements may include the addition of HOV lanes, truck lanes, and additional mixed flow lanes to the segments of Highway 14 between Sand Canyon Road to south of the Sierra Highway interchange, that have been identified in the Short Range Plan outlined in the North County Combined Highway Corridors Study.	Payment of fair share fees if Caltrans impact fee mitigation program approved and implemented by the State	Prior to implementation of the project (if Caltrans impact fee program implemented)	Applicant	DPW/Caltrans
G. NOISE				
4.G-1(a): Construction truck routes and equipment shall, to the extent feasible, avoid residential areas and roadways adjacent to noise sensitive receptors.	Submit a copy of approved Building Plans with note referencing noise attenuation measures	During construction	Applicant/Contractor	DPW
	Field Verification	During construction	Applicant/Contractor	DRP

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.G-1(b): Wherever heavy duty truck traffic associated with project construction utilizes roadways with adjacent noise sensitive receptors, the trucks shall avoid peak hour traffic in order to minimize potential truck idling in proximity to these receptors.	Submit a copy of approved Building Plans with note referencing noise attenuation measures	During construction	Applicant/Contractor	DPW
	Field Verification	During construction	Applicant/Contractor	DRP
4.G-2(a): All construction activities within 300 feet of an occupied single- or multi-family residential lot shall be restricted to between the hours of 7:00 A.M. and 7:00 P.M. Monday through Friday, and between 8:00 A.M. and 6:00 P.M. on Saturday. Construction work shall be prohibited on Sundays, New Year’s Day, Independence Day, Thanksgiving Day, Christmas Day, Memorial Day, and Labor Day.	Submit a copy of approved Building Plans with note referencing noise attenuation measures	During construction	Applicant/Contractor	DPW
	Field Verification	During construction	Applicant/Contractor	DRP
4.G-2(b): The construction contractor shall provide at least 72-hour advance notice of the start of construction activities to all noise sensitive uses within 300 feet of on-site and off-site occupied residences. Notification shall be by mail. The announcement shall state specifically where and when construction activities will occur, and provide contact information for filing noise complaints. Notices shall provide tips on reducing noise intrusion, for example, by closing windows facing the planned construction.	Submit a copy of approved Building Plans with note referencing noise attenuation measures	Prior to beginning construction/During construction	Applicant/Contractor	DPW/DRP
	Prepare and distribute notice	Prior to beginning construction/During construction	Applicant/Contractor	DPW/DRP
4.G-2(c): When construction operations occur within 300 feet of on-site or off-site occupied residences, all feasible measures to reduce construction equipment noise levels at the residences shall be employed. These measures shall include among other things changing	Submit a copy of approved Building Plans with note referencing noise attenuation measures	During construction	Applicant/Contractor	DPW/DRP

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
the location of stationary construction equipment to increase the distance between the equipment and the receptors, shutting off idling equipment, notifying residents in advance of construction work, and installing temporary acoustic barriers around stationary construction noise sources.	Install temporary acoustic barriers	During construction	Applicant/Contractor	DRP
	Field verification	During construction	Applicant/Contractor	DRP
4.G-2(d): Prior to construction of structures on the residential lots east of existing residences east of Falcon Crest Drive and Bakerton Avenue, temporary acoustic barriers shall be erected along the rear lot lines within 300 feet of the western site boundary. The extent of this requirement, including the height, length, number of properties, etc., shall be determined by an acoustical consultant retained by the applicant with access to project-related design and construction information. These barriers may be constructed of any solid material, shall be continuous with no gaps, and shall remain in place until building construction on these lots is completed.	Submit a copy of approved Building Plans with note referencing noise attenuation measures	Prior to building construction	Applicant/Contractor	DPW/DPH
	Prepare acoustical study	Prior to building construction	Applicant	Acoustical Consultant/DPW/DPH
	Install temporary acoustic barriers	Prior to building construction	Applicant	DRP
	Field verification	During construction	Applicant	DRP
4.G-3(a): Prior to construction of any residential development along Skyline Ranch Road a detailed acoustical analysis report prepared by a qualified acoustical consultant shall be submitted to the County for review and approval. For all on-site single family residences that have rear and/or side yard lines within 100 feet from the centerline of the proposed Skyline Ranch Road, the acoustical analysis report shall describe and quantify the noise sources impacting the area and the measures required to meet the 60 dBA CNEL residential noise standard. Based on a	Submit a copy of approved Building Plans with note referencing noise attenuation measures	Prior to building construction	Applicant	DPW/DPH
	Submittal and approval of a detailed acoustical analysis report	Prior to building construction	Applicant	Acoustical Consultant/DPW/DPH
	Field verification	Prior to occupancy	Applicant	DRP

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
preliminary acoustical analysis included in Appendix G of this Draft EIR, the placement of a 6-foot high solid masonry wall is recommended at the locations shown in Appendix G, Figures 1 through 8, in order to achieve this noise standard.				
4.G-3(b): Balconies, greater than six (6) feet in depth, are considered exterior living areas and must also meet the exterior noise standard. Therefore, balconies shall either be discouraged from exposure to exterior noise levels greater than the 65 dBA CNEL (residences that are within 50 feet from the edge of the proposed Skyline Ranch Road) standard for single-family residences through architectural or site design, or balconies shall be enclosed by solid noise barriers, such as 3/8-inch glass or 5/8-inch Plexiglas or other equally effective construction materials to a height specified by a qualified noise consultant.	Submit a copy of approved Building Plans with note referencing noise attenuation measures	Prior to building construction	Applicant	Acoustical Consultant/ DPW/DPH
4.G-3(c): All on-site single-family residences within 50 feet of the Skyline Ranch Road right-of-way shall include whole-house air conditioning so that windows facing the roadway may be closed without compromising a comfortable interior living environment.	Submit a copy of approved Building Plans with note referencing noise attenuation measures Install air conditioning	Prior to building construction Prior to occupancy	Applicant Applicant	DPW/DPH DPW/DPH
4.G-4(a) Prior to issuance of building permits, a detailed acoustical analysis study shall be prepared by a qualified acoustical consultant for all on-site single family residences that have rear and/or side yard lines within line-of-site of the proposed school and/or park	Submit a copy of approved Building Plans with note referencing noise attenuation measures	Prior to issuance of building permits	Applicant	DPW/DPH

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>and shall be submitted to the County. This acoustical analysis report shall describe and quantify the noise sources impacting the area. In the event the report shows that noise levels for the residences would exceed applicable standards, measures shall be required to reduce noise to levels that are within applicable standards. Such measures may include:</p> <ul style="list-style-type: none"> • Locate student pick-up/drop-off and parking areas as far away from residences as feasible; • Arrange school buildings such that they will provide shielding between the play field and the residences; or • Provide acoustical walls with sufficient mass, length and height to break the line-of-sight between the residences and the play field. <p>The acoustical analysis report shall be subject to review and approval by the County and shall ensure compliance with applicable noise standards in the County Code.</p>	<p>Submittal and approval of a detailed acoustical analysis report</p>	<p>Prior to building construction</p>	<p>Applicant</p>	<p>Acoustical consultant/ DPW/DPH</p>
<p>4.G-4(b) Prior to completion of plans for the proposed elementary school and public park, a detailed acoustical analysis report shall be prepared by a qualified acoustical consultant in consultation with the Sulfur Springs School District and the County of Los Angeles Department of Parks and Recreation. The requirements set forth in the report shall ensure that on-site single family residences that have rear and/or side yard lines within line-of-site of the proposed school and/or park are not subject to unacceptably high levels</p>	<p>Submit a copy of approved Building Plans with note referencing noise attenuation measures</p> <p>Submittal and approval of a detailed acoustical analysis report</p>	<p>Prior to construction</p> <p>Prior to completion of plans for proposed elementary school and public park</p>	<p>Applicant</p> <p>Applicant</p>	<p>DPW/DPH</p> <p>DPW/DPH</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
of noise (i.e., noise levels in excess of the standards provided in the County Code) from school yard or park activities. The acoustical analysis report, subject to review and approval by the County, shall include requirements relating to the locations of courts and playfields and the materials and heights of property walls as necessary to support compliance with applicable noise standards in the County Code.				
H. AIR QUALITY				
<p>4.H-1(a): Develop and implement a construction management plan, as approved by the County of Los Angeles prior to issuance of a grading permit, which includes the following measures recommended by the South Coast Air Quality Management District (SCAQMD) to implement SCAQMD Rule 403.</p> <p>a. Ground cover shall be replaced in disturbed areas as quickly as practicable;</p> <p>b. Soil stabilizers/dust suppressants shall be applied to inactive disturbed areas in sufficient quantity and frequency to maintain a stabilized surface;</p> <p>c. Haul roads and site access roads shall be watered no less than three times daily;</p> <p>d. Disturbed surfaces shall be watered no less than two times daily;</p> <p>e. All stockpiles shall be covered with tarps as soon as practicable;</p>	Submittal and approval of a construction management plan	Prior to issuance of grading permit	Applicant	DPW/SCAQMD
	Implement construction management plan	During construction	Applicant	DPW
	Field verification	During construction	Applicant	DRP/DPW

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>f. Travel speed on unpaved surfaces shall not exceed 15 miles per hour;</p> <p>g. Provide a publicly visible sign and directly notify property owners in the vicinity of a contact person and telephone number to call regarding dust complaints; the contact person shall respond with appropriate corrective actions within 24 hours;</p> <p>h. Prohibit construction vehicle idling in excess of 10 minutes;</p> <p>i. Stockpiles, haul routes, staging locations, and parking areas shall be located as far as possible from adjacent residential uses;</p> <p>j. Pave or place gravel on all construction access roads at least 100 feet on to the site from the main road;</p> <p>k. Configure construction parking to minimize traffic interference;</p> <p>l. Provide temporary traffic controls when construction activities have the potential to disrupt traffic to maintain traffic flow (e.g., signage, flag person, detours);</p> <p>m. Schedule construction activities that affect traffic flow to off-peak hours (e.g., between 7:00 P.M. and 6:00 A.M. and between 10:00 A.M. and 3:00 P.M.);</p> <p>n. Develop a construction traffic management plan that includes the following measures to address</p>				

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>construction traffic that has the potential to affect traffic on public streets:</p> <ul style="list-style-type: none"> • Consolidate truck deliveries • Provide temporary dedicated turn lanes for movement of construction trucks and equipment on and off of the site; <p>o. Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at 800/242-4022 for daily forecasts;</p> <p>p. Use electricity from power poles rather than temporary fossil fuel-powered generators; and</p> <p>q. Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices.</p>				
<p>4.H-1(b): Maintain construction equipment and vehicle engines in good condition and in proper tune as per manufacturers' specifications and per SCAQMD rules, to minimize exhaust emissions.</p>	<p>Submittal and approval of a construction management plan</p>	<p>During construction</p>	<p>Applicant</p>	<p>DPW</p>
<p>4.H-1(c): All on-site heavy-duty construction equipment shall be equipped with diesel particulate traps as feasible.</p>	<p>Submittal and approval of a construction management plan</p>	<p>During construction</p>	<p>Applicant</p>	<p>DPW</p>
<p>4.H-2(a): Subdivisions and buildings will be required to exceed Title 24 of the California Code of Regulations (also known as the California Building Standards Code) 2005 requirements by 15 percent.</p>	<p>Submit a copy of approved Building Plans with note referencing Green Building Ordinance requirements</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<p>DPW/DRP</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.H-2(b): Lighting for public streets, parking areas, and recreation areas shall utilize energy efficient light and mechanical, computerized or photo cell switching devices to reduce unnecessary energy usage.	Submittal and approval of a Lighting Plan with note referencing Green Building Ordinance requirements	Prior to issuance of building permits	Applicant	DPW/DRP
I. WATER RESOURCES				
4.I-1 All appliances such as showerheads, lavatory faucets and sink faucets shall comply with efficiency standards set forth in Title 20, California Administrative Code Section 1604(f). Title 24 of the California Administrative Code Section 1606(b) prohibits the installation of fixtures unless the manufacturer has certified to the California Energy Conservation compliance with the flow rate standards.	Submit a copy of approved Building Plans with note referencing Green Building Ordinance requirements	Prior to issuance of building permits	Applicant	DPW/DRP
4.I-2 Low flush toilets shall be installed as specified in California State Health and Safety Code Section 17921.3 and the County Green Building Ordinance.	Submit a copy of approved Building Plans with note referencing Green Building Ordinance requirements	Prior to issuance of building permits	Applicant	DPW/DRP
4.I-3 All common area irrigation areas shall be capable of being operated by a computerized irrigation system which includes an onsite weather station/ET gage capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in	Submittal and approval of a Landscape Plan with note referencing Green Building Ordinance requirements	Prior to issuance of building permits	Applicant	DPW/DRP

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
the event of a mainline break or broken head. All common area irrigation controllers shall also include a rain sensing automatic shutoff.				
4.I-4 Common area landscaping shall emphasize drought-tolerant vegetation. Plants of similar water use shall be grouped to reduce over-irrigation of low-water-using plants. Those areas not designed with drought-tolerant vegetation shall be gauged to receive irrigation using the minimal requirements.	Submittal and approval of a Landscape Plan with note referencing Drought-Tolerant Landscaping Ordinance requirements	Prior to issuance of building permits	Applicant	DPW/DRP
4.I-5 Residential occupants shall be informed as to the benefits of low-water-using landscaping and sources of additional assistance in such.	Provide information to residents	Post occupancy	Applicant	DRP
L. LAW ENFORCEMENT SERVICES				
4.L-1(a): Prior to issuance of building permits, the project shall incorporate Crime Prevention Through Environmental Design (CPTED) features into the project, in coordination with and to the satisfaction of the Sheriff's Department. Such features should include, but are not limited to the following: <ul style="list-style-type: none"> • Lighting in parking lots and low-level security lighting; • Provision that doors and windows are visible from the street and between buildings; • Lighting of building address numbers to ensure visibility from the street for emergency response agencies; and • Landscaping that would minimize opportunities for hiding. 	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	Sheriff's Department

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.L-1(b): Prior to issuance of building permits, the applicant shall provide the Sheriff's Department with plans indicating the project's street circulation system and building addresses to facilitate emergency response.	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	Sheriff's Department
M. FIRE SERVICES AND HAZARDS				
4.M-1(a): Prior to issuance of building permits, the applicant shall pay fees pursuant to the Developer Fee Program or make an in-lieu donation, as determined appropriate by the Los Angeles County Fire Department (LACoFD).	Payment of fees or in-lieu donation	Prior to issuance of building permits	Applicant	LACoFD
4.M-1(b): Development of the project shall occur in accordance with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and hydrants.	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	LACoFD
4.M-1(c): Project buildings shall adhere to all applicable State and County Fire and Building Codes.	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	LACoFD
4.M-1(d): The project shall provide adequate emergency access. Access roads shall: <ul style="list-style-type: none"> • Provide a minimum width of 20 feet; • extend to within 150 feet of any exterior portion of all structures; • meet the minimum width requirements prescribed by the LACoFD; • be constructed with an all-weather surface; • have a minimum of 10 feet of brush clearance on each side; 	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	LACoFD

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<ul style="list-style-type: none"> • have an unobstructed vertical clearance clear-to-sky with the exception of protected tree species; • have a vertical clearance of 13.5 feet when protected tree species are overhanging; and • have a turning radii of no less than 32 feet. 				
4.M-1(e): A turning area satisfactory to the LACoFD shall be provided for all driveways exceeding 150 feet in length and at the end of all cul-de-sacs.	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	LACoFD
4.M-1(f): All fire lanes must be a minimum of 26 feet in width (clear-to-sky) and marked “NO PARKING—FIRE LANE.”	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	LACoFD
4.M-1(g): All access devices and gates for the proposed school shall comply with California Code of Regulations, Title 19, Article 3.05, including providing a minimum paved access width of 26 feet for circulation purposes.	Submittal and approval of final plans	Prior to completion of plans for proposed elementary school and public park	Applicant/Sulphur Springs School District	DRP/LACoFD
4.M-1(h): Proposed traffic calming measures shall be submitted to the LACoFD for review and approval.	Submittal and approval of applicable measures	Prior to issuance of building permits	Applicant	LACoFD
4.M-1(i) All fire hydrants shall: <ul style="list-style-type: none"> • Measure 6”x4” x 2-1/2” brass or bronze, conforming to current AWWA standard C503 or approved equal; • On-site hydrants shall be installed a minimum 25 feet from a structure or protected by a two- hour rated firewall; 	Submittal and approval of final plans	Prior to issuance of building permits	Applicant	LACoFD

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<ul style="list-style-type: none"> • Fire hydrants shall be installed, tested, and accepted prior to construction; • Vehicular access to fire hydrants shall be provided and maintained serviceable throughout construction. 				
<p>4.M-2: Prior to the issuance of any grading permit, a Fuel Modification Plan, consistent with the Fuel Modification Plan Guidelines, shall be submitted for review and approval by the Department of Regional Planning and the Forestry Division of the LACoFD to reduce the threat of wildfire. The Fuel Modification Plan shall require that applicant or homeowners association provide and maintain fuel modification and brush clearance zones around each on-site structure. Said plan shall be approved by the Forestry Division prior to completion of final landscape plans.</p>	<p>Submittal and approval of Fuel Modification Plan</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>LACoFD/DRP</p>
<p>S. GLOBAL CLIMATE CHANGE</p>				
<p>GHG Reduction Measure GCC-1: The builder shall strive to construct at least 10 percent of dwelling units in the proposed project with LIVINGSMART® features so as to achieve a minimum of 25 percent reduction in projected GHG emissions. The builder commits to offer enhanced advertising, education, and, if needed, other incentives to encourage market acceptance of these various energy- and water-conserving options.</p>	<p>Submit a copy of approved Building Plans with note referencing Green Building Ordinance requirements</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<p>DPW/DRP</p>

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
GHG Reduction Measure GCC-2: The builder shall plant approximately 40 trees per landscaped acre as a means to capture (sequester) carbon dioxide emissions and to provide shade to the buildings, which can decrease the need for air conditioning.	Submittal and approval of a Landscape Plan with note referencing Green Building Ordinance requirements	Prior to issuance of building permits	Applicant	DPW/DRP
GHG Reduction Measure GCC-3: To facilitate the extension of existing bus service to include Skyline Ranch Road, the builder shall work with the Santa Clarita Transit District to design and provide bus turnouts and shelters along Skyline Ranch Road.	Identify bus stop locations, turnouts, and shelters on final plans	Prior to issuance of building permits	Applicant	Santa Clarita Transit District/DRP
GHG Reduction Measure GCC-4: In order to increase awareness of green building practices and to promote water and energy conservation, the builder will develop and implement a green educational program. The program will include but not necessarily be limited to a pamphlet that educates and promotes conservation practices that homeowners can implement, with specific guidance on landscaping with drought tolerant plants, use of efficient irrigation systems, compact florescent lighting, and other measures that help lower GHG emissions.	Develop and implement green educational program and provide information to residents	Post occupancy	Applicant	DRP

Table 4-1 (Continued)

Skyline Ranch Mitigation Monitoring Program

Mitigation Measures	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
COMPLIANCE				
As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance reports to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required	Applicant and subsequent owner(s)	DRP
The subdivision shall conform to the design standards and policies of the Department of Public Works.	Submittal and approval of Public Works Plans	Prior to Final Map Approval	Applicant	DPW/DRP

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as changed/conditioned.

Applicant Signature

Date

No response within 10 days. Environmental Determination requires that these changes/conditions be included in the project.

Staff Signature

Date

Natural Resource Consultants

July 07, 2009

Mr. Hugh Hewitt
Hewitt & O'Neil LLP
19900 MacArthur Boulevard, Suite 1050
Irvine, CA 92612

SUBJECT: Status of Single Coast Live Oak Tree (*Quercus agrifolia*) on the Approximately 2,173-acre Skyline Ranch Site, Los Angeles County, California.

Dear Mr. Hewitt:

Natural Resource Consultants (NRC) was retained by Hewitt & O'Neil LLP to update the description of the single coast live oak (*Quercus agrifolia*) occurring on the Skyline Ranch site. This tree is proposed to be removed by project development and is described in the Draft Environmental Impact Report (DEIR) and associated Los Angeles Oak Tree Removal Permit for the Skyline Ranch project. NRC evaluated this tree in July of 2003 and, but for fire-damage incurred in October 2007 as described in this letter, is accurately described by the oak tree report dated April 10, 2007 (NRC 2007). No other oak tree occurs on-site. The following letter describes the methods, results and conclusions from NRC's 2009 evaluation of the oak.

SITE LOCATION AND DESCRIPTION

The Skyline Ranch site encompasses approximately 2,173 acres located in the upper Santa Clarita Valley north of Highway 14 (Antelope Valley Freeway) and the city of Santa Clarita in unincorporated northern Los Angeles County, California. The site is roughly defined by Sierra Highway (Mint Canyon) on the east and southeast, residential and future residential communities on the south and southwest, Plum Canyon Road on the west, Bouquet Canyon Road to the northwest, and Vasquez Canyon Road to the northeast. Plum Canyon forms the major drainage on-site and runs east-west, ultimately draining into Bouquet Canyon west of the site. The site ranges in elevation from approximately 1,445 feet adjacent to the residential community at the southwestern corner of the site to just over 2,400 feet on Beacon Hill west of Fitch Avenue and south of the extension of Arline Street that traverses Plum Canyon. At the north end of the site is Cruzan Mesa, a flat terrace bordered on the west, north, and east by steep escarpments.

Vegetation within Drainage 5 prior to the 2007 Buckweed fire was composed predominantly of various shrub communities, including coastal sage scrub, chaparral, coastal sage-chaparral scrub and holly-leaved cherry scrub. The one (1) coast live oak on-site occurred within Drainage 5 within the holly-leaved cherry scrub. All vegetation on-site was burned during the fire.

FIELD METHODS

NRC biologist Thomas Juhasz visited the site on July 03, 2009. The site visit focused on the location of the on-site coast live oak located in Drainage 5 within holly-leaved cherry scrub. NRC evaluated the current physical condition of the tree and surveyed the site to determine if any other oak trees had matured since the 2005 survey. Photographs of the single oak tree on the Skyline Ranch site are shown on Exhibit 1.



RESULTS AND DISCUSSION

MORPHOLOGY

Based on observation in July 2003 the single coast live oak on-site is a mature specimen located within a narrow seasonal drainage. The tree is estimated at 60 feet in height, with a partially resprouted crown occurring on one (1) of two (2) co-occurring trunks. The DBH was measured at approximately 32 inches with a circumference of 110.5 inches. The protected zone of the oak (canopy) reaches 74.9 feet at its widest point.

HEALTH

The oak incurred significant structural damage in the 2007 Buckweed fire. Epicormic sprouting has occurred on the eastern trunk, with approximately 75 percent canopy cover on the tree. No new growth was observed on the western trunk. Charred wood within the trunk indicates that the fire has permanently damaged the sapwood which performs the core transpiration activities of the tree. Basal sprouting is occurring on the dead trunk which has the potential for forming new trunks long term.

PARASITES AND DISEASES

The tree shows no signs of disease or parasite infestation. The tree is fire-damaged and is more susceptible to insect pests and disease than in pre-fire conditions. The occurrence of fungus and wood boring insects is possible in the near term based on existing fire damage.

PROPOSED MITIGATION

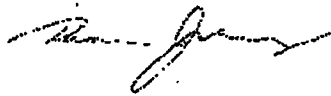
Consistent with the Draft DIER the Applicant proposes to plant a minimum of ten (10) 24" box coast live oaks in the proposed project's open space areas that are suitable for the long term establishment of oaks. Mitigation oaks shall be selected by a qualified oak tree consultant. All selected oaks will be in natural form with no lopping or other structural defects. All mitigation oaks shall be inspected for proper root development and any tree with a poorly developed root system (i.e. girdling etc) will be rejected. The precise locations of these mitigation plantings shall be evaluated by a qualified oak tree consultant in coordination with the project's landscape architect.

No other on-site oaks were observed within the impact zone of the proposed development.

If you have any questions or comments regarding this letter, please contact me directly at 949.497.0931 x213.

Sincerely,

NATURAL RESOURCE CONSULTANTS



Thomas Juhasz
Certified Arborist WE-8262A

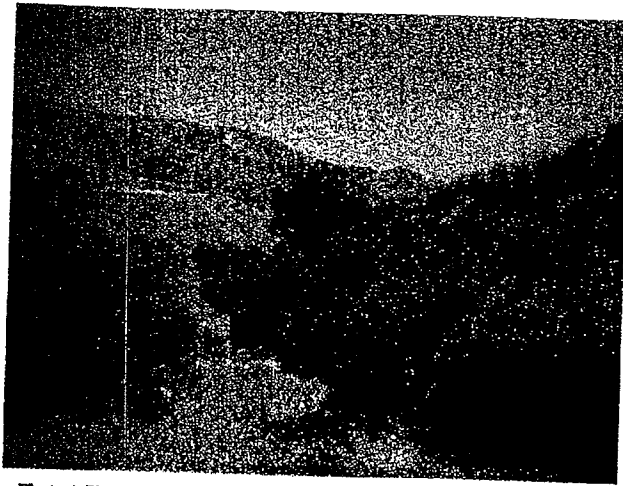


Photo 1 Photograph of coast live oak (*Quercus agrifolia*) looking northeast. The holly leaved cherry (*Ficus ilicifolia*) in the foreground is now three (3) to five(5) feet in height. Photo taken July 3, 2009.

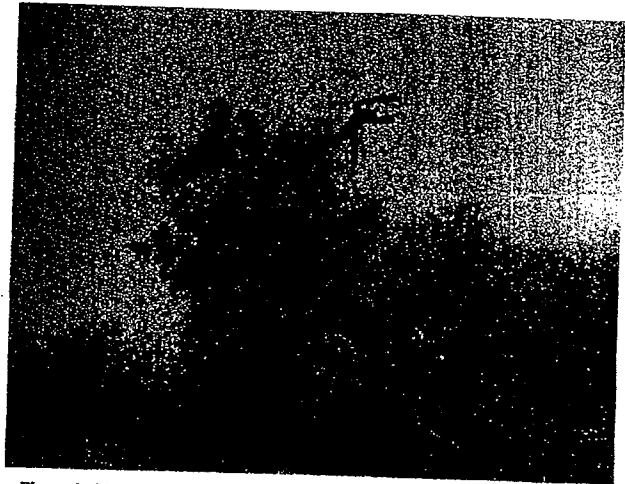


Photo 2 Photo of coast live oak facing east depicting dead western trunk. The sapwood within the trunk has been badly damaged by the 2007 Buckweed fire and the western half of the tree will likely not recover.



Photo 3 Photo of coast live oak depicting the flare of the eastern trunk. The eastern trunk suffered minimum damage from the fire.

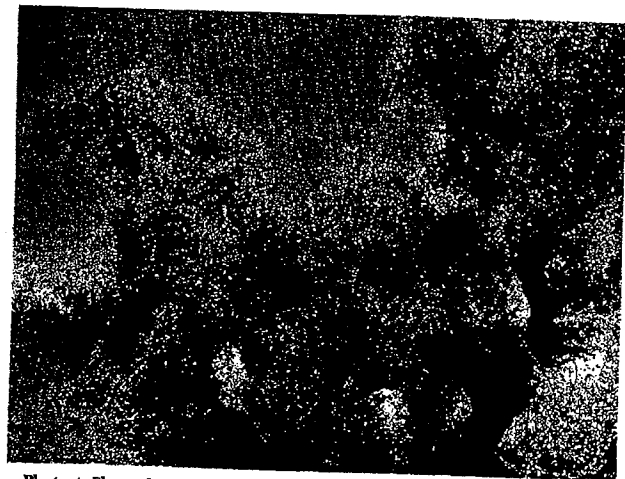


Photo 4 Photo of coast live oak looking west depicts the recovering canopy on the eastern trunk of the coast live oak. The epicormic sprouting originates from the main scaffolds of the tree, not the pre-fire branches. Photo taken July 3, 2009.

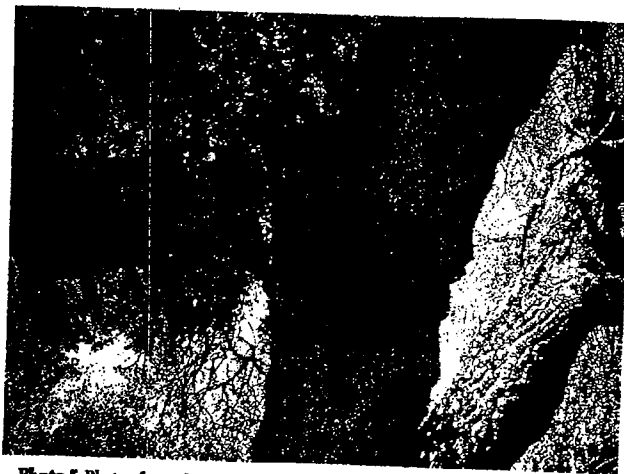


Photo 5 Photo of coast live oak depicting epicormic growth along the main scaffolds of the eastern trunk. Note the approximately 10" diameter cavity on the main trunk. Photo taken July 3, 2009.



Photo 6 A photo of the coast live oak looking south shows the co-occurring trunks of the coast live oak. The eastern trunk is actively resprouting while the western trunk shows no sign of recovery. Photograph taken July 3, 2009.

EXHIBIT 1: OAK TREE DATA — POST FIRE PHOTOGRAPHS
SKYLINE RANCH | LOS ANGELES COUNTY, CALIFORNIA





OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

TT 60922 / Project # 04-075

1 Removal Encroachment To Remain 1 Total existing oak trees

Pursuant to Zoning Code Section 22.56.2100, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56, if any, on the subject property.

See attachment

B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

See attachment

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

1. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
 - a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
 - b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or
2. That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways either within or outside of the subject property and no reasonable alternative to such interference exists other than removal of the tree(s), or
3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or other danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices.
4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

See attachment

**Burden of Proof
Tentative Tract 60922**

A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject Property, and

Response: The entire subject site (2,173 acres) has one tree and we are requesting to remove the same. The replacement of oak tree will be mitigated per the County Forestry division guidelines.

B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated, and

Response: The proposed removal of the scrub oak tree will not result in soil erosion through the diversion or increased flow of surface waters. The location of the oak tree proposed for removal will be graded (80' fill) as part of the proposed development. Standard conditions of approval include erosion control measures, which have been incorporated into the proposed development to satisfactorily mitigate this concern.

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

1. That the removal of oak trees proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
 - a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
 - b. Placement of such tree(s) precludes the reasonable use and efficient use of such property for a use otherwise authorized, or
2. That the oak Trees purposed for removal or reduction interfere with utility service or streets and highways either within or outside of the subject property and no reasonable alternative to such interference exists other than removal of tree(s), or
3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or danger of falling, is such that it cannot be remediated through reasonable preservation procedures and practices.
4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedures.

Response: The removal of one oak tree is necessary as continued existence at the present locations frustrates the planned improvements/of streets and lots or proposed use of the subject property to such an extent that:

- a. The cost of alternative development plans would be prohibitive given the size and condition of the one scrub oak tree proposed for removal, and
- b. Placement of such tree precludes the reasonable depth of fill and efficient use of said property.
4. That the removal of the oak trees will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedures. The applicant proposes to plant a minimum of ten coast live oak trees in the proposed projects landscaping scheme in parks or other open space areas.